AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 9, 2019
6:00 P.M.

CALL TO ORDER

OPEN FORUM

CONSENT AGENDA

1. Approval of Minutes for the *June 11, 2019* Planning and Zoning Commission meeting.

2. **P2019-011** **(Korey)**
   Discuss and consider a request by Judy K. Larson for the approval of a final plat for Lot 1, Block A, Devoll Place Addition being a 6.96-acre tract of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-3549, and take any action necessary.

3. **P2019-026** **(Korey)**
   Discuss and consider a request by Bill Bricker of Columbia Development Co., LLC for the approval of a preliminary plat for Lots 1-5, Block A, Park Station, Phase 1 Addition, being a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

4. **MIS2019-012** **(Korey)**
   Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of an *Alternative Tree Mitigation Plan* for an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

APPOINTMENTS

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

ACTION ITEMS

6. **MIS2019-007** **(Korey)**
   Discuss and consider a request by Judy K. Larson for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 6.96-acre tract of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-3549, and take any action necessary.

7. **MIS2019-009** **(Ryan)**
   Discuss and consider a request by Chase Bowen for the approval of a masonry exception for the purpose of constructing a single-family home that does not meeting the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 0.48-acre parcel of land identified as Lot 2, Block 1, Clark Street Homesite Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 407 S. Clark Street, and take any action necessary.

8. **MIS2019-011** **(Korey)**
   Discuss and consider a request by Darrell & Ashley Quinton for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements

stipulated by the Unified Development Code (UDC) on a 1.4969-acre parcel of land identified as Lot 3, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1935 Silver View Lane, and take any action necessary.

9. **SP2019-021** (David) ***[Postponed to the July 30, 2019 Planning and Zoning Commission Meeting]***
Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

10. **SP2019-022** (Korey)
Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.

11. **SP2019-023** (David)
Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*], and take any action necessary.

12. **SP2019-024** (Korey) ***[Postponed to the July 30, 2019 Planning and Zoning Commission Meeting]***
Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

13. **SP2019-025** (David)
Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

DISCUSSION ITEMS

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

- ✓ P2019-027: Replat for Lot 3, Block A, Channell Subdivision Addition [*Approved*]
- ✓ MIS2019-005: Alternative Tree Mitigation Plan for Ladera of Rockwall Subdivision [*Approved*]
- ✓ Z2019-012: Zoning Change (AG to PD) for North Gate (*2nd Reading*) [*Approved*]
- ✓ Z2019-013: PD Development Plan in Planned Development District 32 (PD-32) (*2nd Reading*) [*Approved*]

ADJOURNMENT

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

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

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 9, 2019
5:00 PM

CALL TO ORDER

ACTION ITEMS

1. **SP2019-023** (David)
   Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*], and take any action necessary.

2. **SP2019-024** (Korey)
   Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

3. **SP2012-012** (Korey)
   Discuss and consider a request by Sean Brennan of AECOM on behalf of ACS Hagen Inc. for the approval of an amended site plan for an existing retail store with gasoline sales on a 1.008-acre parcel of land being identified as Lot 1, Block A, VRE Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 1701 SH-276, and take any action necessary.

ADJOURNMENT

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

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

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 11, 2019
6:00 P.M.

I. CALL TO ORDER

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

II. CONSENT AGENDA

1. Approval of Minutes for the May 14, 2019 Planning and Zoning Commission meeting.

2. SP2019-013

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [*SH-205*] and Yellow Jacket Lane, and take any action necessary.

3. P2019-024

Consider a request by Charles Corbett for the approval of a vacating plat establishing Lots 17 & 18, Block B, Lago Vista Addition being a 1.09-acre parcel of land currently identified as Lot 19, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for single family land uses, addressed as 2835 Marcie Lane, and take any action necessary.

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

III. APPOINTMENTS

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

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

IV. PUBLIC HEARING ITEMS

5. Z2019-012

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [*FM-3549*] north of the intersection of Stodgehill Road [*FM-3549*] and Cornelius Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting a change in zoning from an Agricultural District to a Planned Development District for Single-Family 1 District land uses. The concept plan shows that the 61.45-acre property will consist of 39 single-family lots that will broken-down into two lot types, 120' x 200' & 130' x 400'. Specifically, the development will include 17 lots that will be a minimum of 120' x 200'

and 22 lots that will be a minimum of 130' x 400'. The lot sizes will range in size from 43,560 square feet to 65,340 square feet. The proposed minimum size of each dwelling unit will be 2,500 square feet. The applicant has stated that the homes will be custom homes and will vary from lot to lot. The product will also be a rural style estate lot, which will incorporate a rural-local roadway and a minimum front yard setback of 70-feet. The proposed housing product will have a minimum masonry requirement of 80%, with up to 50% cementitious fiberboard horizontal lap siding being HardiBoard or Hardy Plan and stucco being permitted. The proposed housing product conforms to the City's minimum masonry and anti-monotony requirements and will allow both traditional swing, side entry, and flat front entry which is setback behind the width of the double car garage that is access from the traditional swing configuration garage configurations. All garage doors will incorporate upgraded finishes. The development will incorporate less than the required 20% open space; however, it will have a 30-foot landscape buffer adjacent to FM-3549 that will incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof and trees and a five foot sidewalk along the entire frontage. In addition, the applicant has stated that by virtue of the development incorporating larger lots without stockade or solid fencing, it will achieve the same feel as more dense developments that incorporate the required 20% open space. The proposed Planned Development District will be subject to the land uses and requirements stipulated for the Single-Family 1 District unless specifically called out in the Planned Development District ordinance. Additionally, the applicant is proposing to allow traditional swing, side entry, and flat-front entry garages in lieu of alleyways. All flat-front entry garages will be setback either behind the width of a double garage that is accessed from a traditional swing or flush with the front façade of the home for the standard flat-front entry garages. As a compensatory measure for not meeting the required 20-foot setback stipulated by the Unified Development Code for flat-front entry garages, the applicant is requiring that all garage doors incorporate upgraded finishes. With regard to the open space requirement, the applicant has stated that estate style lots with non-transparent fencing provide a similar aesthetic as traditional neighborhoods that incorporate opaque fencing and 20% open space.

Mr. Brooks further noted that the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the Northeast Residential District and is designated for Low Density Residential land uses. The Northeast Residential District is characterized by its low-density subdivisions and rural/estate style lots and this district has several large vacant tracts of land that are suitable for low-density residential development, and it is anticipated that this district will be a future growth center for the City. The Low Density Residential land use category consists of residential subdivisions that are two units per gross acre or less. Primary land uses in this district are suburban, estate, and rural developments. In this case, the development is an estate style subdivision with a density of 0.63 units per gross acre. This is substantially in conformance to intent of the Northeast Residential District and the Low Density Residential land use designation. In addition, the Comprehensive Plan seeks to preserve the City's current residential to non-residential land use ratio 80% Residential; 20% Commercial in order to maintain a balance mix of land uses for fiscal sustainability. The Land Use Plan contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.48% residential to 24.52% non-residential. If the City Council chooses to approve this case since this case is proposing zoning in conformance to the Land Use Plan the ratio will remain the same.

Mr. Brooks went on to state that on May 24, 2019, staff mailed 13 notices to property owners and occupants within 500-feet of the subject property and located within the City Limits. There are no Homeowner's Associations or neighborhood groups within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. Staff did not receive any notices concerning this case.

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

Vice-Chairman Chodun asked the applicant to come forward and speak.

Ryan Joyce
1189 Waters Edge Drive
Rockwall, TX

Mr. Joyce came forward and provided a power point presentation that provided additional information pertaining to the proposed development.

Vice-Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so.

David Ingram
950 Clem Road
Rockwall, TX

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

Steve Curtis
2130 FM-1141
Rockwall, TX

Mr. Curtis came forward and expressed concern with the topography that septic systems would create.

Vice-Chairman Chodun asked the applicant to come forward and provide rebuttal to concerns/questions that were brought up.

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

After general discussion Commissioner Welch made a motion to approve Z2019-012 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

6. Z2019-013

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background of the request. He shared that on September 20, 2010, the City Council passed Ordinance No. 10-21 Planned Development District 32, which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as PD-32 or the Harbor District. Within the approved concept plan, PD-32 was divided into ten subdistricts that contained individual development and land use standards. On November 17, 2014, the City Council adopted Ordinance No. 14-51, which contained a PD Development Plan for a 2.893-acre tract of land located in the Hillside Subdistrict. This PD Development Plan showed a series of buildings would be constructed along Harbor Heights Drive in conformance to the requirements of Ordinance No. 10-21. With the approval of Ordinance No. 14-51, the City Council also approved waivers to the building placement requirements and pedestrian access requirements to allow retaining walls ranging from seven (7) to nine (9) feet in height to be established along Harbor Heights Drive. The approval of these walls were tied to building elevations submitted by the applicant and which were tied down as part of the City Council's approval. On May 1, 2017, the City Council adopted Ordinance No. 17-22, which amended Ordinance No. 10-21 to update various exhibits in the ordinance; however, no changes were made to the requirements of the Hillside Subdistrict or for the subject property. On May 15, 2019, the applicant submitted an application requesting to amend Ordinance No. 14-51 to change the PD Concept Plan approved for the subject property. According to Ordinance No. 17-22 [the regulating ordinance for Planned Development District 32, the purpose of a PD Development Plan is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development. Ordinance No. 17-22 goes on to state that the Hillside Subdistrict, in which the subject property is located, is intended to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District. In this case, the applicants proposed development

meets this intent of the Hillside Subdistrict; however, the submitted PD Concept Plan will require waivers to the building placement and parking requirements stipulated in Ordinance No. 17-22. The concept plan for the Hillside Subdistrict contained in Ordinance No. 17-22 calls for existing slopes between 8-12% with the incorporation of two pedestrian opportunities extending perpendicular to Harbor Heights Drive at not more than 2% slope. Harbor Heights Drive which is intended to serve as the primary connector to the existing Harbor Development and is a primary street frontage for retail, residential and mix use development within the adjacent subdistricts is designated as a Street Type 'D', and was constructed by the City with slopes of 10.3% with one pedestrian crossing, situated in the center of the roadway, constructed at a 1% slope in accordance to the concept plan. Additionally, the original concept plan contained in Ordinance No. 17-22 depicted smaller pad sites that stepped down to adjust for the slope of the street, which allowed for storefronts and patios to be at or closer to grade. The PD Concept Plan approved with Ordinance No. 14-51 incorporated larger pad sites, which made it more difficult to step the buildings down to a pedestrian level. As a result, the ordinance was approved allowing the use of retaining walls, ranging in size from seven to nine feet adjacent to Harbor Heights Drive. A major consideration in allowing the retaining walls was the incorporation of building elevations showing how the retaining walls would be incorporated into the development. In this case, the amended PD Concept Plan reduces the number of buildings adjacent to Harbor Heights Drive, but continues to incorporate larger pad sites that may require retaining walls. Since the applicant has not submitted building elevations with the revised PD Development Plan, staff has included a condition of approval allowing retaining walls not to exceed seven feet in height. Additionally, according to Ordinance No. 17-22, in order to provide flexibility and create high quality projects, an applicant for development within PD-32]may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict. Mr. Miller went over the waivers that are being requested to the requirements based on what the applicant submitted.

Mr. Miller further noted that on May 24, 2019, staff mailed 25 notices to property owners and residents within 500 feet of the Hillside Subdistrict and also emailed notices to the Lakeside Village and Lago Vista Homeowner's Associations. No notices were received for or against the request.

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

Vice-Chairman Chodun asked for questions from the Commission.

Jimmy Strohmeyer
2701 Sunset Ridge
Rockwall, TX

Mr. Strohmeyer came forward and provided additional details pertaining to the request.

Vice-Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no on indicating such Vice-Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Womble made a motion to approve Z2019-013 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

V. ACTION ITEMS

7. SP2019-014 ***[Postponed to the June 25, 2019 Planning and Zoning Commission Meeting]***
Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center* and *house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

Vice-Chairman Chodun indicated agenda item is being postponed and no action was necessary.

8. SP2019-016

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant submitted an application requesting approval of a site plan for the purpose of expanding their existing site by constructing two additional single story buildings which will consist of a total of approximately 7,220 square feet, and bring the total number of metal buildings on the subject property to four. The site is subject to the requirements and land uses stipulated for the Light Industrial District as stated by the Unified Development Code. According to the Unified Development Code the proposed general office use is allowed by-right in a Commercial District. Excluding the exceptions being requested, the submitted site plan, landscape plan, and building elevations, generally conform to the technical requirements contained within the UDC for a property located within a Commercial District. The proposed new buildings will be constructed of metal, utilize roll-up doors, and have a pitched roof design and additionally the applicant is proposing to incorporate a brick wainscot on all building façades. After receiving a recommendation from the Architectural Review Board, the applicant intends to provide a wainscot on the existing buildings, matching the proposed building exterior facades. Commercial Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district and in addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial District is general in nature, development standards are less stringent as lower intensity districts In this case, the applicant's proposal is adjacent to Ranch Trail which is identified as a Minor Collector on the City's Master Thoroughfare Plan, and the office land use is not typically a high volume water/wastewater user. . Mr. Gonzales went on to discuss the exceptions being requested based on the information submitted by the applicant and additionally noted that the Architectural Review Board reviewed the proposed site plan and recommended approval.

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

Bob Holly
1716 Bison Meadow
Heath, TX

Mr. Holly came forward and provided additional details pertaining to the request.

Vice-Chairman brought the item back to the Commission for discussion or a motion.

After general discussion Commissioner Fishman made a motion to approve the site plan with staff conditions and Architectural Review Board recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

9. SP2019-017

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is requesting approval of a site plan for the purpose of constructing an approximately 6,042 square foot single-story, animal boarding/kennel facility. The building will be composed of masonry construction such as natural stone, brick, and cement board siding, meeting the requirements of the Unified Development Code. The site is subject to the requirements and land uses stipulated for the Light Industrial District as stated by the Unified Development Code. According the Unified Development Code, an animal boarding/kennel without outside pens is a permitted by-right land

use in a Light Industrial District. The subject property proposes one point of ingress and egress along Alpha Drive. Other than the exceptions being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial District. The treescape plan provided by the applicant indicates a total of 20-caliper inches to be removed from the site, which consists of two, ten inch cedar trees. According to the UDC, no mitigation will be required for the removal of any tree that is less than four inches DBH or less than 11 inches DBH for hackberry and cedar trees. The proposed animal shelter/kennel is a permitted land use in the Light Industrial District. Additionally, all operations will be indoors with no outside kennels or pens. According the Unified Development Code, non-residential developments that have a side or rear contiguous to any residential district shall be screened with a masonry fence tilt wall or concrete block are prohibited; however, precast walls may be approved by the planning and zoning commission, six feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening. In this case, the applicant is providing an eight foot tall wood fence adjacent to the western property boundary that will face the Wilkerson-Sanders Memorial Stadium. Typically, wood fences are not used for screening purposes outside of the Residential Office District due to the maintenance required for this material, and the fact that it is not consistent with the City's codes. The use of a wood fence for screening purposes will require approval of an exception by the Planning and Zoning Commission. Mr. Gonzales went on to discuss the exceptions being requested based on the information submitted by the applicant and additionally noted that the Architectural Review Board reviewed the proposed site plan and recommended approval.

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

Vice-Chairman asked the applicant to come forward.

Steve Homemeyer
206 Elm Street
Dallas, TX

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

Vice-Chairman Chodun brought the item back to the Commission for discussion or action. General discussion took place between the Commission in regards to the request in particular the fence and the landscape buffer.

Commissioner Fishman made a motion to approve the site plan with staff conditions and Architectural Review Board recommendations. Commissioner Moeller seconded the motion which passed by a vote of 5-1 with Commissioner Logan dissenting and Chairman Lyons absent.

10. SP2019-018

Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The subject property was annexed in 1980 and is currently vacant. In 2017, the applicant submitted a request for approval of a site plan for a multi-tenant office/warehouse on the subject property. At that time, the proposed office/warehouse facility matched the office/warehouse facility that had just been approved located just north of this property, and which is owned by the applicant. After receiving staff's comments, the applicant requested to withdraw the request in order to revise the submittal to address staff's comments. According to the Unified Development Code the proposed office/warehouse use is allowed by-right in a Light-Industrial District and will not require any additional approvals with regard to land use. With the exception of the exceptions being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building

elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial District. The applicant has provided a treescape plan identifying 72 caliper-inches of protected trees that are required to be removed in order to develop the site. The trees being removed include four Hackberry trees that are 12 caliper-inches and one Hackberry tree that is 24 caliper-inches. According to the UDC, the trees are identified as secondary protected trees and shall be replaced with a half-inch for every inch removed. In this case, the applicant is required to mitigate for 48 caliper-inches. According to the submitted treescape plan, the applicant intends to provide 72 caliper-inches of trees on-site and this will satisfy the mitigation balance on the subject property.

Mr. Gonzales further noted that according to the submitted site plan, the facility will consist of two buildings that are approximately 12,200 square feet, utilize a flat roof design, and will be constructed of a combination of brick, stone, and stucco. Building A will be adjacent to T. L. Townsend Drive will consist of offices. Building B will be situated behind Building A, will consist of warehouse space, and have roll-up bay doors. The submitted site plan indicates that all of the roll-up doors will face toward Building A and will have limited visibility from T. L. Townsend Drive. According to the Unified Development Code, the minimum masonry requirement for buildings located within a Light Industrial District is 90% primary materials and/or a maximum of 10% secondary materials. Additionally a minimum of 20% stone is required on all building facades, and the use of cementitious materials shall be limited to 50% of each façade and shall not be used in the first four feet from grade. Each building is also required to incorporate accent brick or stone or brick and stone patterns and materials that provide contrast on the façade. In this case, the proposed building utilizes a combination of brick, stone, and stucco. With the exception of the east façade of Buildings A & B, proposed buildings appear to be in conformance with the masonry requirements of the UDC. The Unified Development Code stipulates that all buildings located in a Light Industrial District conform to building articulation required on all primary and secondary facades. In this case, with the exception of the east façade of Buildings A & B, the proposed buildings appear to be in conformance with the requirements of the Unified Development Code. The applicant has the ability to conform to the masonry and building articulation requirements; however, the applicant has cited the limited visibility of the east façade as the motivation for requesting the exceptions. Should the Planning and Zoning Commission approve the exceptions, staff has recommended to the applicant that a thick vegetative screen consisting of a combination of bushes, grasses, and/or mature trees be planted adjacent to the southeast and northeast property lines to provide additional screening. This has been made a condition of approval. Mr. Gonzales went on to discuss the exceptions being requested based on the information submitted by the applicant and additionally noted that the Architectural Review Board reviewed the revised elevations and made a motion to approve the variances to the building materials and articulation on the east facade of Buildings A and B. Additionally, the ARB requested two additional trees to help provide screening from the roll up doors on the north and south of Building B.

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

Vice-Chairman Chodun asked the applicant to come forward.

Ross Ramsay
2235 Ridge Road
Rockwall, TX

Mr. Ramsay came forward and provided additional details pertaining to the request.

Vice-Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve SP2018-018 with staff and Architectural Review Board's recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

VI. DISCUSSION ITEMS

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

- ✓ P2019-020: Lot 2, Block A, RISD Elementary School Addition [*Approved*]
- ✓ P2019-021: Lots 1-3, Block A, Town Place Marriott Addition [*Approved*]
- ✓ P2019-022: Lot 5, Block A, Harbor Village Addition [*Approved*]
- ✓ Z2019-009: SUP for a Restaurant at 505 N. Goliad Street (*2nd Reading*) [*Approved*]
- ✓ Z2019-010: SUP for Guest Quarters/Secondary Living Unit and Barn or Agricultural Accessory Building at 777 & 839 Cornelius Road (*2nd Reading*) [*Approved*]
- ✓ Z2019-011: Amended PD Development Standards for Planned Development District 47 (PD-47) (*2nd Reading*) [*Approved*]

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

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:44 p.m.

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

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 9, 2019
APPLICANT:	Judy Larson
CASE NUMBER:	P2019-011; *Lot 1, Block A, Devoll Place Addition*

SUMMARY

Discuss and consider a request by Judy K. Larson for the approval of a final plat for Lot 1, Block A, Devoll Place Addition being a 6.96-acre tract of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-3549, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to final plat a 6.69-acre tract of land (*i.e. Tract 26-2 of the E. M. Survey, Abstract No. 77*) into one (1) lot (*i.e. Lot 1, Block A, Devoll Place Addition*) for the purpose of constructing a single-family home on Lot 1.

☑ The subject property is a 6.69-acre tract of land that was annexed in 1998 [*Ordinance No. 98-10*]. On September 4, 2018, the City Council approved a change in zoning [*Ordinance No. 18-36*] from an Agricultural (AG) District to a Single-Family Estate (SFE-1.5) District for the subject property.

☑ On June 27, 2019, the Board of Adjustments (BOA) approved a variance [*Order No. BOA 2019-6-V*] to reduce [1] the required side setback to from 25-feet to six (6) feet, [2] to reduce the minimum lot frontage from 150-feet to 122-feet, and [3] to allow a 1,200 SF accessory building on the subject property. The applicant is also requesting a masonry exception [*Case No. MIS2019-007*] for the 1,200 SF accessory building [*Case No. MIS2019-010*].

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

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

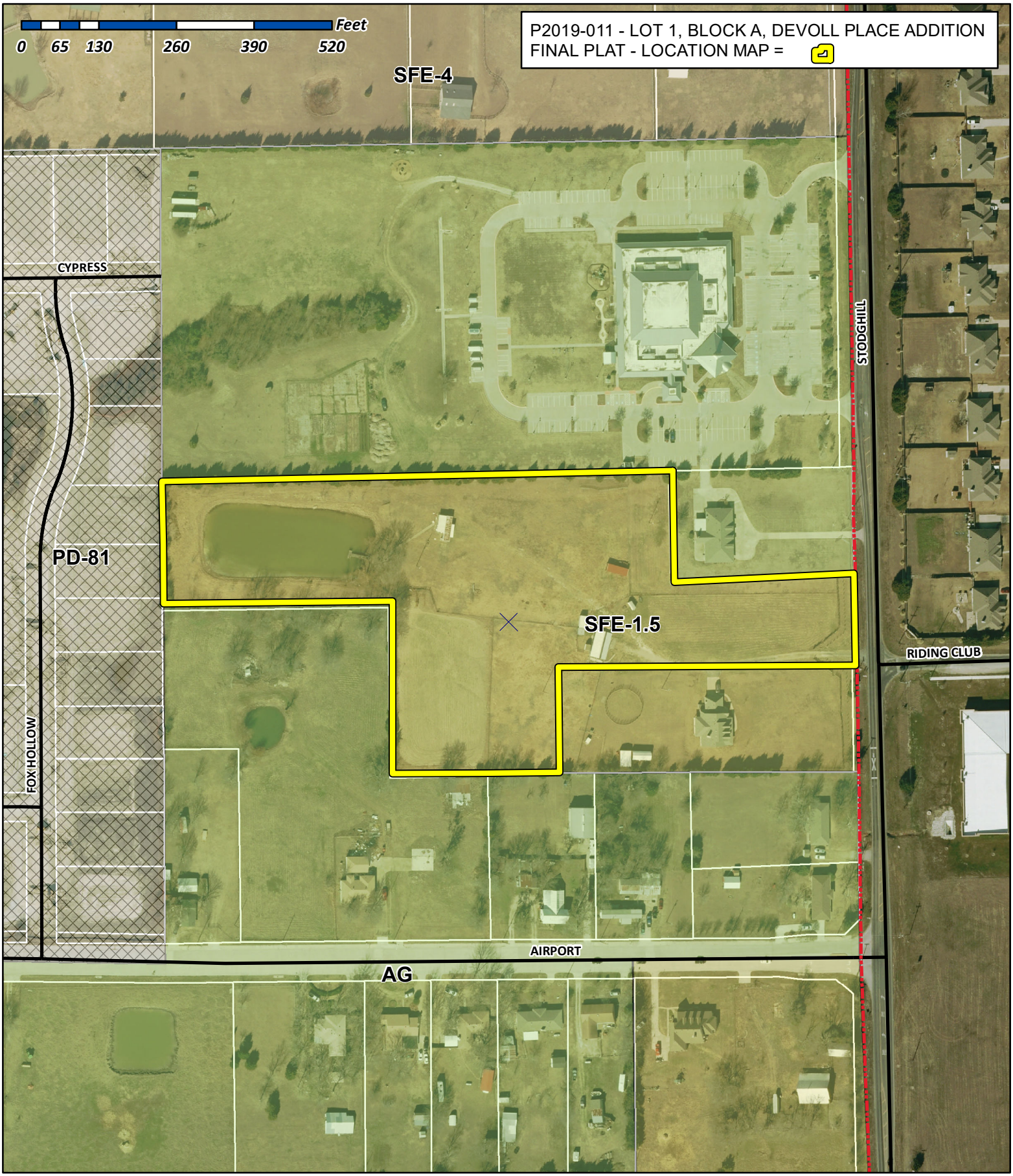
☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 1, Block A, Devoll Place Addition,* staff would propose the following conditions of approval:

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

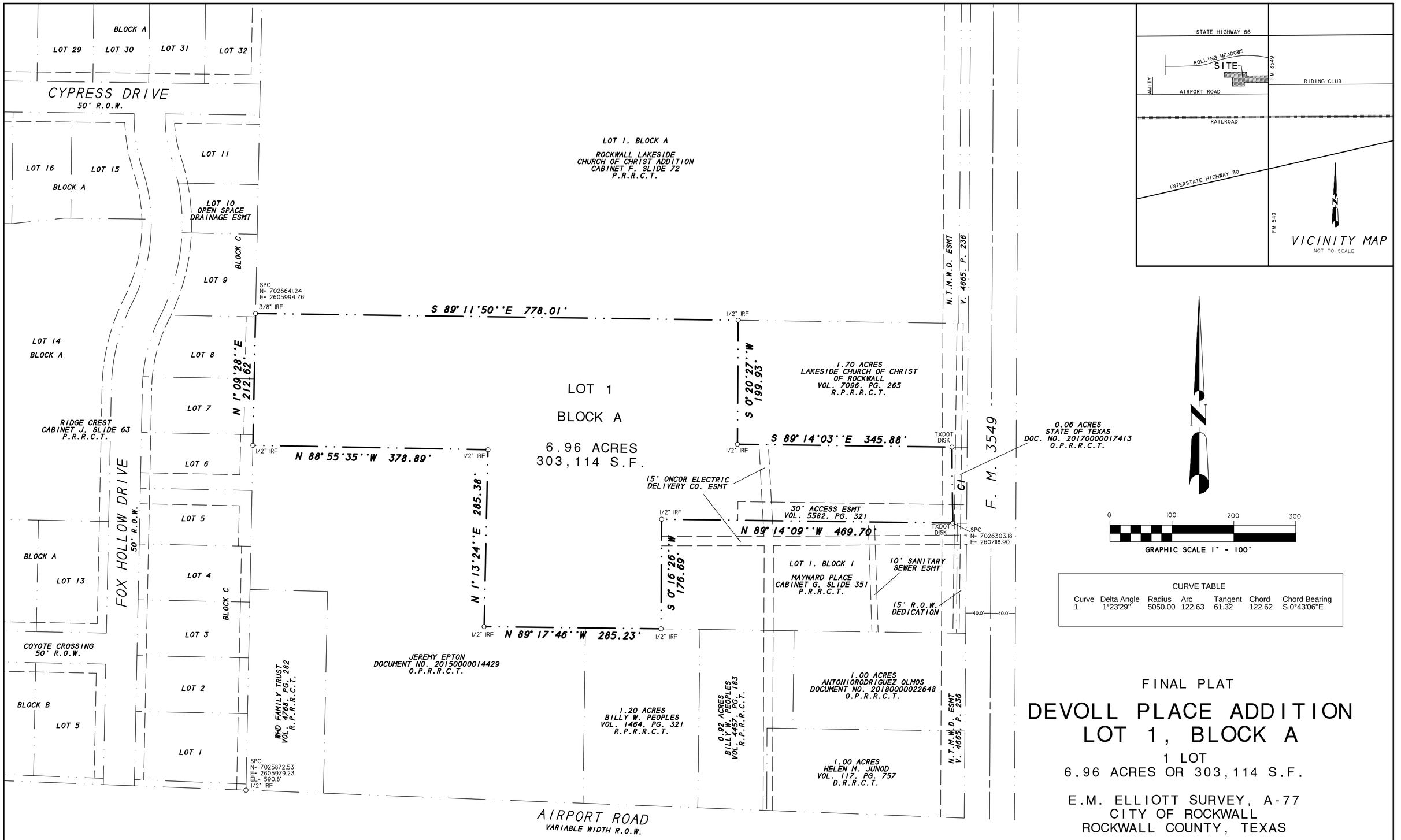
(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory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



City of Rockwall

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

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



CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	1°23'29"	5050.00	122.63	61.32	122.62	S 0°43'06"E

FINAL PLAT

DEVOLL PLACE ADDITION
LOT 1, BLOCK A

1 LOT
6.96 ACRES OR 303,114 S.F.

E.M. ELLIOTT SURVEY, A-77
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:
JUDY K. LARSON
JAMES D. DEVOLL
CAROLYN G. MAYNARD
VON MAYNARD
PO BOX 838
FATE, TX 75132

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: STATE PLANE COORDINATES BASED ON THE CITY OF ROCKWALL MONUMENT SYSTEM, NAD-83, NORTH CENTRAL ZONE.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE MARCH 13, 2019
SCALE 1" = 100' FILE # 20041661RP
CLIENT DEVOLL

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2019-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JUDY K. LARSON, JAMES D. DEVOLL, VON and CAROLYN MAYNARD, BEING THE OWNERS OF A TRACT OF land in the City of Rockwall, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of that 9.033 acres tract as described in a Warranty deed from Cal Cary and Betty Cary to Jess Devoll and Pat J. Devoll, dated September 18, 2000 and being recorded in Volume 1967, Page 79 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southwest corner of Lot 1, Block A, Maynard Place, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 351 of the Plat Records of Rockwall County, Texas and being N. 89 deg. 08 min. 37 sec. W., a distance of 492.01 feet from a 1/2" iron rod pipe in the West right-of-way line of F.M. Highway 3549 at the southeast corner of said Devoll tract;

THENCE N. 89 deg. 17 min. 46 sec. W. a distance of 285.23 feet to a 1/2" iron rod found for corner at the south most southwest corner of said Devoll tract;

THENCE N. 01 deg. 13 min. 24 sec. E. a distance of 285.38 feet to a 1/2" iron rod found for corner;

THENCE N. 88 deg. 55 min. 35 sec. W. a distance of 378.89 feet to a 1/2" iron rod found for corner at the west most southwest corner of said Devoll tract and in the east boundary line of Ridge Crest Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J. Slide 63 of the Plat Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 28 sec. E. a distance of 212.62 feet to a 3/8" iron rod found for corner at the northwest corner of said Devoll tract;

THENCE S. 89 deg. 11 min. 50 sec. E. a distance of 778.01 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 20 min. 27 sec. W. a distance of 199.93 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 14 min. 03 sec. E. a distance of 345.88 feet to a TXDOT disk monument found for corner in the west right-of-way line of F.M. 3549;

THENCE along a curve to the left having a central angle of 01°23'29", a radius of 5050.00 feet, a tangent of 61.32 feet, a chord bearing of S. 00 deg. 43 min. 06 sec. E., chord distance of 122.62 feet, along said right-of-way, an arch length 122.63 feet, to a TXDOT disk monument found for corner;

THENCE N. 89 deg. 14 min. 03 sec. W. a distance of 169.70 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 16 min. 26 sec. W. along the west boundary line of Maynard Place, a distance of 176.69 feet to the POINT OF BEGINNING and containing 303,114 square feet or 6.96 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as DEVOLL PLACE ADDITION, LOT 1, BLOCK 1, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

We also understand the following;

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

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

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

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

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

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

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

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

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

VON MAYNARD

CAROLYN MAYNARD

JUDY K. LARSON

JAMES D. DEVOLL

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared VON MAYNARD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CAROLYN MAYNARD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JUDY K. LARSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JAMES D. DEVOLL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of DEVOLL PLACE ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

FINAL PLAT

DEVOLL PLACE ADDITION
LOT 1, BLOCK A

1 LOT
6.96 ACRES OR 303,114 S.F.

E.M. ELLIOTT SURVEY, A-77
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:
JUDY K. LARSON
JAMES D. DEVOLL
CAROLYN G. MAYNARD
VON MAYNARD
PO BOX 838
FATE, TX 75132

SHEET 2 OF 2

SYMBOL LEGEND

TV — TELEVISION CABLE RISER	GAS — GAS METER	TEL — PHONE RISER	FH — FIRE HYDRANT	PP — POWER POLE
ELEC — ELECTRIC METER	ELEC BOX — SUBSURFACE JUNCTION BOX	WM — WATER METER	LP — LIGHT POLE	1/2" IRF — IRON ROD FOUND 1 CORNER 1
FENCE	EASEMENT LINE / PROPERTY LINES		A/C — AIR. COND. UNIT	PROPANE TANK

SURVEY DATE MARCH 13, 2019
SCALE 1" = 100' FILE # 20041661RP
CLIENT DEVOLL

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2019-

ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS

ORDER NO. BOA 2019-6-V

WHEREAS, the Board of Adjustment held a public hearing on the 27th day of June, 2019, to consider the application of Judy Larson, as owner for the tract of land described below, for a variance from the Residential Single Family Zoning to reduce the required side lot set back, and minimum lot frontage from 150 ft. to 122.63 ft. known as 556 N. FM 3549, in order to construct a new free standing 1200 ft. accessary building.

WHEREAS, the applicant requested a variance from the said zoning which requires 25' side lot set back for property within the SFE 1.5 district. To allow a 6' side lot set-back, and minimum lot frontage from 150 ft. to 122.63 ft. for Lot 556 N FM 3549.

WHEREAS, after due consideration and discussion it appears that the granting of such variances would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to allow 6' lot set back and minimum lot frontage from 150 ft. to 122.63 ft. on the North West side of lot 556 N. FM 3549

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 27th day of June, 2019,

ATTEST:

Secretary

APPROVED:

Chairman

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 9, 2019
APPLICANT:	Bill Bricker; *Columbia Development Co, LLC*
CASE NUMBER:	P2019-026; *Lots 1-12, Park Station, Phase 1 Addition*

SUMMARY

Discuss and consider a request by Bill Bricker of Columbia Development Co., LLC for the approval of a preliminary plat for Lots 1-12, Block A, Park Station, Phase 1 Addition, being a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 for Light Industrial (LI) District land uses, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to preliminary plat a 16.26-acre tract of land (*i.e. a portion of Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29*) into 12 lots (*i.e. Lots 1-12, Block A, Park Station Addition*) for the purpose of establishing a lot layout for a townhome development (*i.e. Park Station, Phase 1*). The preliminary plat also depicts the remainder of the 16.26-acre subject property and the proposed mixed-use development that will consist of residential, retail, office, and industrial land uses. These are depicted on Tracts 2-5. In addition, the applicant has submitted preliminary drainage and utility plans showing how the property can be adequately served.

☑ The subject property was annexed in 1960 [*Ordinance No. 60-01*]. On November 19, 2018, the City Council approved a change in zoning from a Light Industrial (LI) District to Planned Development District 87 (PD-87) for Single-Family 10 (SF-10), General Retail (GR), and Light Industrial (LI) District land uses.

☑ On July 2, 2019, the Parks and Recreation Board reviewed the preliminary plat and made the following recommendation:

- The developer shall pay pro-rata equipment fees of $6,191.00 (*i.e. $516.00 x 12 lots*) to be paid at the time of final plat.

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

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

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

CONDITIONS OF APPROVAL

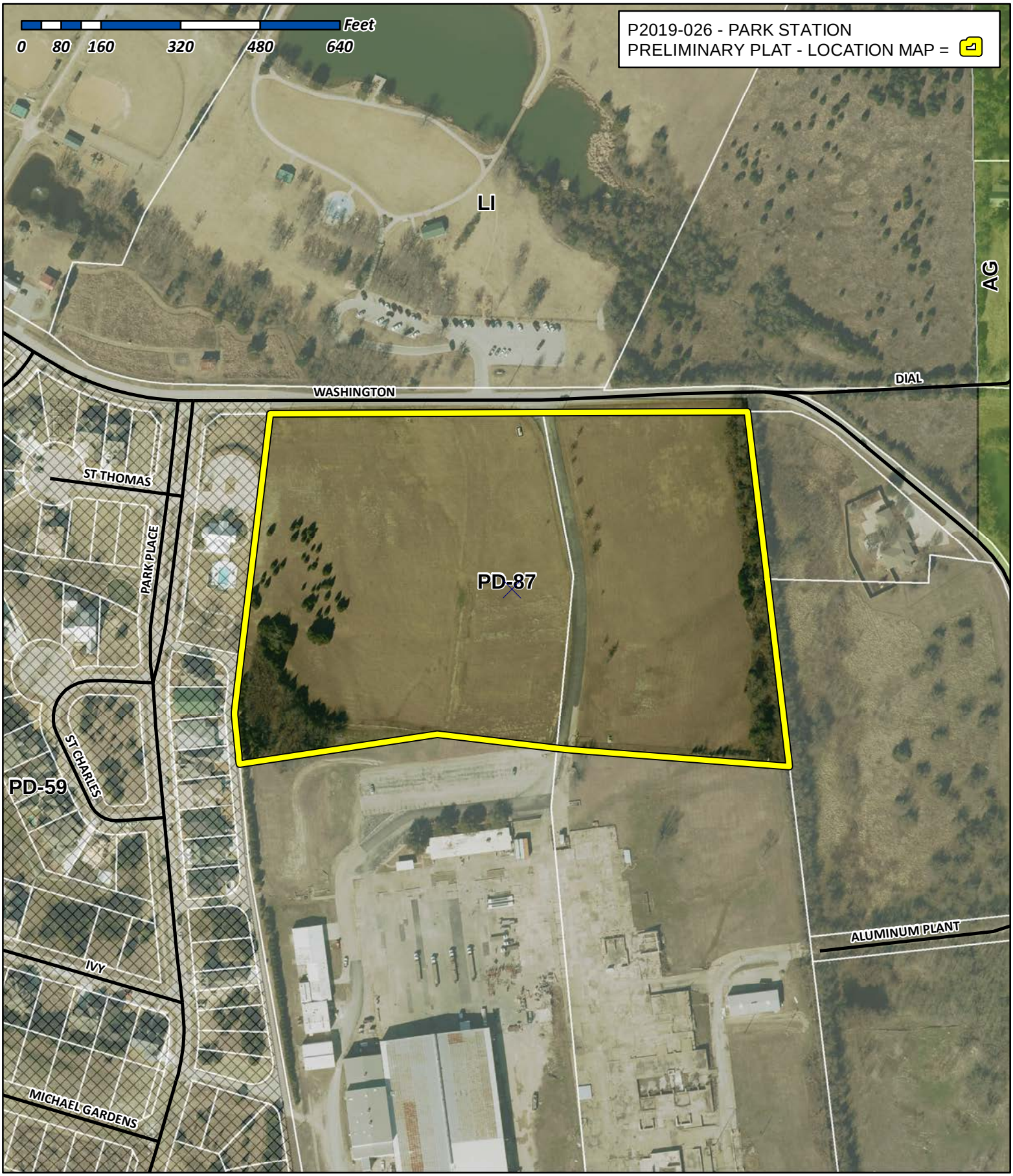
If the Planning and Zoning Commission chooses to recommend approval of the preliminary plat for *Lots 1-12, Block A, Park Station Addition*, staff would propose the following conditions of approval:

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

(2) The development shall adhere to the recommendations of the Parks and Recreation Board;

(3) The Park and Recreations Board shall accept the proposed 0.02-acre land dedication; and

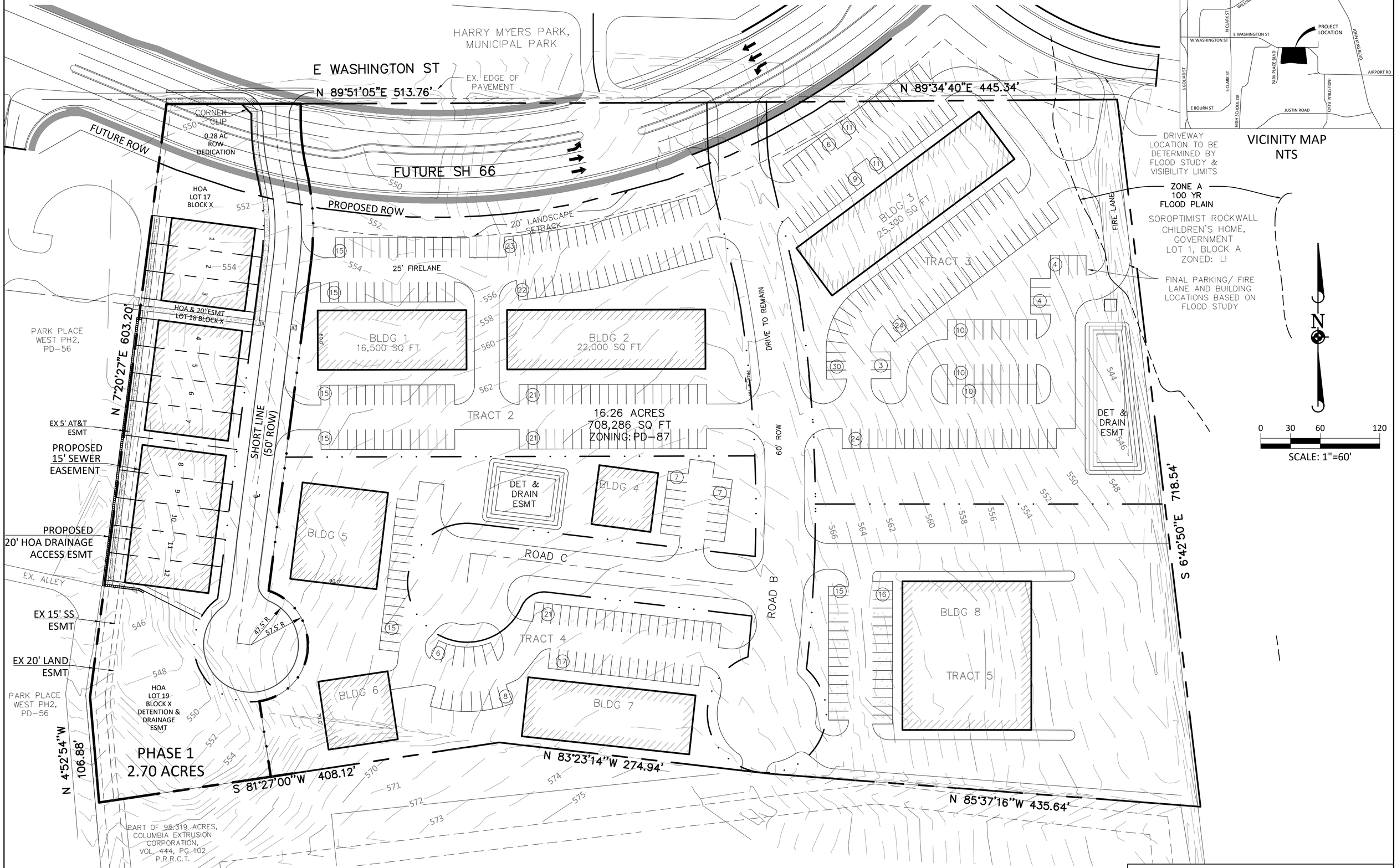
(4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory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



City of Rockwall

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

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



VICINITY MAP
NTS

PHASE 1 LOT DATA

- MAX 12 LOTS
- MIN 3000 SF
- MIN 115' x 28'
- 20' FRONT SETBACK
- 10' REAR SETBACK
- 0' SIDE SETBACK

MR. BILL BRICKER
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TX 75087
972.72.2439
bill@coventures.com

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

PHASE 1 SUMMARY

1.	12 SINGLE FAMILY LOTS	0.94 AC
2.	ROW DEDICATION (FUTURE SH 66)	0.28 AC
3.	SHORT LINE (50' RIGHT-OF-WAY)	0.71 AC
4.	HOA LOTS 17, 18, & 19	0.77 AC
	TOTAL =	2.70 AC

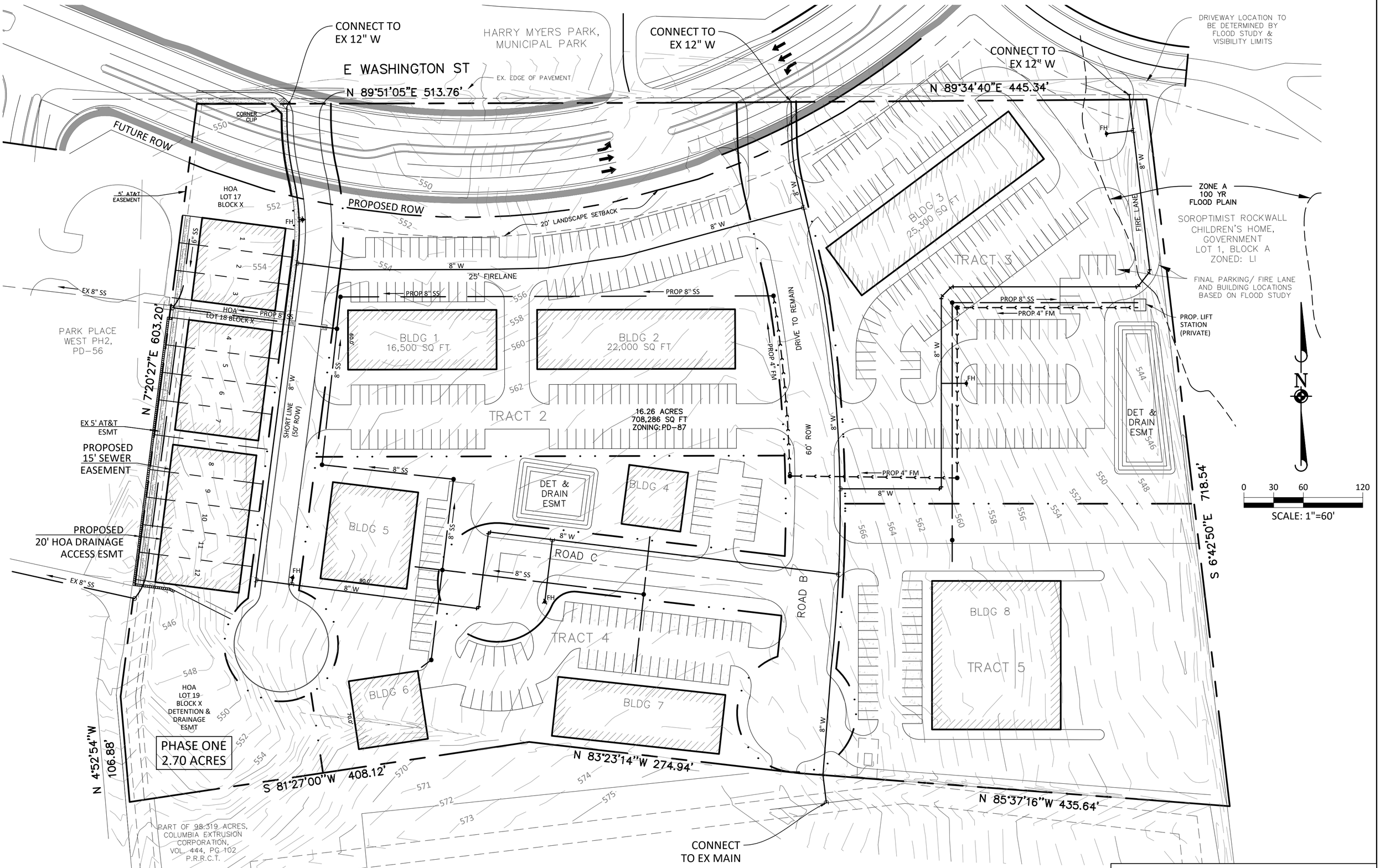
PRELIMINARY PLAT - PD 87

PARK STATION PHASE 1
16.26 ACRES

PART OF 98.319 ACRES
COLUMBIA EXTRUSTION COPORATION
VOL. 444, PG. 102
P.R.R.C.T.

ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: 06/14/2019 REVISED: 07/02/2019



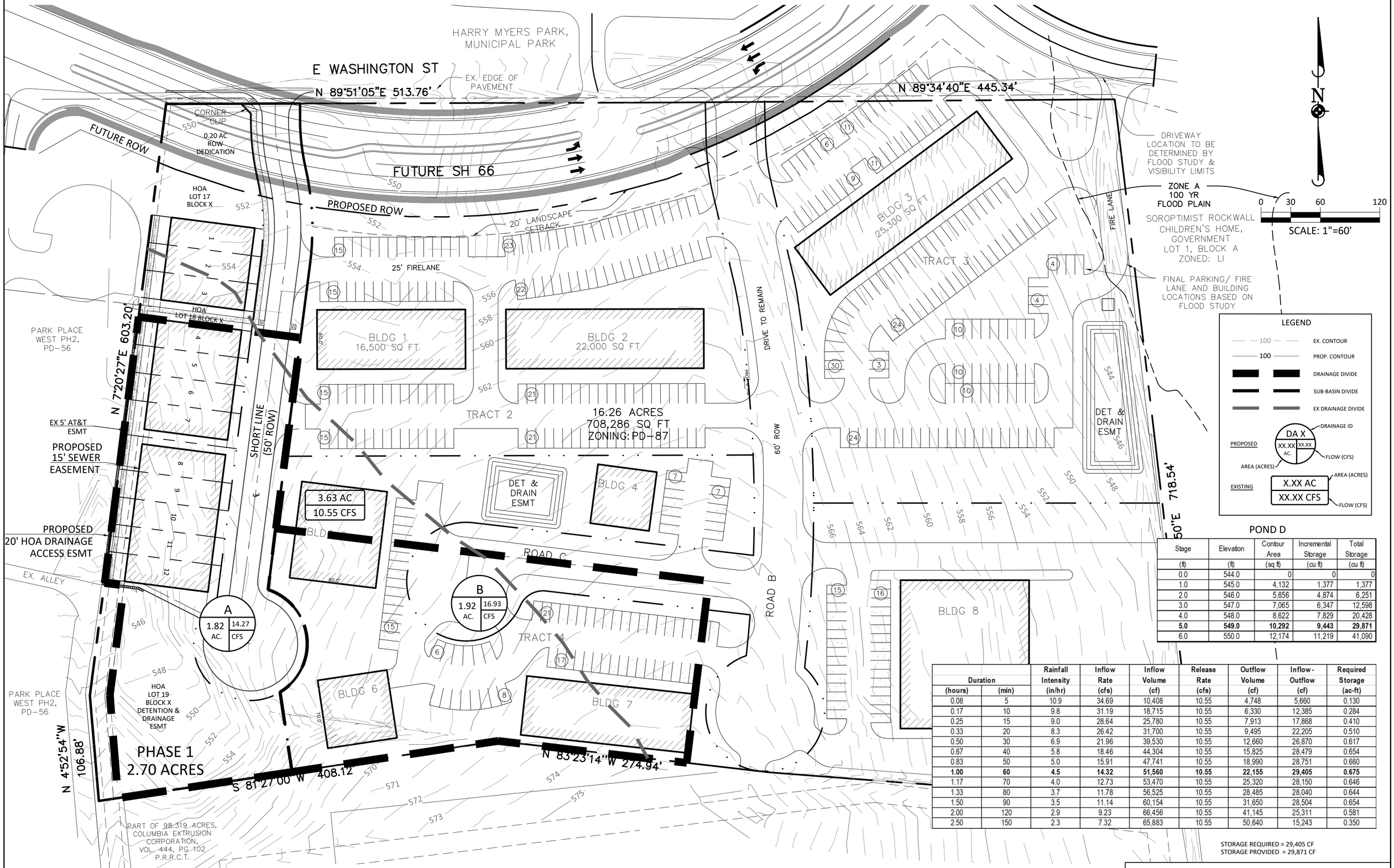
PRELIMINARY UTILITY PLAN

PARK STATION PHASE 1
16.26 ACRES

PART OF 98.319 ACRES
COLUMBIA EXTRUSTION COPORATION
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PREPARED: 06/14/2019 REVISED: 07/02/2019



POND D

Stage	Elevation	Contour Area	Incremental Storage	Total Storage
(ft)	(ft)	(sq ft)	(cu ft)	(cu ft)
0.0	544.0	0	0	0
1.0	545.0	4,132	1,377	1,377
2.0	546.0	5,656	4,874	6,251
3.0	547.0	7,065	6,347	12,598
4.0	548.0	8,622	7,829	20,428
5.0	**549.0**	**10,292**	**9,443**	**29,871**
6.0	550.0	12,174	11,219	41,090

Duration (hours)	Duration (min)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Inflow Volume (cf)	Release Rate (cfs)	Outflow Volume (cf)	Inflow - Outflow (cf)	Required Storage (ac-ft)
0.08	5	10.9	34.69	10,408	10.55	4,748	5,660	0.130
0.17	10	9.8	31.19	18,715	10.55	6,330	12,385	0.284
0.25	15	9.0	28.64	25,780	10.55	7,913	17,868	0.410
0.33	20	8.3	26.42	31,700	10.55	9,495	22,205	0.510
0.50	30	6.9	21.96	39,530	10.55	12,660	26,870	0.617
0.67	40	5.8	18.46	44,304	10.55	15,825	28,479	0.654
0.83	50	5.0	15.91	47,741	10.55	18,990	28,751	0.660
1.00	**60**	**4.5**	**14.32**	**51,560**	**10.55**	**22,155**	**29,405**	**0.675**
1.17	70	4.0	12.73	53,470	10.55	25,320	28,150	0.646
1.33	80	3.7	11.78	56,525	10.55	28,485	28,040	0.644
1.50	90	3.5	11.14	60,154	10.55	31,650	28,504	0.654
2.00	120	2.9	9.23	66,456	10.55	41,145	25,311	0.581
2.50	150	2.3	7.32	65,883	10.55	50,640	15,243	0.350

STORAGE REQUIRED = 29,405 CF
STORAGE PROVIDED = 29,871 CF

PHASE 1

DA	Drainage Area	C	C*A	Tc	Design Storm	I	Q	Comments
EX	3.63	0.35	1.27	20	100 YR	8.3	10.55	ALLOWABLE DISCHARGE
A	1.82	0.8	1.456	10	100YR	9.8	14.27	TOWNHOMES
B	1.92	0.9	1.728	10	100YR	9.8	16.93	FUTURE INDUSTRIAL

POND D SUMMARY

EX. AREA TO POND
3.63 AC. x 0.35 x 8.3 = 10.55 CFS

PROPOSED AREA TO POND
1.82 AC. x 0.80 x 9.8 = 14.27 CFS
1.92 AC x 0.90 x 9.8 = 16.93 CFS

TOTAL Q TO POND = 31.2 CFS
PASS THROUGH FLOW TO POND

PRELIMINARY DRAINAGE PLAN

PARK STATION PHASE 1
16.26 ACRES

PART OF 98.319 ACRES
COLUMBIA EXTRUSTION COPORATION
VOL. 444, PG. 102
P.R.R.C.T.

ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: 06/14/2019 REVISED: 07/02/2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Cameron Slown; F.C. Cuny Corporation
DATE:	July 9, 2019
SUBJECT:	MIS2019-012; *Alternative Tree Mitigation Plan*

The applicant, Cameron Slown of F. C. Cuny Corporation, is requesting approval of an alternative tree mitigation plan on the subject property. Currently, there is an approved site plan for a residence hotel (*i.e. Marriott Townplace Suites*) and development of the property has begun. On October 9, 2019, the Planning and Zoning Commission approved a site plan for the residence hotel. At that time, the treescape plan indicated a total of 179 caliper-inches of trees requiring removal, the majority of which are Oak and Elm trees (*i.e. primary protected trees*). The approved landscape plan shows the tree mitigation balance being satisfied by 182 caliper-inches of trees being added. Since that time, there are additional trees totaling 462 caliper-inches requiring removal in order to grade the subject property and the required off-site grading. The applicant is proposing to purchase tree preservation credits in order to satisfy the remaining tree mitigation balance. According to Subsection 5.6.c, tree preservation credits may be purchased at a rate of $200.00 per inch up to 20 percent of the total replacement inches (*i.e. 93 caliper inches*). In addition, if the developer/property owner plants at least one (1) tree onsite, the tree mitigation balance is reduced by 50 percent. In this case, the applicant would like to pay 100 percent of the total replacement inches (*i.e. 462 caliper-inches*), which leaves a balance of $46,200 (*i.e. $92,000/2*). The Unified Development Code (UDC) gives the City Council the ability to approve alternative tree mitigation plan pending a recommendation from the Planning and Zoning Commission on a case-by-case basis. Should this request be approved, the applicant would be required to pay $46,200 at the time engineering fees are due. These funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the city's parks, medians, and other similar areas.

GENERAL NOTES :

1. NO TREES WITHIN 5' OF PUBLIC UTILITIES.

LEGEND

EXISTING TREE TO REMAIN & TO BE PROTECTED RE: A /TM1.3

EXISTING TREE TO BE REMOVED

TREE ID # (SEE TREE MITIGATION CHART)

DCBA
LANDSCAPE ARCHITECTURE
dcbadesign.com
TWO EAST PARK BOULEVARD • SUITE 600
PLANO, TX 75074 • TEL (972) 509-1266

ROCKWALL HIGH SCHOOL SITE

PROPOSED UNDERGROUND DETENTION PONDS

EXISTING PRECAST MODULAR RETAINING WALL

N 44°27'55" E 273.93'

615.64'

S 44°03'25" W

S 45°58'35" E 200.81'

S 44°12'34" W 235.61'

S 03°35'31" E 25.55'

N 66°

TOWNEPLACE —SUITES— MARRIOTT

TEXAS ROADHOUSE

30' FIRE LANE, ACCESS, DRAINAGE AND UTILITY ESMT.

24' FIRE LANE, ACCESS, DRAINAGE AND UTILITY ESMT.

20' WATER LINE EASEMENT

20' SAN. SEWER EASEMENT

30' VISIBILITY EASEMENT

EX. 16" WATER

8" SEWER (PUBLIC)

8" SEWER (PRIVATE)

8" WATER (PUBLIC)

FIRE LANE

RCP (PRIVATE)

R 1460.00'
Δ 20°36'28"
L 174.44'
CB N 73°10'49" E
CL 173.50'

SITE INFORMATION	
LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	COMMERCIAL (C) & I-30 OVERLAY
EXISTING USE:	VACANT
PROPOSED USE:	HOTEL
BUILDING AREA:	16,210 S.F.
BUILDING HEIGHT:	49' (4 STORIES)
BUILDING TO LOT COVERAGE:	16,210/122,169=,133-> 13.3%
BUILDING REQUIRED PARKING:	HOTEL: 1/UNIT+50% OF REQ'D SPACES FOR ACCESSORY USES 112 UNITS + (.50)*17 SPACES = 121 SPACES
	ACCESSORY USES: MEETING ROOM - 1 SPACE/3 SEATS => 10 SEATS =3.33 SPACES *BREAKFAST ROOM - 1 SPACE/4 SEATS => 33 SEATS =8.25 SPACES* *BUSINESS OFFICE - 1 SPACE/300 S.F. => 791 S.F./300 = 2.6 SPACES* *FITNESS CENTER - 1 SPACE/200 S.F. => 606 S.F./200 = 3.03 SPACES* *TOTAL ACCESSORY PARKING = 17.21 SPACES*
BUILDING PARKING PROVIDED:	GARAGE:45 AT GRADE:76 TOTAL:121
IMPERVIOUS AREA:	55,064 S.F. (1.26 AC. = 45% OF SITE)
LANDSCAPE AREA REQUIRED:	18,325 S.F. (15% OF TOTAL SITE)
LANDSCAPE AREA PROVIDED:	55,064 S.F. (1.26 AC. = 45% OF SITE)

A TREE PRESERVATION PLAN

SCALE: 1"= 30'-0" PLAN VIEW

0 15 30 60
(FEET)
1 Inch = 30 ft.

ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE

KEN KILLIAN STUDIO OF ARCHITECTURE
10670 N. CENTRAL EXPWY | SUITE 600
DALLAS, TEXAS 75231
214.457.3652

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL

REGISTERED LANDSCAPE ARCHITECT · DAVID C. BALDWIN · 704 · STATE OF TEXAS

04.12.19

OWNER

TEKMAK DEVELOPMENT COMPANY
10,000 N CENTRAL, SUITE 400
DALLAS, TEXAS 75231
214/890-9225 OFFICE
CONTACT: THOMAS KIRKLAND

MARRIOTT

MARRIOTT GLOBAL DESIGNS AMERICA
10400 FERNWOOD ROAD
BETHESDA, MD, 20817
(712) 899-1626
CONTACT: - MICHAEL STEINKAMP

CIVIL ENGINEER

FC CUNY CORPORATION
#2 HORIZON COURT, STE 500
HEATH, TEXAS 75032
(469) 402-7700
CONTACT: CHRIS CUNY, P.E.

STRUCTURAL ENGINEER

MK ENGINEERS AND ASSOCIATES, INC
400 CHISHOLM PLACE, SUITE 106
PLANO, TX 75075
214-501-3354
CONTACT: MOHAMMAD KABIR, PE

MEP ENGINEER

ROOT ENGINEERING SERVICES, INC
45 FM 3356
VAN ALSTYNE, TX 75495
903-375-9303 EXT.103
CONTACT: ADAM HARRIS, PE

TOWNEPLACE SUITES® BY MARRIOTT

PROJECT

TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS

I-30 HIGHWAY
ROCKWALL, TEXAS

REV.	DATE	ISSUE
1	12.21.18	PERMIT ISSUE
2	02.08.19	GARAGE/1ST FLR REVISIONS
3	04.12.19	TAS/CITY COMMENTS
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

2018.101
PROJECT NUMBER

TREE PRESERVATION PLAN

TM1.1
SHEET NUMBER

SP2018-029

TAG NUMBER	COMMON NAME	BOTANICAL NAME	CALIPER INCH	ACTION	MITIGATION (*SEE NOTES)
307	CEDAR ELM	*Ulmus crassifolia*	18	REMOVED	18
308	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
309	CEDAR ELM	*Ulmus crassifolia*	14	REMOVED	14
310	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
311	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
312	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
313	CEDAR ELM	*Ulmus crassifolia*	16	REMOVED	16
314	CEDAR ELM	*Ulmus crassifolia*	12	REMOVED	12
315	CEDAR ELM	*Ulmus crassifolia*	4	REMOVED	4
316	EASTERN RED CEDAR	*Juniperus virginiana*	14	REMOVED	7
317	HACKBERRY	*Celtis occidentalis*	16	REMOVED	8
318	HACKBERRY	*Celtis occidentalis*	12	REMOVED	6
319	HACKBERRY	*Celtis occidentalis*	14	REMOVED	7
321	CEDAR ELM	*Ulmus crassifolia*	18	REMOVED	18
322	CEDAR ELM	*Ulmus crassifolia*	18	REMOVED	18
323	CEDAR ELM	*Ulmus crassifolia*	22	REMOVED	22
324	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
325	CEDAR ELM	*Ulmus crassifolia*	12	REMOVED	12
326	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
327	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
328	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	10
329	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
330	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
331	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
332	CEDAR ELM	*Ulmus crassifolia*	6	REMOVED	6
333	CEDAR ELM	*Ulmus crassifolia*	6	REMOVED	6
334	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
335	LIVE OAK	*Quercus virginiana*	12	REMOVED	12
		TOTAL REQUIRED MITIGATION CALIPER INCHES			656

NOTES:
THIS OFF-SITE TREE MITIGATION CHART (TREE TAG 261-335) DOESN'T NEED TO BE ACCOUNTED FOR IN THE MARRIOTT TREE FUND BUT THE OWNER OF THE OFFSITE AREA WILL NEED TO HAVE THIS MITIGATION NUMBER SO HE OR SHE CAN PAY FOR THE TREE FUND IN THE FUTURE.

TREE MITIGATION TABLE - OFF SITE

TAG NUMBER	COMMON NAME	BOTANICAL NAME	CALIPER INCH	ACTION	MITIGATION (*SEE NOTES)
261	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
262	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
263	LIVE OAK	*Quercus virginiana*	12	REMOVED	12
264	CEDAR ELM	*Ulmus crassifolia*	16	REMOVED	16
265	CEDAR ELM	*Ulmus crassifolia*	16	REMOVED	16
266	CEDAR ELM	*Ulmus crassifolia*	14	REMOVED	14
267	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
268	LIVE OAK	*Quercus virginiana*	16	REMOVED	16
269	LIVE OAK	*Quercus virginiana*	22	REMOVED	22
270	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	10
271	LIVE OAK	*Quercus virginiana*	14	REMOVED	14
272	CEDAR ELM	*Ulmus crassifolia*	12	REMOVED	12
273	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
274	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
275	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
276	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
277	CEDAR ELM	*Ulmus crassifolia*	6	REMOVED	6
278	LIVE OAK	*Quercus virginiana*	14	REMOVED	14
279	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
280	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
281	HACKBERRY	*Celtis occidentalis*	18	REMOVED	18
282	HACKBERRY	*Celtis occidentalis*	18	REMOVED	18
283	CEDAR ELM	*Ulmus crassifolia*	16	REMOVED	16
284	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
285	EASTERN RED CEDAR	*Juniperus virginiana*	12	REMOVED	6
286	HACKBERRY	*Celtis occidentalis*	18	REMOVED	9
287	EASTERN RED CEDAR	*Juniperus virginiana*	18	REMOVED	9
288	HACKBERRY	*Celtis occidentalis*	24	REMOVED	12
289	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
302	CEDAR ELM	*Ulmus crassifolia*	6	REMOVED	6
303	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	10
304	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
305	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
306	CEDAR ELM	*Ulmus crassifolia*	14	REMOVED	14

TAG NUMBER	COMMON NAME	BOTANICAL NAME	CALIPER INCH	ACTION	MITIGATION (*SEE NOTES)
302	CEDAR ELM	*Ulmus crassifolia*	6	REMOVED	6
303	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	10
304	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
305	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
306	CEDAR ELM	*Ulmus crassifolia*	14	REMOVED	14
307	CEDAR ELM	*Ulmus crassifolia*	18	REMOVED	18
308	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
309	CEDAR ELM	*Ulmus crassifolia*	14	REMOVED	14
310	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
311	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
312	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
313	CEDAR ELM	*Ulmus crassifolia*	16	REMOVED	16
314	CEDAR ELM	*Ulmus crassifolia*	12	REMOVED	12
315	CEDAR ELM	*Ulmus crassifolia*	4	REMOVED	4
316	EASTERN RED CEDAR	*Juniperus virginiana*	14	REMOVED	7
317	HACKBERRY	*Celtis occidentalis*	16	REMOVED	8
318	HACKBERRY	*Celtis occidentalis*	12	REMOVED	6
319	HACKBERRY	*Celtis occidentalis*	14	REMOVED	7
		TOTAL REQUIRED MITIGATION CALIPER INCHES			662
		TOTAL CALIPER INCHES PROVIDED @ MINIMUM 4" CALIPER			180
		TOTAL CALIPER INCHES STILL NEEDED (OWNER WILL PAY THE CITY A TREE FUND FOR THE REMAINING CALIPER INCHES)			482

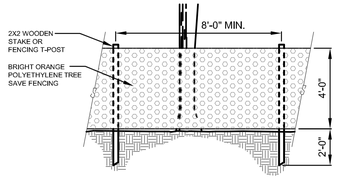
TREE PROTECTION:

A. PRIOR TO CONSTRUCTION, ALL PROTECTED TREES AS SHOWN ON THE DEMOLITION PLANS SHALL BE CLEARLY MARKED WITH A BARRIER CONSISTING OF A 4' BARRICADE FENCE OR APPROVED EQUIVALENT TO PROTECT THE AREA UNDER THE CANOPY OF DRIP LINE OF ANY PROTECTED TREE OR GROUP OF PROTECTED TREES.

B. DURING CONSTRUCTION, THE BUILDER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR STORAGE OF MATERIALS AND THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.

C. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

D. IN ADDITION, CONTRACTOR WILL BE RESPONSIBLE FOR ANY PROTECTED TREE WHICH DIES OR IS DAMAGED DUE TO CONTRACTOR NEGLECT. VALUE OF DEAD AND/OR DAMAGED PROTECTED TREE SHALL BE DETERMINED USING THE "GUIDE FOR PLANT APPRAISAL" PREPARED UNDER CONTRACT BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS AND EDITED, PUBLISHED AND COPYRIGHTED BY THE INTERNATIONAL SOCIETY OF ARBORCULTURE, NINTH EDITION, 2000.



A TREE PROTECTION
SCALE: N.T.S. SECTION

TREE PRESERVATION NOTES: (SEE ARTICLE IX SECTION 5)
THE TREE MITIGATION REQUIREMENTS SHALL APPLY FOR ALL PROPERTIES THAT DO NOT FALL UNDER THE EXEMPTIONS LISTED IN SECTION 1.3, EXEMPTIONS, OF THIS ARTICLE. IN ADDITION, IF A TREESCAPE PLAN OR TREE REMOVAL PERMIT ALLOWS FOR THE REMOVAL OF A PROTECTED OR FEATURE TREE(S), THE APPLICANT AND/OR PROPERTY OWNER SHALL ACCOUNT FOR THE NUMBER OF INCHES OF TREE BEING REMOVED USING THE FOLLOWING CRITERIA:

1. PRIMARY PROTECTED TREES:
PRIMARY PROTECTED TREES MEASURING FOUR INCHES THROUGH 25 INCHES DBH SHALL BE REPLACED ON AN INCH-FOR-INCH BASIS (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE BEING REPLACED SHALL EQUAL THE TOTAL NUMBER OF CALIPER INCHES BEING REMOVED).

2. SECONDARY PROTECTED TREES:
HACKBERRY AND CEDAR TREES MEASURING 11 INCHES THROUGH 25 INCHES DBH SHALL BE REPLACED WITH A HALF-INCH FOR EVERY INCH REMOVED (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE REQUIRED TO BE REPLACED SHALL BE HALF (½) OF THE INCHES BEING REMOVED).

3. FEATURED TREES:
FEATURED TREES (I.E. ALL TREES GREATER THAN 25 INCHES) SHALL BE REPLACED WITH TWICE THE NUMBER OF INCHES BEING REMOVED (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE BEING REPLACED SHALL BE TWICE THE NUMBER OF CALIPER INCHES BEING REMOVED).

4. NON-PROTECTED TREE:
NO MITIGATION WILL BE REQUIRED FOR THE REMOVAL OF ANY TREE THAT IS LESS THAN FOUR INCHES DBH OR LESS THAN 11 INCHES DBH FOR HACKBERRY AND CEDAR TREES. IN ADDITION, NO MITIGATION SHALL BE REQUIRED FOR THE REMOVAL OF BOIS D'ARC, WILLOW, COTTONWOOD, LOCUST AND CHINABERRY TREES.

TREE MITIGATION TABLE

TAG NUMBER	COMMON NAME	BOTANICAL NAME	CALIPER INCH	ACTION	MITIGATION (*SEE NOTES)
181	HACKBERRY	*Celtis occidentalis*	12	REMOVED	6
182	LIVE OAK	*Quercus virginiana*	12	REMOVED	12
183	HACKBERRY	*Celtis occidentalis*	10	REMOVED	EXEMPT - NOT A PROTECTED TREE
184	LIVE OAK	*Quercus virginiana*	14	REMOVED	14
185	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
186	CEDAR ELM	*Ulmus crassifolia*	6	REMOVED	6
187	EASTERN RED CEDAR	*Juniperus virginiana*	12	REMOVED	6
188	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
189	LIVE OAK	*Quercus virginiana*	16	REMOVED	16
190	LIVE OAK	*Quercus virginiana*	14	REMOVED	14
191	LIVE OAK	*Quercus virginiana*	12	REMOVED	12
192	CEDAR ELM	*Ulmus crassifolia*	6	REMOVED	6
193	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
194	LIVE OAK	*Quercus virginiana*	18	REMOVED	18
195	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	10
196	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
197	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
198	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
199	LIVE OAK	*Quercus virginiana*	12	REMOVED	12
200	HACKBERRY	*Celtis occidentalis*	16	REMOVED	8
201	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
202	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
203	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	10
204	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
205	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
206	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
207	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
208	CEDAR ELM	*Ulmus crassifolia*	6	REMOVED	6
209	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
210	LIVE OAK	*Quercus virginiana*	14	REMOVED	14
211	LIVE OAK	*Quercus virginiana*	12	REMOVED	12
212	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	10
213	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
214	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
215	LIVE OAK	*Quercus virginiana*	12	REMOVED	12
216	LIVE OAK	*Quercus virginiana*	12	REMOVED	12
217	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
218	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
219	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
220	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
221	LIVE OAK	*Quercus virginiana*	12	REMOVED	12
222	LIVE OAK	*Quercus virginiana*	4	REMOVED	4
237	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
238	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
244	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
246	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
247	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
249	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
255	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
256	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
257	LIVE OAK	*Quercus virginiana*	12	REMOVED	12
258	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
259	LIVE OAK	*Quercus virginiana*	14	REMOVED	14
260	EASTERN RED CEDAR	*Juniperus virginiana*	12	REMOVED	6

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ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE
KEN KILLIAN STUDIO OF ARCHITECTURE
10670 N. CENTRAL EXPWY | SUITE 600
DALLAS, TEXAS 75231
214.457.3652

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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL



04.12.19

OWNER
TEKMAK DEVELOPMENT COMPANY
10,000 N CENTRAL, SUITE 400
DALLAS, TEXAS 75231
214/890-9225 OFFICE
CONTACT: THOMAS KIRKLAND

MARRIOTT
MARRIOTT GLOBAL DESIGNS AMERICA
10400 FERNWOOD ROAD
BETHESDA, MD, 20817
(712) 899-1626
CONTACT: - MICHAEL STEINKAMP

CIVIL ENGINEER
FC CUNY CORPORATION
#2 HORIZON COURT, STE 500
HEATH, TEXAS 75032
(469) 402-7700
CONTACT: CHRIS CUNY, P.E.

STRUCTURAL ENGINEER
MK ENGINEERS AND ASSOCIATES, INC
400 CHISHOLM PLACE, SUITE 106
PLANO, TX 75075
214-501-3354
CONTACT: MOHAMMAD KABIR, PE

MEP ENGINEER
ROOT ENGINEERING SERVICES, INC
45 FM 3356
VAN ALSTYNE, TX 75495
903-375-9303 EXT.103
CONTACT: ADAM HARRIS, PE

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PROJECT
TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS
I-30 HIGHWAY
ROCKWALL, TEXAS

REV.	DATE	ISSUE
1	12.21.18	PERMIT ISSUE
2	02.08.19	GARAGE/1ST FLR REVISIONS
3	04.12.19	TAS/CITY COMMENTS
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

2018.101
PROJECT NUMBER

TREE PRESERVATION PLAN

TM1.2
SHEET NUMBER
SP2018-029

SITE INFORMATION

LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	COMMERCIAL (C) & I-30 OVERLAY
EXISTING USE:	VACANT
PROPOSED USE:	HOTEL
BUILDING AREA:	16,210 S.F.
BUILDING HEIGHT:	49' (4 STORIES)
BUILDING TO LOT COVERAGE:	16,210/122,169=.133-> 13.3%
BUILDING REQUIRED PARKING:	HOTEL: 1/UNIT+50% OF REQ'D SPACES FOR ACCESSORY USES 112 UNITS + (.50)*17 SPACES = 121 SPACES

ACCESSORY USES: MEETING ROOM - 1 SPACE/3 SEATS => 10 SEATS =3.33 SPACES
BREAKFAST ROOM - 1 SPACE/4 SEATS => 33 SEATS =8.25 SPACES
BUSINESS OFFICE - 1 SPACE/300 S.F. => 791 S.F./300 = 2.6 SPACES
FITNESS CENTER - 1 SPACE/200 S.F. => 606 S.F./200 = 3.03 SPACES
TOTAL ACCESSORY PARKING = 17.21 SPACES

BUILDING PARKING PROVIDED:	GARAGE:45 AT GRADE:76 TOTAL:121
IMPERVIOUS AREA:	55,064 S.F. (1.26 AC. = 45% OF SITE)
LANDSCAPE AREA REQUIRED:	18,325 S.F. (15% OF TOTAL SITE)
LANDSCAPE AREA PROVIDED:	55,064 S.F. (1.26 AC. = 45% OF SITE)

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	SOLID SOD BERMUDA GRASS
	DECORATIVE STONE - RE: E & F/L1.3
	HYDROMULCH HIGHWAY TURF MIX W/ TEMPORARY ABOVE GRADE IRRIGATION

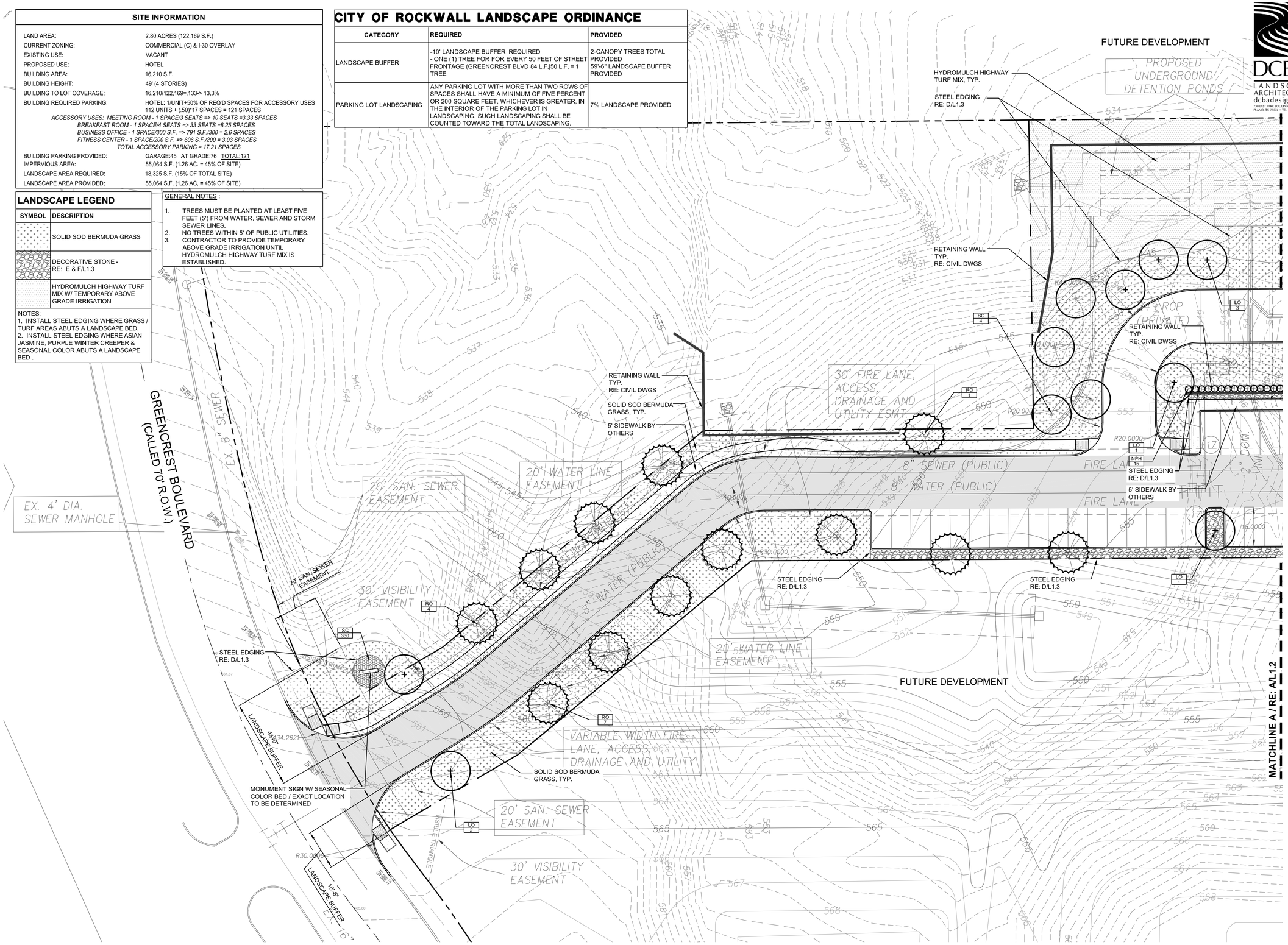
NOTES:
1. INSTALL STEEL EDGING WHERE GRASS / TURF AREAS ABUTS A LANDSCAPE BED.
2. INSTALL STEEL EDGING WHERE ASIAN JASMINE, PURPLE WINTER CREEPER & SEASONAL COLOR ABUTS A LANDSCAPE BED .

GENERAL NOTES :

1. TREES MUST BE PLANTED AT LEAST FIVE FEET (5') FROM WATER, SEWER AND STORM SEWER LINES.
2. NO TREES WITHIN 5' OF PUBLIC UTILITIES.
3. CONTRACTOR TO PROVIDE TEMPORARY ABOVE GRADE IRRIGATION UNTIL HYDROMULCH HIGHWAY TURF MIX IS ESTABLISHED.

CITY OF ROCKWALL LANDSCAPE ORDINANCE

CATEGORY	REQUIRED	PROVIDED
LANDSCAPE BUFFER	-10' LANDSCAPE BUFFER REQUIRED - ONE (1) TREE FOR FOR EVERY 50 FEET OF STREET FRONTAGE (GREENCREST BLVD 84 L.F.|50 L.F. = 1 TREE	2-CANOPY TREES TOTAL PROVIDED 59'-6" LANDSCAPE BUFFER PROVIDED
PARKING LOT LANDSCAPING	ANY PARKING LOT WITH MORE THAN TWO ROWS OF SPACES SHALL HAVE A MINIMUM OF FIVE PERCENT OR 200 SQUARE FEET, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING.	7% LANDSCAPE PROVIDED



A LANDSCAPE PLAN — PLAN VIEW
SCALE: 1" = 20'-0"

0 10 20 40
(FEET)
1 inch = 20 ft.

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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL
REGISTERED LANDSCAPE ARCHITECT · DAVID C. BALDWIN · 704 · STATE OF TEXAS
04.12.19

OWNER
TEKMAK DEVELOPMENT COMPANY
10,000 N CENTRAL, SUITE 400
DALLAS, TEXAS 75231
214/890-9225 OFFICE
CONTACT: THOMAS KIRKLAND

MARRIOTT
MARRIOTT GLOBAL DESIGNS AMERICA
10400 FERNWOOD ROAD
BETHESDA, MD, 20817
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CIVIL ENGINEER
FC CUNY CORPORATION
#2 HORIZON COURT, STE 500
HEATH, TEXAS 75032
(469) 402-7700
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MK ENGINEERS AND ASSOCIATES, INC
400 CHISHOLM PLACE, SUITE 106
PLANO, TX 75075
214-501-3354
CONTACT: MOHAMMAD KABIR, PE

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PROJECT ADDRESS
I-30 HIGHWAY
ROCKWALL, TEXAS

REV.	DATE	ISSUE
1	12.21.18	PERMIT ISSUE
2	02.08.19	GARAGE/1ST FLR REVISIONS
3	04.12.19	TAS/CITY COMMENTS

2018.101
PROJECT NUMBER

LANDSCAPE PLAN

L1.1
SHEET NUMBER
SP2018-029

SITE INFORMATION

LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	COMMERCIAL (C) & I-30 OVERLAY
EXISTING USE:	VACANT
PROPOSED USE:	HOTEL
BUILDING AREA:	16,210 S.F.
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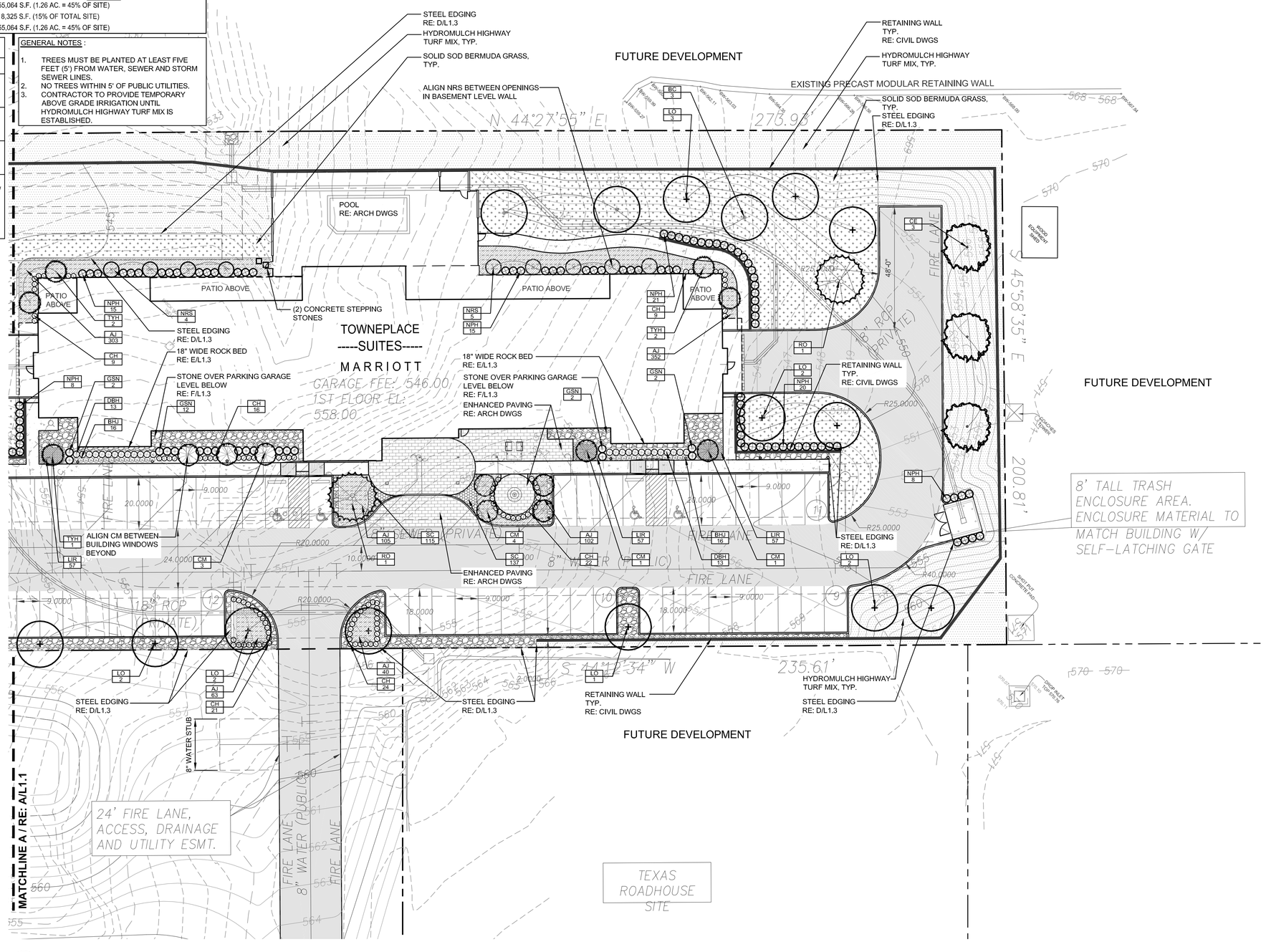
LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	SOLID SOD BERMUDA GRASS
	DECORATIVE STONE - RE: E & F/L1.3
	HYDROMULCH HIGHWAY TURF MIX W/ TEMPORARY ABOVE GRADE IRRIGATION

NOTES:
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A LANDSCAPE PLAN
SCALE: 1"= 20'-0" **PLAN VIEW**

0 10 20 40
(FEET)
1 inch = 20 ft.

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10670 N. CENTRAL EXPWY | SUITE 600
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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL
REGISTERED LANDSCAPE ARCHITECT DAVID C. BALDWIN 704 STATE OF TEXAS

04.12.19

OWNER
TEKMAK DEVELOPMENT COMPANY
10,000 N CENTRAL, SUITE 400
DALLAS, TEXAS 75231
214/890-9225 OFFICE
CONTACT: THOMAS KIRKLAND

MARRIOTT
MARRIOTT GLOBAL DESIGNS AMERICA
10400 FERNWOOD ROAD
BETHESDA, MD, 20817
(712) 899-1626
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I-30 HIGHWAY ROCKWALL, TEXAS

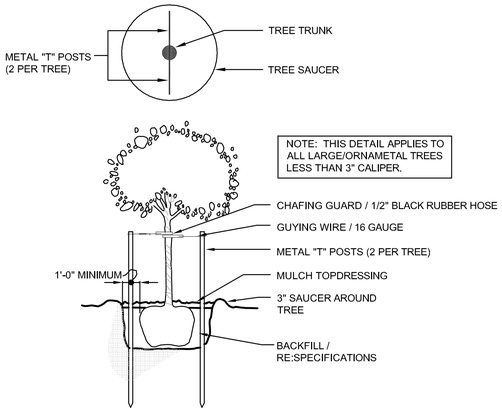
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2018.101
PROJECT NUMBER

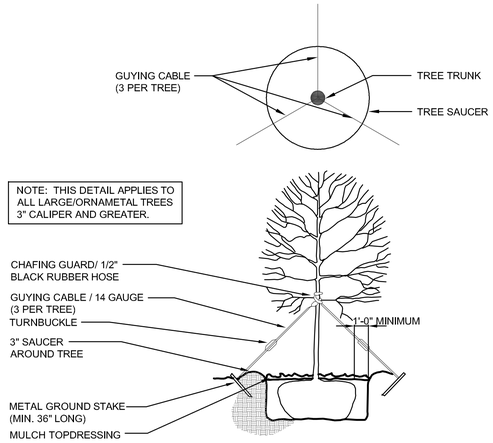
LANDSCAPE PLAN

L1.2
SHEET NUMBER

SP2018-029



B TREE STAKING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



A TREE GUYING DETAIL
SCALE: N.T.S. SECTION/ELEVATION

PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	19	LIVE OAK	*Quercus virginiana*	100 gallon; minimum 4" caliper x 15' height x 6' spread	Full head; matched.
RO	14	SHUMARD RED OAK	*Quercus shumardii*	Minimum 4" caliper x 15' height x 6' spread.	Container-grown; full head; matched. Cherry Lake Tree Farm or approved equal.
CE	3	CEDAR ELM	*Ulmus crassifolia*	Minimum 4" caliper x 16' height x 7' spread	Field-collected, B&B; full head; matched.
BC	7	BALD CYPRESS	*Taxodium distichum*	Minimum 4" caliper x 11' height x 5' spread.	Field-collected, B&B; full head; matched.
CM	9	'MUSKOGEE' CRAPE MYRTLE	*Lagerstroemia indica 'Muskogee'*	30 gallon; minimum 7' height x 3' spread; single-trunk.	Container grown; full; multi-trunk.
TYH	5	TREE YAUPON HOLLY	*Ilex vomitoria*	Minimum 10' height x 6' spread.	Field-collected; berried; multi-trunk (3-5 canes); matched.
NRS	9	NELLIE R. STEVENS HOLLY	*Ilex 'Nellie R. Stevens'*	30 gallon; Minimum 6' height and 3' spread.	Container-grown; matched; full-to-ground.
NPH	101	NEEDLE POINT HOLLY	*Ilex cornuta 'Needlepoint'*	7 gallon; minimum 36" height and 30" spread	Full-to-ground; plant 36" o.c.
GSN	18	'FLIRT' NANDINA	*Nandina domestica 'Murasaki'*	5 gallon; minimum 15" height and 15" spread.	Full; plant 30" o.c.
DBH	26	DWARF BUFORD HOLLY	*Ilex cornuta 'Burfordii' nana*	5 gallon; minimum 15" height x 15" spread.	Full; plant 30 o.c.
BHJ	32	BAR HARBOR JUNIPER	*Juniperus horizontalis 'Bar Harbor'*	5 gallon.	Full-to-ground; plant 24" o.c.
CH	101	CARISSA HOLLY	*Ilex cornuta 'Carissa'*	3 gallon.	Full; plant 24" o.c.
AJ	963	ASIAN JASMINE	*Trachelospermum asiaticum*	1 gallon; minimum 3 runners at 12" long.	Full; plant 18" o.c.
LIR	171	'BIG BLUE' LIRIOPE	*Liriope muscari 'Big Blue'*	4" pots.	Full; plant 12" o.c.
SC	252	SEASONAL COLOR	*To be determined*	1 gallon.	Full; ready to bloom; plant 15" o.c.

LANDSCAPE GENERAL NOTES: (RE: TECHNICAL SPECIFICATION SECTION ALSO):

1. QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRE AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY, OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF DISCREPANCY, AMBIGUITY, OR UNLABELED PLANT IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEM ON BID.
3. CONTRACTOR SHALL PROVIDE REPRESENTATIVE SAMPLES OF SHRUB AND GROUNDCOVER STOCK FOR LANDSCAPE ARCHITECT'S AND/OR OWNER'S APPROVAL PRIOR TO MAJOR SHIPMENT OF MATERIALS TO SITE. IF REPRESENTATIVE EXAMPLES CANNOT BE PROVIDED, CONTRACTOR SHALL FURNISH GOOD QUALITY PHOTOGRAPH OF LANDSCAPE MATERIALS TO LANDSCAPE ARCHITECT AND/OR OWNERS. PHOTOGRAPHS SHALL HAVE A MEANS OF DETERMINING SCALE AND SIZE OF MATERIALS WITHIN THE PHOTOGRAPH (I.E. FIELD POLE WITH ONE FOOT INCREMENT FOR TREES).
4. AFTER TILLAGE AND CLEANING, ALL AREAS TO BE GRASSED SHALL BE LEVELED, AND FINE GRADED. THE REQUIRED RESULT SHALL BE THE ELIMINATION OF RUTS, DEPRESSIONS, HUMPS, AND OBJECTIONABLE SOIL CLODS. DURING THE SOIL PREPARATION PROCESS, A "ROCK PICK" OR "ROCK RAKE" SHALL BE USED TO GATHER SURFACE STONES AS SMALL AS ONE INCH (1") IN DIAMETER.
5. TURF TO BE SOLID SOD COMMON BERMUDAGRASS (Cynodon dactylum). SIZE: LENGTH: 24 INCHES PLUS OR MINUS 5%, WIDTH: 18 INCHES PLUS OR MINUS 5%, THICKNESS: 1-1/2 INCHES EXCLUDING TOP GROWTH AND THATCH. NOT STRETCHED, BROKEN, OR TORN. STAKES (IF REQUIRED): SOFTWOOD, 3/4 INCH DIAMETER, 8 INCH LENGTH.VERIFY THAT SOIL TO DEPTH OF 2 INCHES IN COMPACTED AREAS. WATER DRY SOIL TO DEPTH OF 4"-6". BEFORE SODDING VERIFY FINISH GRADES ARE TO ELEVATIONS CALLED FOR, SMOOTH AREA TO BE SODDED TO PRODUCE AN EVEN SURFACE WITH NO PEAKS OR VALLEYS AND FREE OF ALL DEBRIS, AND WET SURFACE TO A UNIFORM DEPTH OF 4"-6" OR UNTIL UPPER SURFACE IS REASONABLY WET AND COMPACTED. INSTALL SOD SPECIES AS INDICATED ON PLANTING PLANS. TRANSPLANT SOD WITHIN 48 HOURS AFTER HARVESTING. BEGIN SODDING AT BOTTOM OF SLOPES, LAY FIRST ROW OF SOD IN STRAIGHT LINE WITH LONG DIMENSION OF PADS PARALLEL TO SLOPE CONTOURS. BUTT SIDE AND END JOINTS. STAGGER END JOINTS IN ADJACENT ROWS. DO NOT STRETCH OR OVERLAP SOD. PEG SOD ON SLOPE RATIO OF 3 TO 1 OR GREATER WITH MINIMUM OF TWO STAKES PER SQUARE YARD, USING 6" MINIMUM NURSERY GRADE BAMBOO STAKES. INSTALL A 24" DIAMETER CIRCULAR 'SAUCER' AROUND ALL EXISTING TREES PLANTED IN AREAS TO RECEIVE SOD. ENSURE THAT THE TRUNK IS IN THE CENTER OF THE 'SAUCER'. DO NOT CUT ANY ROOTS OR IN ANY WAY INJURE OR CAUSE DAMAGE TO TREES. WATER SOD IMMEDIATELY AFTER TRANSPLANTING. ROLL SOD, EXCEPT ON PEGGED AREAS, WITH ROLLER WEIGHING NOT MORE THAN 150 LBS. PER FOOT OF ROLLER WIDTH. MAKE TWO (2) PASSES OR AS REQUIRED TO PROVIDE A SMOOTH, MOWABLE SURFACE WITHOUT SCALPING. WATER SOD AND SOIL TO DEPTH OF 6" WITHIN FOUR HOURS AFTER ROLLING.
6. WEEPING LOVE GRASS SEED HYDROMULCH - GRASS SEED SHALL BE "Eragrostis curvola" (WEEPING LOVE GRASS). THE SEED SHALL BE HARVESTED WITHIN ONE (1) YEAR PRIOR TO PLANTING, FREE OF JOHNSONGRASS, FIELD BIND WEED, DODDER SEED, AND FREE OF OTHER WEED SEED TO THE LIMITS ALLOWABLE UNDER THE FEDERAL SEED ACT AND APPLICABLE SEED LAWS. THE SEED SHALL NOT BE A MIXTURE. THE SEED SHALL BE HULLED, EXTRA FANCY GRADE, TREATED WITH FUNGICIDE, AND HAVE A GERMINATION AND PURITY THAT WILL PRODUCE, AFTER ALLOWANCE FOR FEDERAL SEED ACT TOLERANCE, A PURE LIVE SEED CONTENT NOT LESS THAN 85%. SEED SHALL BE LABELED IN ACCORDANCE WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS. TYPICAL MIX FOR 800 -GALLON TANK WITH COVERAGE NOT TO EXCEED 6,000 S.F. SHALL CONSIST OF 6LBS. OF GRASS SEED, 350 LBS. OF CONWED MULCH, AND 150 LBS. OF 17-17-17 FERTILIZER. ADD FLEXTERRA TACKIFIER AT MANUFACTURER'S RECOMMENDED RATE.
7. CONTRACTOR SHALL GUARANTEE A FULL STAND OF GRASS, REGARDLESS OF WHETHER A PERMANENT LANDSCAPE IRRIGATION SYSTEM IS INSTALLED. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION OR HAND WATER AS REQUIRED FOR TURF ESTABLISHMENT.
8. SOIL AMENDMENT: "A PROFESSIONAL BEDDING SOIL" AS PRODUCED BY LIVING EARTH TECHNOLOGIES, INC., 1808 W. NORTHWEST HIGHWAY, DALLAS, TEXAS (PHONE: 214-869-4332) OR "NATURAL T. L. COMPOST" AS PRODUCED BY SOIL BUILDING SYSTEMS, INC., 1770 "Y" STREET, DALLAS, TEXAS (PHONE: 972-831-8181), OR APPROVED EQUAL.
9. TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER.

   TREE BACKFILL SHOULD BE COMPOSED OF 5 PARTS OF EXISTING SOIL EXCAVATED FROM THE HOLE TO ONE PART SOIL AMENDMENT, THOROUGHLY MIXED WITH 5 LBS. PER CUBIC YARD BACKFILL FERTILIZER (13.13.13 ANALYSIS BULK FERTILIZER). TREE BACKFILL TO BE MECHANICALLY MIXED PRIOR TO BACKFILL OPERATIONS.
10. SHRUB PITS SHALL BE EXCAVATED 12" GREATER THAN CONTAINER DIAMETER AND 6" DEEPER. BACKFILL WITH 1/2 EXISTING SOIL AND 1/2 SOIL AMENDMENT (OR APPROVED EQUAL) AS NOTED UNDER NOTE 7. ABOVE, THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
11. SOIL PREPARATION FOR GROUNDCOVER, SHRUB, AND SEASONAL COLOR BEDS:

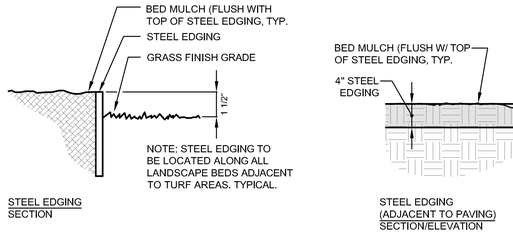
    A) EXCAVATE EXISTING SOIL, IF NECESSARY, AND ADD TO SHRUB, GROUNDCOVER, AND SEASONAL COLOR AREAS THE FOLLOWING:

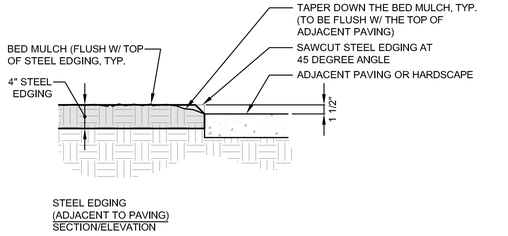
    4" LAYER OF COMPOST MIX

    14-14-14 SLOW RELEASE FERTILIZER (OSMACOTE) AT A RATE OF 5 LBS. / 100 S.F.

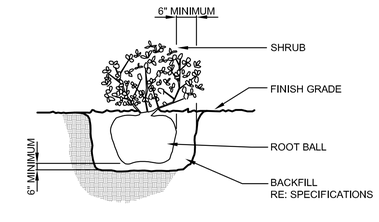
    B) SPREAD MATERIALS UNIFORMLY AND CULTIVATE THOROUGHLY BY MEANS OF A MECHANICAL TILLER. TILL TO A MINIMUM DEPTH OF 8".

    C) POCKET PLANTING OF SHRUB, GROUNDCOVER, AND SEASONAL COLOR IS NOT ALLOWED.
12. MULCH TOPDRESSING TO BE MINIMUM 2" LAYER DOUBLE SHREDDED HARDWOOD, SPREAD UNIFORMLY ON ALL SHRUB AND GROUNDCOVER BEDS AND ON ALL TREE SAUCERS. AVAILABLE FROM LIVING EARTH TECHNOLOGY (PHONE: 214-869-4332) OR APPROVED EQUAL.
13. BED EDGING (IF APPLICABLE) TO BE 1/8" X 4" COL-MET "COMMERCIAL" EDGING AS MANUFACTURED BY COL-MET, GARLAND, TEXAS (PHONE: 800-829-8225), OR APPROVED EQUAL. COLOR: BLACK; UNLESS NOTED OTHERWISE ON DRAWINGS.
14. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB INSTALLATION. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AN ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EVACUATED THROUGH MECHANICAL MEANS.

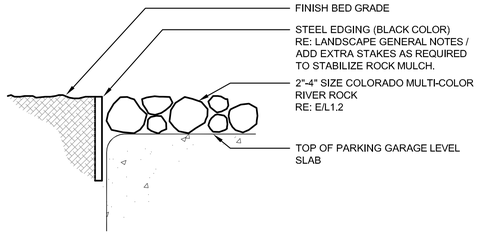




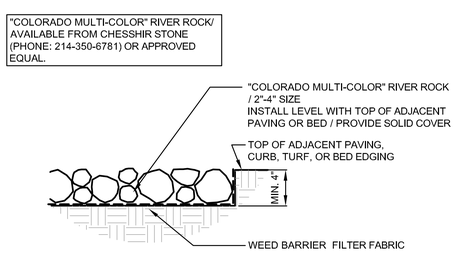
D STEEL EDGING
SCALE: N.T.S. SECTION/ELEVATION



C SHRUB PLANTING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



F ROCK BED AT PARKING GARAGE LEVEL
SCALE: N.T.S. SECTION



E DECORATIVE STONE
SCALE: N.T.S. SECTION

DCBA LANDSCAPE ARCHITECTURE
dcbadesign.com
TWO EAST PARK BOULEVARD • SUITE 103
PLANO, TX 75074 • TEL (972) 509-1266

ARCHITECT
KILLIAN STUDIO OF ARCHITECTURE
KEN KILLIAN STUDIO OF ARCHITECTURE
10670 N. CENTRAL EXPWY | SUITE 600
DALLAS, TEXAS 75231
214.457.3652

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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL



04.12.19

OWNER
TEKMAK DEVELOPMENT COMPANY
10,000 N CENTRAL, SUITE 400
DALLAS, TEXAS 75231
214/890-9225 OFFICE
CONTACT: THOMAS KIRKLAND

MARRIOTT
MARRIOTT GLOBAL DESIGNS AMERICA
10400 FERNWOOD ROAD
BETHESDA, MD, 20817
(712) 899-1626
CONTACT: - MICHAEL STEINKAMP

CIVIL ENGINEER
FC CUNY CORPORATION
#2 HORIZON COURT, STE 500
HEATH, TEXAS 75032
(469) 402-7700
CONTACT: CHRIS CUNY, P.E.

STRUCTURAL ENGINEER
MK ENGINEERS AND ASSOCIATES, INC
400 CHISHOLM PLACE, SUITE 106
PLANO, TX 75075
214-501-3354
CONTACT: MOHAMMAD KABIR, PE

MEP ENGINEER
ROOT ENGINEERING SERVICES, INC
45 FM 3356
VAN ALSTYNE, TX 75495
903-375-9303 EXT.103
CONTACT: ADAM HARRIS, PE

TOWNEPLACE SUITES® BY MARRIOTT

PROJECT
TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS
I-30 HIGHWAY ROCKWALL, TEXAS

REV.	DATE	ISSUE
1	12.21.18	PERMIT ISSUE
2	02.08.19	GARAGE/1ST FLR REVISIONS
3	04.12.19	TAS/CITY COMMENTS

2018.101
PROJECT NUMBER

LANDSCAPE DETAILS & NOTES

L1.3
SHEET NUMBER

SP2018-029

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 9, 2019
APPLICANT:	Judy Larson
CASE NUMBER:	MIS2019-007; *Masonry Exception for Accessory Building*

SUMMARY

Discuss and consider a request by Judy K. Larson for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 6.96-acre tract of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-3549, and take any action necessary.

BACKGROUND

The subject property is a 6.69-acre tract of land that was annexed in 1998 [*Ordinance No. 98-10*]. On September 4, 2018, the City Council approved a change in zoning [*Ordinance No. 18-36*] from an Agricultural (AG) District to a Single-Family Estate (SFE-1.5) District for the subject property. On June 27, 2019, the Board of Adjustments (BOA) approved a variance [*Order No. BOA 2019-6-V*] to [*1*] reduce the required side setback to from 25-feet to six (6) feet, [*2*] to reduce the minimum lot frontage from 150-feet to 122-feet, and [*3*] to allow a 1,200 SF accessory building on the subject property.

PURPOSE

The applicant is requesting approval of a masonry exception to allow the construction of a 1,200 SF accessory building. The proposed building will be located toward the rear of the home and will be constructed of metal.

ADJACENT LAND USES AND ACCESS

The subject property is located 556 N. FM-3549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a church (*i.e. Eastridge Church of Christ*), which is zoned Agricultural (AG) District. Beyond this are several single-family homes (*i.e. Rolling Meadows Subdivision*), which are zoned Single-Family Estate 4.0 (SFE-4.0) District.

South: Directly south of the subject property is a single-family home that is zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this are several single-family homes, zoned Agricultural (AG) District. Following these residential properties is Airport Road, which is identified as an M4U (*major collector, four [4] lane, undivided roadway*) according to the City's Master Thoroughfare Plan.

East: Directly east of the subject property is FM-3549 [*Stodgehill Road*], which is identified as a TXDOT4D (*Texas Department of Transportation, four [4] lane, divided roadway*). This roadway delineates the city limits of Rockwall.

West: Directly west of the subject property is a single-family residential subdivision (*i.e. Ridgecrest Subdivision*), which is zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses.

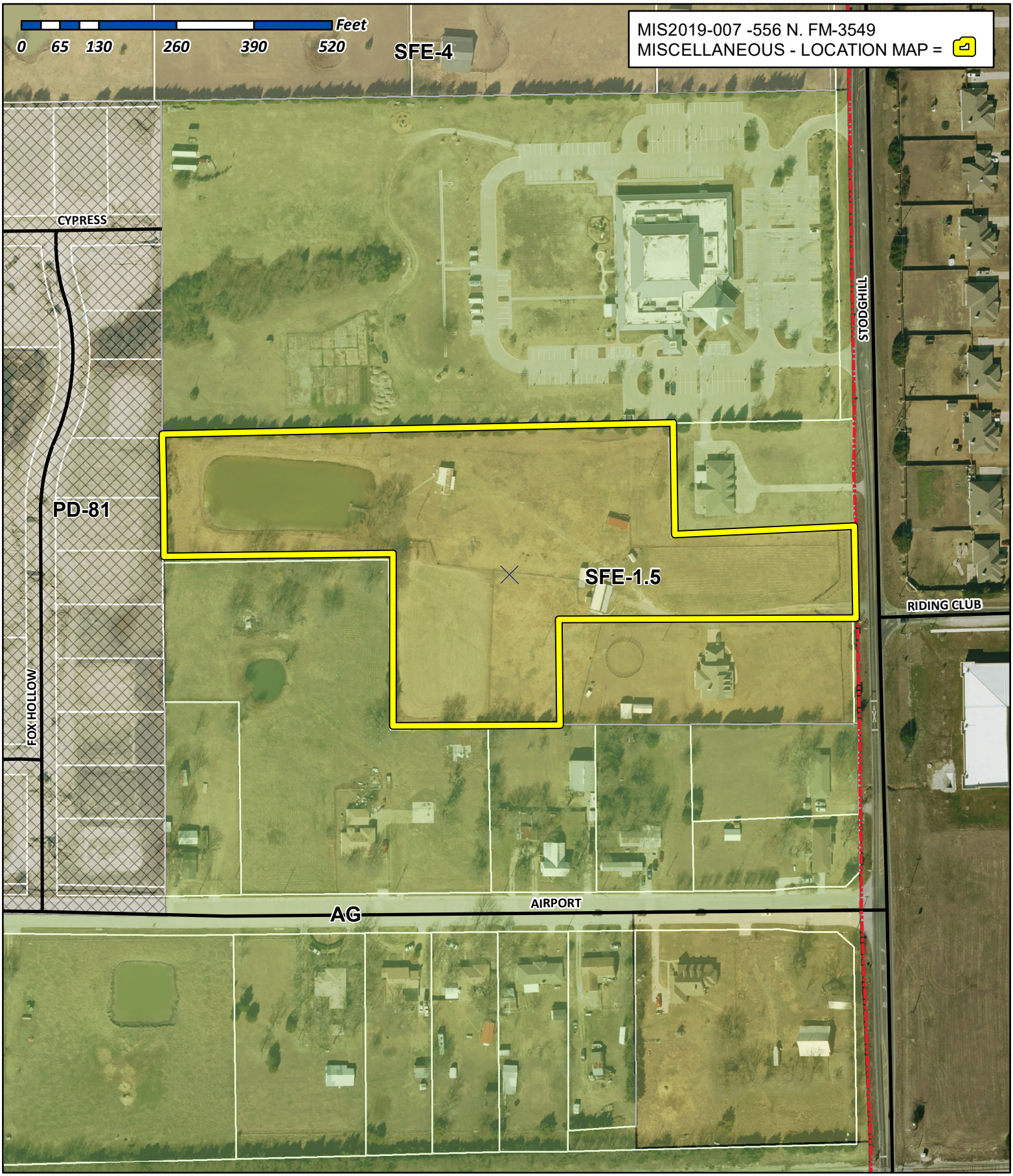
CHARACTERISTICS OF THE REQUEST:

According to Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the exterior of an accessory building or structure shall be clad in the same materials in roughly the same proportions as the primary structure. In this case, the applicant is proposing to construct the accessory building out of metal. Since this does not meet the minimum masonry requirements, an exception is required. The Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to approve exceptions to the construction materials on a case-by-case basis. In this case, since the Board of Adjustments (BOA) has approved a variance to the maximum size of the accessory building, the Planning and Zoning Commission is tasked with viewing the proposed material and determining if an exception is warranted. Staff should note that approval of a masonry exception is a discretionary decision for the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

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

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



City of Rockwall

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

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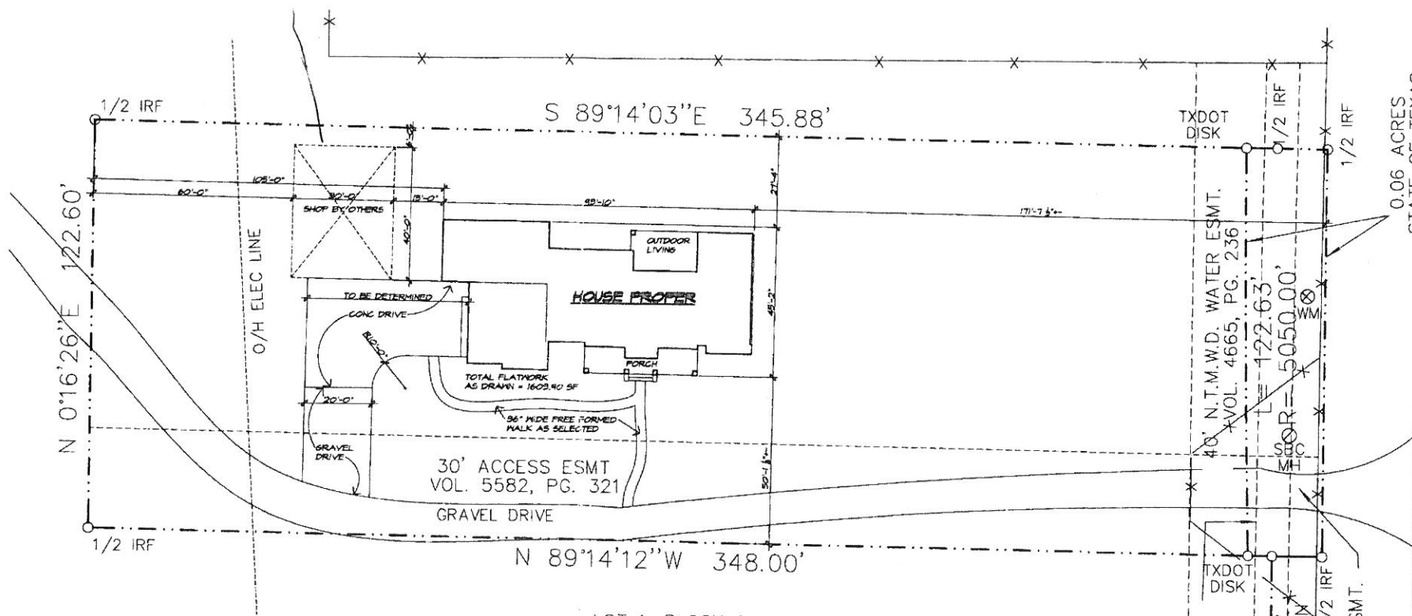


RESIDUE OF 9.033 ACRES
CAL AND BETTY K. CARY
TO
JESS AND PAT J. DEVOLL
VOL. 1967, P. 79

1.70 ACRES

RESIDUE OF 10.733 ACRES
CAL AND BETTY K. CARY
VOL. 957, P. 88

Need 6' Sideback



LOT 1, BLOCK 1
MAYNARD PLACE
CABINET G, SLIDE 351
P.R.R.C.T.

SITE PLAN
SCALE 1"=20'-0"
0.98 ACRES
PART OF 9.033 ACRES
CAL AND BETTY K. GARY TO
JESS AND PAT J. DEVOLL
VOL. 1967, P. 79

PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS, PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these construction documents and shall report any errors, inconsistencies or omissions prior to the start of construction. MRouse DESIGNS will be responsible only for the intended design shown on these construction documents. These construction documents are intended for general construction purposes only and are not intended for any fully specified. The general contractor (or his/her representative) shall be responsible to supervise and direct the work, using his best skill and attention. He shall be solely responsible for all equipment and materials and to control the work as to maintain safe conditions at the site that meet or exceed the current edition of the IRC, IBC & ECC Codes and all applicable state and local codes. Any discrepancy within these construction documents shall be notified immediately of any discrepancy within these construction documents shall be notified immediately. responsibility of the general contractor to provide any engineering necessary to the stability of structures during all stages of construction. MRouse DESIGNS shall not be liable for any such structural member(s) here, and furthermore, recommends that these construction documents be reviewed by a qualified professional engineer.

A CUSTOM RESIDENCE FOR JUDY LARSON ROCKWALL, TEXAS

MRouse Designs
2307 HIGHRIDGE
SACHSE, TEXAS 75048
(214) 801-9944
mrousedesigns.com
"MROUSE DESIGN EXCELLENCE BEGINS"

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REVISED	DATE
	6/22/2016

SHEET
S1

DESIGN NUMBER
JL 2406

ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS

ORDER NO. BOA 2019-6-V

WHEREAS, the Board of Adjustment held a public hearing on the 27th day of June, 2019, to consider the application of Judy Larson, as owner for the tract of land described below, for a variance from the Residential Single Family Zoning to reduce the required side lot set back, and minimum lot frontage from 150 ft. to 122.63 ft. known as 556 N. FM 3549, in order to construct a new free standing 1200 ft. accessary building.

WHEREAS, the applicant requested a variance from the said zoning which requires 25' side lot set back for property within the SFE 1.5 district. To allow a 6' side lot set-back, and minimum lot frontage from 150 ft. to 122.63 ft. for Lot 556 N FM 3549.

WHEREAS, after due consideration and discussion it appears that the granting of such variances would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to allow 6' lot set back and minimum lot frontage from 150 ft. to 122.63 ft. on the North West side of lot 556 N. FM 3549

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 27th day of June, 2019,

ATTEST:

Secretary

APPROVED:

Chairman

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 9, 2019
APPLICANT:	Chase Bowen
CASE NUMBER:	MIS2019-007; *Masonry Exception for 407 S. Clark Street*

SUMMARY

Discuss and consider a request by Chase Bowen for the approval of a masonry exception for the purpose of constructing a single-family home that does not meeting the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 0.48-acre parcel of land identified as Lot 2, Block 1, Clark Street Homesite Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 407 S. Clark Street, and take any action necessary.

BACKGROUND

The subject property is a 0.48-acre vacant parcel of land that was annexed prior to 1959, and was originally platted as part of the B. F. Boydston Addition. In 2004, the property was replatted as Lot 2, Block 1, Clark Street Homesite Addition by *Case No. P2004-006*. According to the City's historic zoning map from January 3, 1972, the subject property was zoned Single-Family 3 (SF-3) District. This designation was later changed to Single-Family 7 (SF-7) District according to the May 16, 1983 zoning map. The property has continued to be zoned for Single-Family 7 (SF-7) District land uses since this 1983.

PURPOSE

The applicant -- *Chase Bowen* -- is requesting an exception to the minimum masonry requirements stipulated by Subsection 3.01, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of constructing a new single-family home that will be clad in 100% wood siding.

ADJACENT LAND USES AND ACCESS

The subject property is located 407 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family home (*i.e. 405 S. Clark Street*) that was constructed in 2006 and is clad in brick and stone. North of this property is a vacant lot followed by a single-family home (*i.e. 403 S. Clark Street*) that was constructed in 1966 and is clad with lap-siding and cultured stone. Both of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are two (2) single-family homes (*i.e. 501 & 507 S. Clark Street*) that were constructed in 1975 and are clad in 100% lap-siding. These properties are zoned Single-Family 7 (SF-7) District. Beyond these properties are two (2) single-family homes (*i.e. 509 & 511 S. Clark Street*) that were constructed in the 1940's and that are clad in 100% lap-siding. Both of these properties are zoned Two-Family (2F) District.

East: Directly east of the subject property is a 3.983-acre vacant tract of land that currently has an agricultural accessory building situated on it. Beyond this tract of land are seven (7) single-family homes facing Renfro Street. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is S. Clark Street, which is identified as a *Minor Collector* according to the City's Master Thoroughfare Plan. Beyond this roadway -- *on the north side of Storrs Street* -- is a single-family home (*i.e. 410 S. Clark Street*) that was constructed in 1989 and is clad in brick and stone. On the south side of Storrs Street, there are three (3) homes (*i.e. 608, 610 & 612 Storrs Street*) that were constructed in 1950, 1960 & 1985. All of these properties are clad in 100% lap-siding and are zoned Two-Family (2F) District.

CHARACTERISTICS OF THE REQUEST:

According to the applicant's letter, the applicant is proposing to construct a new single-family home on the subject property and is requesting an exception to the masonry requirements to clad the house in 100% wood lap-siding. The lap-siding being proposed, is an eight (8) inch wood siding product that will have two (2) inch ribs that replicate a historic wood siding. The applicant has stated to staff an intent to construct a house that matches the aesthetics of the surrounding area. According to Subsection 3.01, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings with a building footprint of 120 SF or greater that are over ten (10) feet in height shall consist of a minimum of 80% *Primary Materials*…" *Primary Materials* in this case are defined as stone, brick, and cementitous materials; however, cementitous materials are limited to 60% of the building's exterior façade. The code does grant the Planning and Zoning Commission the ability to approve exceptions to the material requirements on a *case-by-case* basis pending the applicant provide material samples and/or building elevations of the structure. The applicant has indicated to staff that a sample of the proposed siding product will be provided to the Planning and Zoning Commission at the meeting on July 9, 2019.

Staff should note that similar requests are not uncommon in the City's Old Town Rockwall Historic District, and that the Historic Preservation Advisory Board (HPAB) has approved a number of these requests. In this case, the applicant's property is situated just outside of the Historic District (*the Historic District ends three [3] properties north of the subject property*), and is not eligible to request a Certificate of Appropriateness (COA) from the HPAB. Staff should also point out that many of the surrounding properties are clad with a lap-siding product (*e.g. Masonite, wood, or aluminum siding*); however, any request for an exception is a discretionary decision for the Planning and Zoning Commission. The applicant has requested that if the Planning and Zoning Commission is not inclined to grant the exception for wood siding that, as an alternative, they approve an exception to allow 100% cementitous lap-siding. This request would allow the applicant to clad the exterior of the home in HardiBoard or a similar cementitous lap-siding. This would also be a discretionary decision for the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for an exception to the minimum material requirements, then staff would propose the following conditions of approval:

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



City of Rockwall

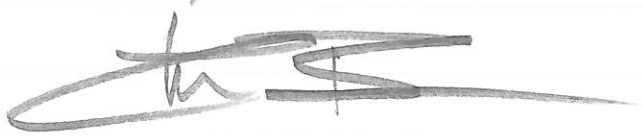
Planning & Zoning Department
385 S. Goliad Street
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To Whom it Concerns,

I understand that I am applying for a variance to use pine siding. If we are not granted this on the agenda meeting we will comply and use 90% of a masonary product which will be John Hardie siding

Thanks,



Chase Bowen

Google Maps 405 S Clark St



Image capture: Mar 2019 © 2019 Google

Rockwall, Texas

Google

Street View - Mar 2019

Google Maps

405 S Clark St

410 S. Clark Street



Image capture: Mar 2019 © 2019 Google

Rockwall, Texas

Google

Street View - Mar 2019

Google Maps 501 S Clark St



Image capture: Mar 2019 © 2019 Google

Rockwall, Texas

Google

Street View - Mar 2019

Google Maps

509 S Clark St

507, 509 & 511 S. Clark Street



Image capture: Mar 2019 © 2019 Google

Rockwall, Texas

Google

Street View - Mar 2019

Google Maps

610 Storrs St

610 & 612 Storrs Street



Image capture: Jul 2018 © 2019 Google

Rockwall, Texas

Google

Street View - Jul 2018

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 9, 2019
APPLICANT:	Darrell and Ashley Quinton
CASE NUMBER:	MIS2019-011; *Masonry Exception for Accessory Building*

SUMMARY

Discuss and consider a request by Darrell & Ashley Quinton for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 1.4969-acre parcel of land identified as Lot 3, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1935 Silver View Lane, and take any action necessary.

BACKGROUND

The subject property was annexed on July 21, 1997 by *Ordinance No. 97-14*. It is currently occupied by a single-family home that is part of a residential subdivision (*i.e. Sterling Farms*), and is zoned Single-Family Estate 1.5 (SFE-1.5) District. In 1997, the City Council approved a final plat that established the Sterling Farms Subdivision. On June 27, 2019, the Board of Adjustments (BOA) approved a variance [*Order No. BOA 2019-7-V*] to allow a detached garage with an attached carport that exceeds the maximum allowable size requirements for a property located in a Single-Family Estate 1.5 (SFE-1.5) District.

PURPOSE

The applicants are requesting a masonry exception in order to construct an accessory building that does not meet the minimum masonry requirements. The proposed accessory building will be 2,500 SF (*i.e. a 1,600 SF detached garage with 900 SF attached carport*). The structure will be located behind the main home and constructed of metal. Since this does not meet the minimum masonry requirements, a masonry exception is required.

ADJACENT LAND USES AND ACCESS

The subject property is located at 1935 Silver View Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several single-family homes located within the Sterling Farms Subdivision, and zoned Single-Family Estate 1.5 (SFE-1.5) District. Following this subdivision is SH-276, which is identified as a TXDOT6D (*Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this, there are several businesses (*e.g. Sunbelt Rentals, Lattimore Material Company, Vac Parts Warehouse*). These areas are zoned Planned Development District 42 (PD-42) for Commercial (C) District land uses.

South: Directly south of the subject property are several single-family homes located within the Sterling Farm Subdivision, and zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond

this subdivision is a vacant tract of land that is zoned Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses (*i.e. Terracina Estates Subdivision*).

East: Directly east of the subject property is a single-family residential subdivision (*i.e. Timber Creek Estates Subdivision*) that is zoned Single-Family 10 (SF-10) District. Beyond this is Rochell Road, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this roadway are the city limits of the City of Rockwall.

West: Directly west of the subject property are several single-family homes that are located within the Sterling Farms Subdivision, and zoned Single-Family Estate 1.5 (SFE-1.5) District. Following this there is a single-family residential subdivision (*i.e. Lofland Farms Subdivision*) zoned Planned Development District 45 (PD-45) for Single-Family 8.4 (SF-8.4) and Single-Family 10 (SF-10) District land uses.

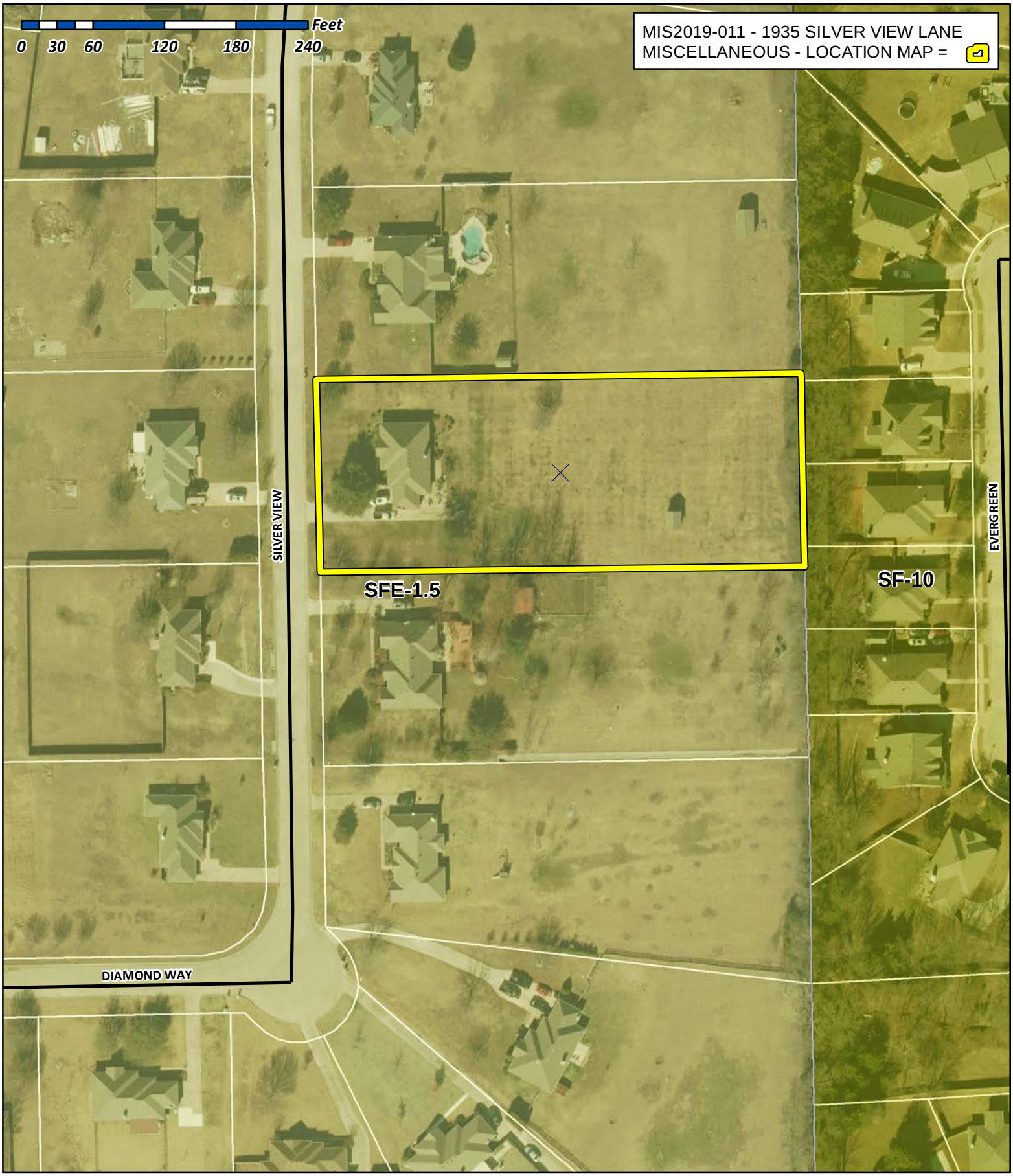
CHARACTERISTICS OF THE REQUEST:

According to Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), all accessory structures shall be clad in the same materials in roughly the same proportions as the main structure. The applicant is proposing to construct the accessory building out of metal. Since this does not meet the minimum masonry requirements, an exception is required. The Unified Development Code (UDC) gives the Planning and Zoning Commission the ability to grant exceptions to the minimum masonry requirements on a case-by-case basis. Staff should note that the Board of Adjustments (BOA) has approved a variance to the maximum allowable size for the proposed accessory building allowing the applicant to construct the structure up to 2,500 SF (i.e. a 1,600 SF detached garage with a 900 SF attached carport). Staff should also note that the subject property currently has an existing 120 SF, accessory building, which appears to be clad in the same brick as the primary structure. Currently, Subsection 7.04 only allows two (2) accessory buildings on a property that is zoned Single Family Estate 1.5 (SFE-1.5) District, and if constructed this would be the last accessory building that could be constructed on the property without [1] additional approvals by the Board of Adjustments, or [2] removing one of the accessory buildings. Based on the applicant's submittal, the Planning and Zoning Commission is tasked with viewing the proposed materials and determining if an exception is warranted. Staff should note that approval of a masonry exception is a discretionary decision for the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

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

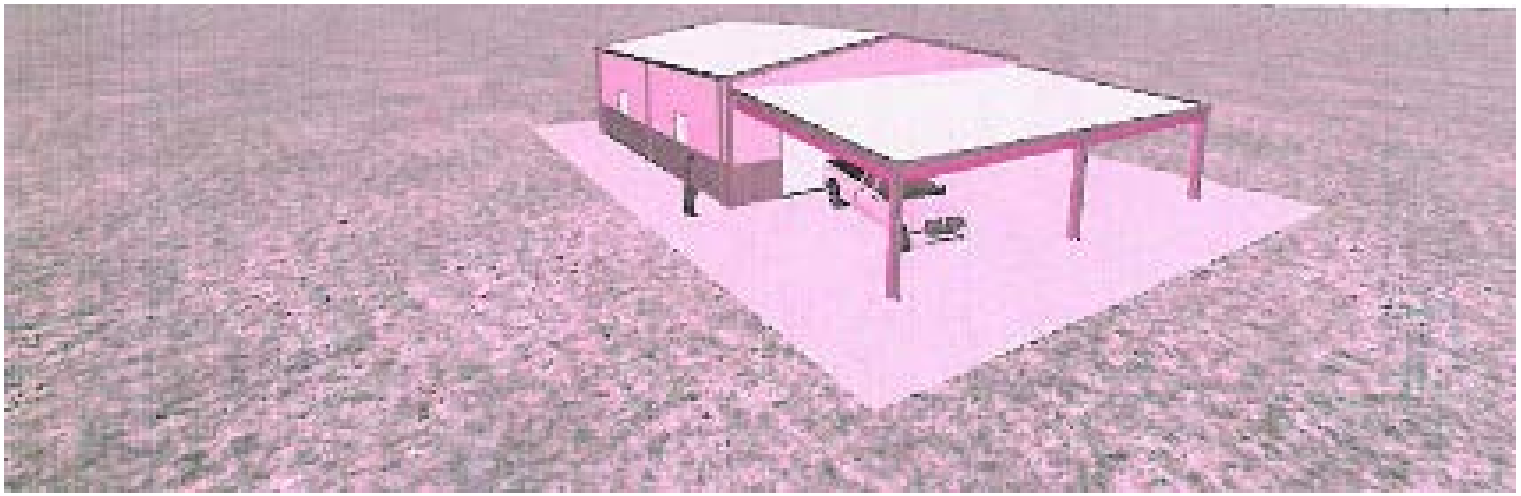
(1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory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

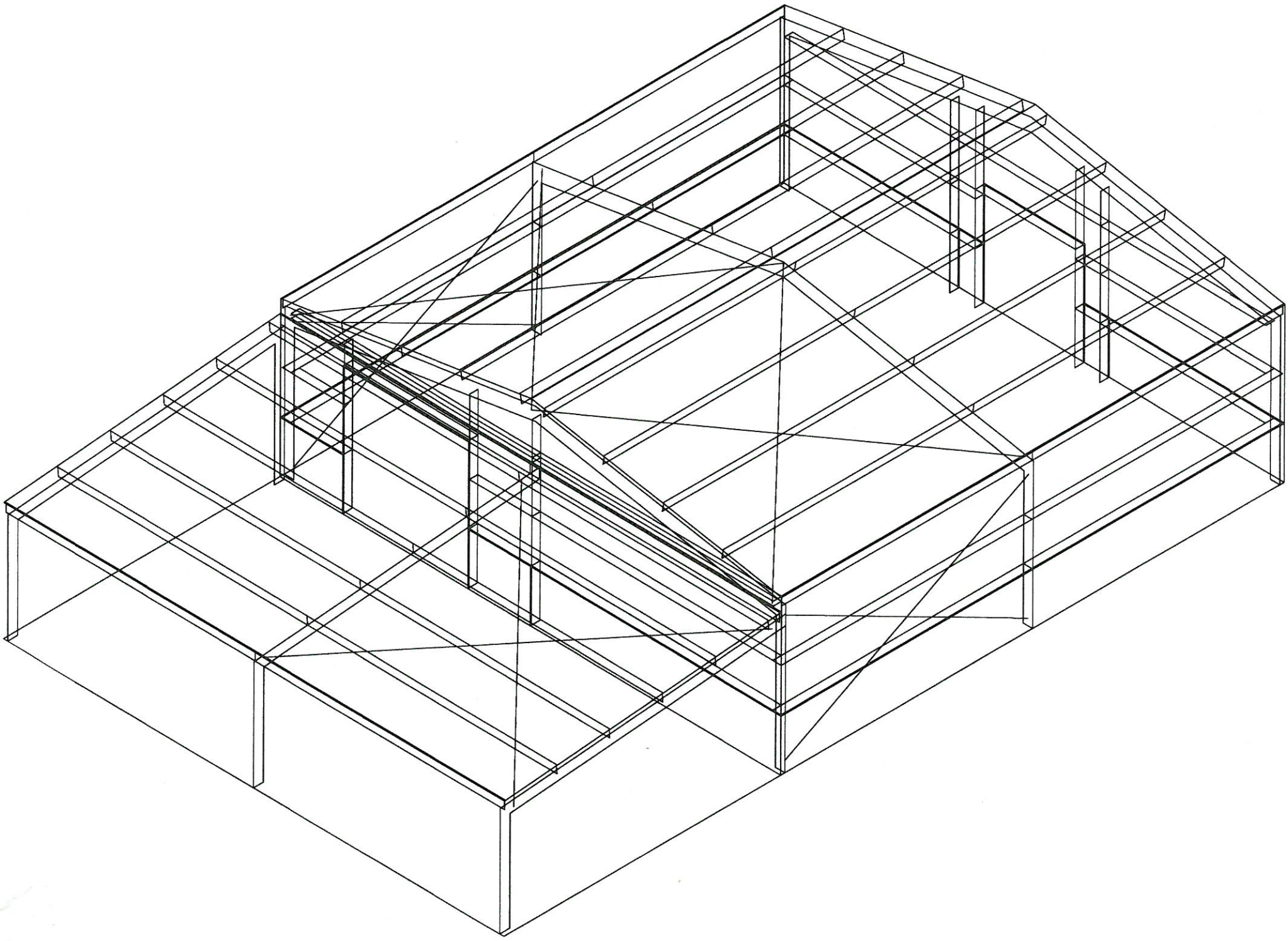


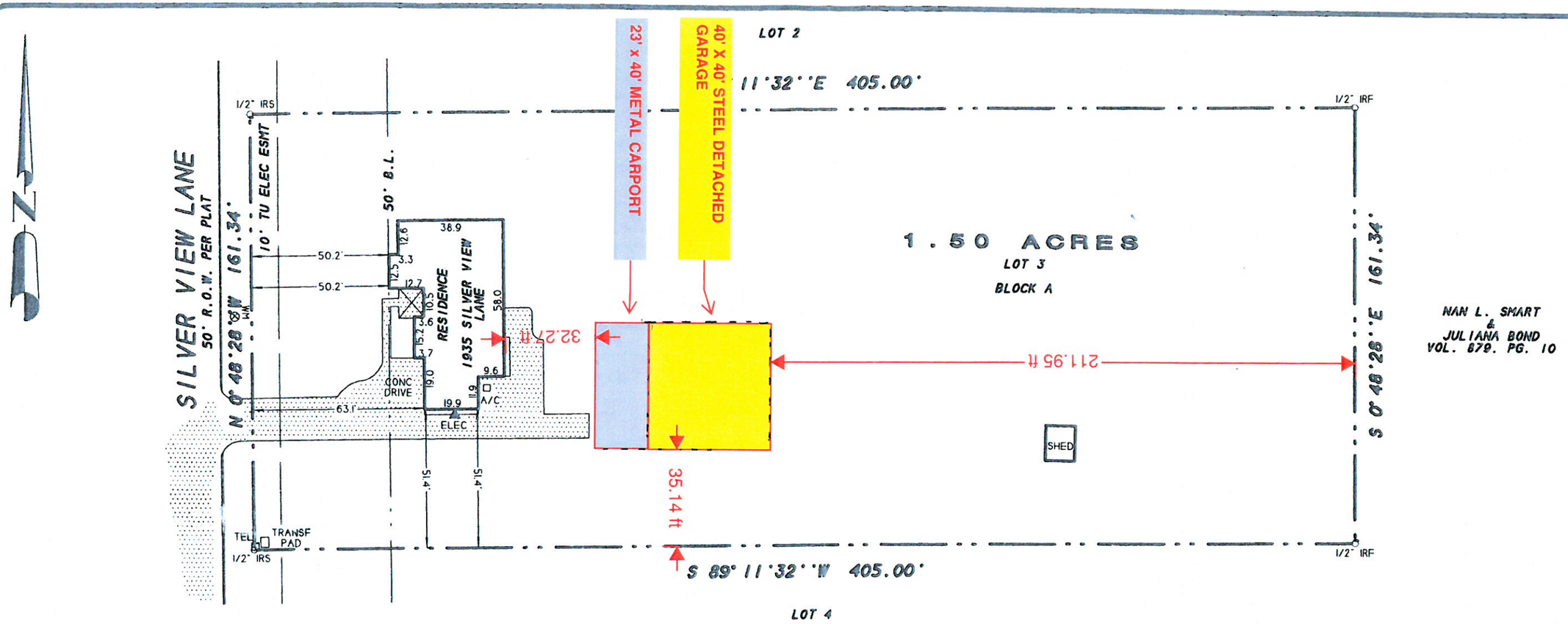
City of Rockwall

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

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DESCRIPTION

BEING LOT 3, BLOCK A, of STERLING FARMS ADDITION SUBDIVISION, an Addition in Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 395, of the Plat Records of Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480543 0045 B dated Sept. 17, 1980, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

4) The following easements do not lie on this lot: (i) V. 75, P. 583, (ii) V. 113, P. 35.

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for HERITAGE TITLE COMPANY, CENDANT MORTGAGE, and JAMES D. QUINTON, at 1935 Silver View Lane, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 22nd day of May, 2000.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SURVEY DATE MAY 22, 2000
SCALE 1" = 40' FILE # 20001101
CLIENT QUINTON GF # 14404

ROCKWALL SURVEYING COMPANY, INC.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS

ORDER NO. BOA 2019-7-V

WHEREAS, the Board of Adjustment held a public hearing on the 27th day of June, 2019, to consider the request by Darrell & Ashley Quinton for the approval of a variance from the Residential Single Family Estate Zoning 1.5, Subsection 7.04: Accessory structure development standards, to allow a detached garage with an attached carport that exceed the maximum size requirements on property known as Sterling Farms Addition, Lot 3, Block A, 1935 Silver View Lane.

WHEREAS, the applicant requested a variance from the said zoning which requires detached garage size to be a maximum size of 900 ft. to increase that amount to 1600 ft. and variance from said zoning which requires carports to be a maximum size of 500 ft. to increase that amount to 900 ft.

WHEREAS, after due consideration and discussion it appears that the granting of such variances would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to allow to increase the detached garage requirements from 900 ft. to 1600 ft. and increase the carport max size requirements from 500 ft. to 920 ft., at Sterling Farms Addition, Lot 3, Block A, 1935 Silver View Lane.

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 27th day of June, 2019,

ATTEST:

Secretary

APPROVED:

Chairman

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 9, 2019
APPLICANT:	Greg Wallis; Mershawn Architects
CASE NUMBER:	SP2019-022; *Site Plan for House of Worship*

SUMMARY

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1959 and is considered to be one of the original areas of the City of Rockwall. The subject property is zoned Single-Family 7 (SF-7) District and is currently occupied with a house of worship (*i.e. the Lakes Assembly of God*). The existing house of worship was constructed in 1985. In 1988, the City Council approved a Conditional Use Permit (CUP) [*Ordinance No. 88-50*] to allow an accessory building in conjunction with the house of worship. More recently the City Council approved a replat for the subject property on October 6, 2014 (*Case No. P2014-024*), which established Lot 1, Block A, Lakes Assembly Addition.

PURPOSE

The applicant is requesting approval of a site plan for the purpose of expanding an existing house of worship (*i.e. The Lakes Assembly of God*).

ADJACENT LAND USES AND ACCESS

The subject property is located at 901 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property there are several single-family homes followed by Heath Street, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this roadway are several single-family homes and a single-family residential subdivision (*i.e. Caruth Lakes Subdivision*). These areas are zoned Single-Family 7 (SF-7) and Planned Development District 5 (PD-4) for single-family and General Retail (GR) District land uses.

South: Directly south of the subject property is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this, there are several single-family homes, several vacant tracts of land, and an educational institution (*i.e. Dobbs Elementary School*). These areas are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is a vacant tract of land where a proposed single-family residential subdivision (*i.e. Solar Village Subdivision*) will be constructed. This is followed by

Caruth Lane, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property there are several single-family homes that area zoned Single-Family 7 (SF-7) District. Beyond this is Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this is a vacant tract of land and City facilities (*i.e. a pump station and a lift station*). These areas are zoned Single-Family 7 (SF-7) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the existing use, (*i.e. a house of worship*) is permitted with a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District; however, in this case, the house of worship was constructed prior to that requirement and is considered to be legally non-conforming. With the exception of the exception being requested the submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Single-Family 7 (SF-7) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*7,000 SF*	*X=270,522 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X~858-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=185-Feet: In Conformance*
Minimum Front Yard Setback	*20-Feet*	*X=20-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*
Minimum Side Yard Setback	*6-Feet*	*X=6-Feet; In Conformance*
Maximum Building Height	*32-Feet*	*X=14-Feet; In Conformance*
Max Building/Lot Coverage	*45%*	*X=0.05%; In Conformance*
Minimum Masonry Requirement	*90%*	*X=90%; In Conformance*
Minimum Number of Parking Spaces	*38 Spaces*	*X=82 Spaces; In Conformance*
Minimum Stone Requirement	*0%*	*0%: In Conformance*
Minimum Landscaping Percentage	*15%*	*X=75%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=25%; In Conformance*

TREESCAPE PLAN AND LANDSCAPE PLAN

This request does not require a treescape plan since there are no protected trees being removed; however, the applicant has agreed to update the landscaping on-site to conform to the City's current landscape requirements. This has been added to the conditions of approval for this case.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 3.09, *Single-Family 7 (SF-7) District*, of Section 3, *Residential District*s, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District is "…*the proper zoning classification for single-family developments with smaller lots*…" and "…*accommodates public land uses, denominational and private schools, houses of worship, and public/private parks*…" These elements are considered to be essential to creating the basic neighborhood unit, and developments in the Single-Family 7 (SF-7) District are typically in areas adjacent to low-intensity non-residential land uses that serve as a logical transition from higher to lower density residential districts. In this case, the existing development is a house of worship, which seems to conform to the intent of the Single-Family 7 (SF-7) District. Specifically, the house of worship is an element of the basic neighborhood unit and serves as a transition from the higher density residential

located to the south of the subject property lower density single-family residential located north of the subject property.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exception to the requirements of the Unified Development Code (UDC):

(1) Building Articulation.

(a) *Primary Building Facades*. According to Subsection 4.01.C, *Building Articulation*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), a primary building façade is any building façade that has a primary entryway or that has an adjacency to a public right of way, open space/green space, public/private park, or a residential zoning district. Primary facades have a maximum wall length of three (3) times the walls' height without a wall projection/architectural element. In this case, the expansion has three (3) primary facades. The north and east façades meet the articulation requirements; however, the south façade does not. Specifically, the south façade is 69'-2 ½" in length and 14-feet in height (*i.e. the wall cannot exceed 42-feet in length*). Since south façade exceeds the maximum length by 27'-2½", an exception to the building articulation standards is required. The Unified Development Code (UDC) gives the Planning and Zoning Commission the ability to approve exceptions -- *pending a recommendation from the Architectural Review Board (ARB)* -- to the building articulation requirements. When considering an exception, the Planning and Zoning Commission should determine if the proposed request is [*1*] in conformance with the spirit and intent of the articulation requirements and [*2*] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. Staff should note, the proposed expansion will generally look similar to the existing building with regard to design and materials and approval of this request does not appear to negatively impact the subject property or surrounding properties.

This exception is a discretionary decision for the Planning and Zoning Commission and requires approval by a simple majority. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan designates the subject property as being located within the *Downtown District*. The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Points of reference within the district are the Downtown Historic Courthouse/Downtown Square, City Hall, and the North Goliad Corridor/PD-50.The *Downtown District* contains the original area of Rockwall, is significantly developed, and contains some of the City's oldest structures. Land uses such as high-density residential, public, quasi-public, and commercial/retail are contained within the district. Quasi-public land use designation is used for land uses that are operated by a private, non-profit educational, religious, recreational, charitable, or medical institution having the purpose of primarily serving the general public. Example of primary land uses for the quasi-public land use designation include houses of worship, private schools, communities, or similar land uses. It is expected that development within the *Downtown District* will include infill development and adaptive reuse of existing structures. In order to preserve the districts' small-town character, new development in the district should be held to a higher scrutiny than other areas of the City. Based on the existing land use of the subject property (*i.e. a house of worship*), the quasi-public land use designation appears to be an appropriate designation. Given the fact that quasi-public land uses are contained within the *Downtown District* and the house of

worship is existing, it appears that the applicant's request is in conformance with the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 25, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the building elevations by a vote of 7-0.

CONDITIONS OF APPROVAL

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

(1) The developer shall plant a thick vegetative screening consisting of a combination of bushes, grasses, and/or mature trees adjacent to the north, east and west property lines;

(2) The applicant shall provide an updated landscape plan showing the proposed wrought-iron fence and a thick vegetative screen consisting of a combination of mature trees and shrubs; and,

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

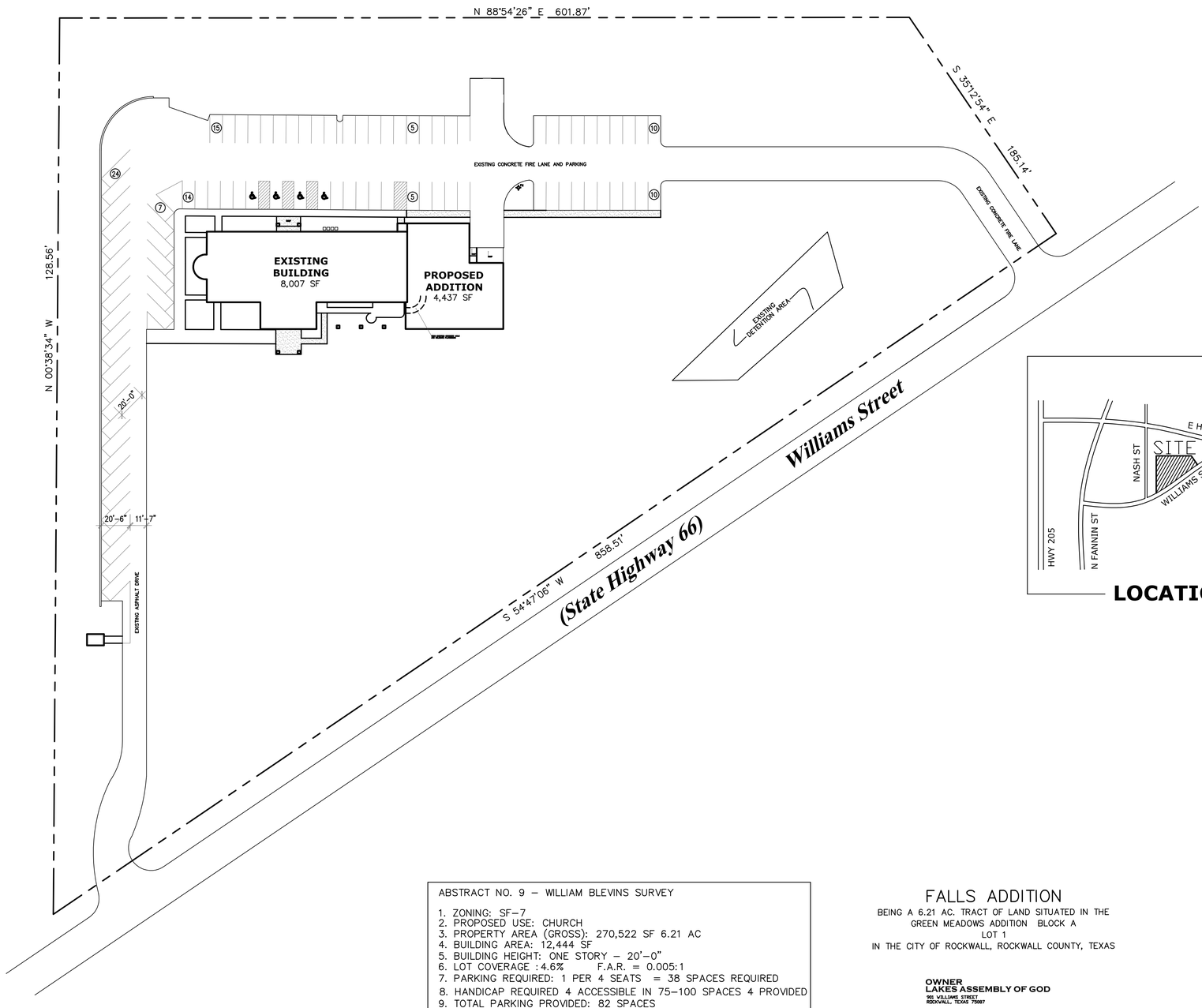


City of Rockwall

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



LOCATION PLAN

0 10 20 30 40 80
SCALE IN FEET

NORTH

ABSTRACT NO. 9 – WILLIAM BLEVINS SURVEY

1. ZONING: SF-7
2. PROPOSED USE: CHURCH
3. PROPERTY AREA (GROSS): 270,522 SF 6.21 AC
4. BUILDING AREA: 12,444 SF
5. BUILDING HEIGHT: ONE STORY – 20'-0"
6. LOT COVERAGE : 4.6% F.A.R. = 0.005:1
7. PARKING REQUIRED: 1 PER 4 SEATS = 38 SPACES REQUIRED
8. HANDICAP REQUIRED 4 ACCESSIBLE IN 75-100 SPACES 4 PROVIDED
9. TOTAL PARKING PROVIDED: 82 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 67,089 SF

FALLS ADDITION
BEING A 6.21 AC. TRACT OF LAND SITUATED IN THE
GREEN MEADOWS ADDITION BLOCK A
LOT 1
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
LAKES ASSEMBLY OF GOD
901 WILLIAMS STREET
ROCKWALL, TEXAS 75087

CASE #SP2019-000

PRICING & CONSTRUCTION
GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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MERSHAWN ARCHITECTS
MEDICAL COMMERCIAL CHURCHES
RESIDENTIAL RESTAURANTS INSTITUTIONAL
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11629 STATE OF TEXAS

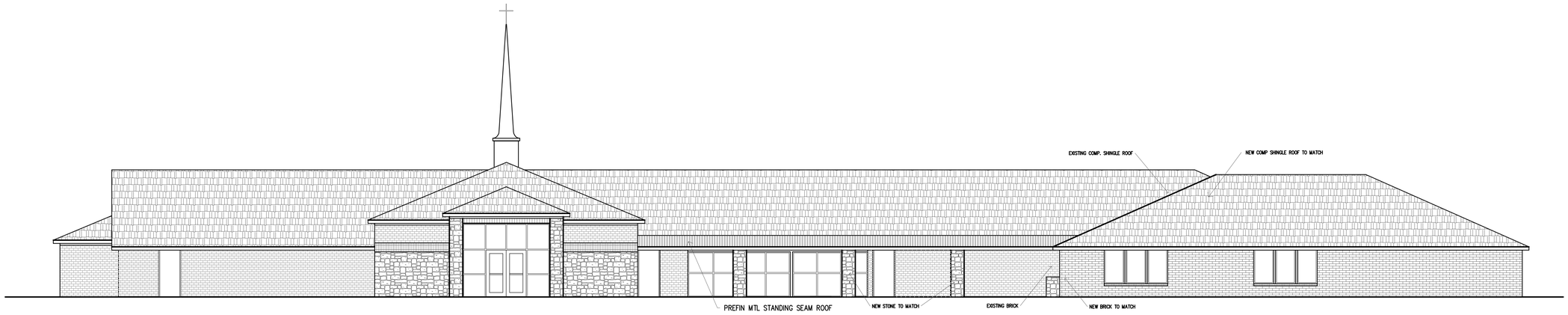
THE LAKES ASSEMBLY
ROCKWALL, TEXAS

PROPOSED SITE PLAN

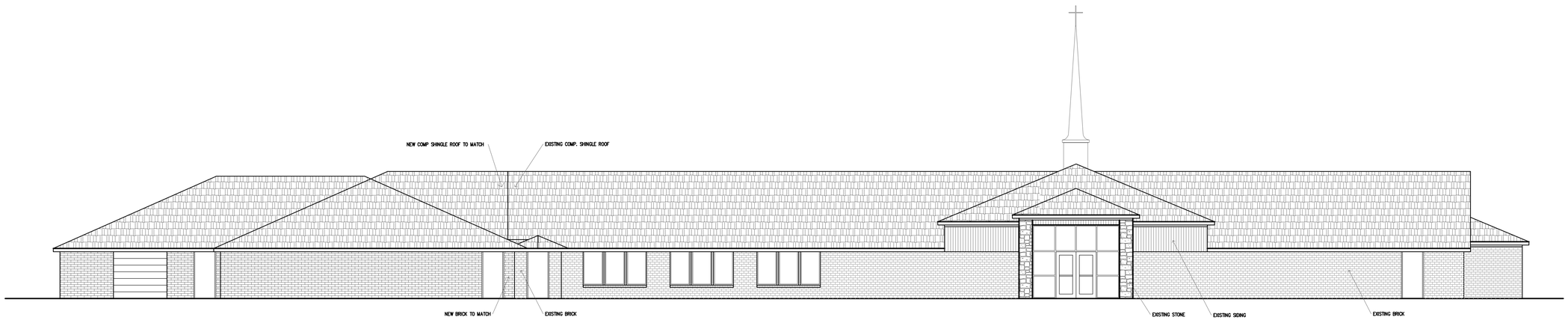
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Date:	
Project No.:	180901
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF

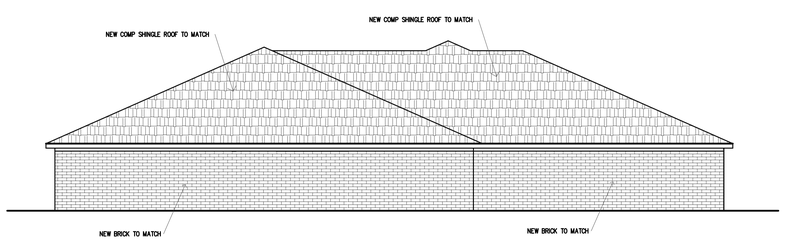
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

PRICING & CONSTRUCTION GENERAL NOTES:

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4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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CHURCHES
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ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

ROCKWALL, TEXAS
LAKES ASSEMBLY

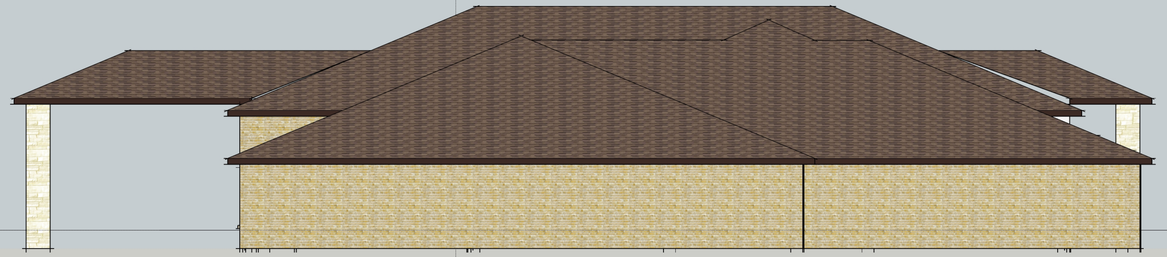
EXTERIOR ELEVATION

Scale:	1/8" = 1'-0"
Date:	9/17/2018
Project No.:	180901
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A3 OF



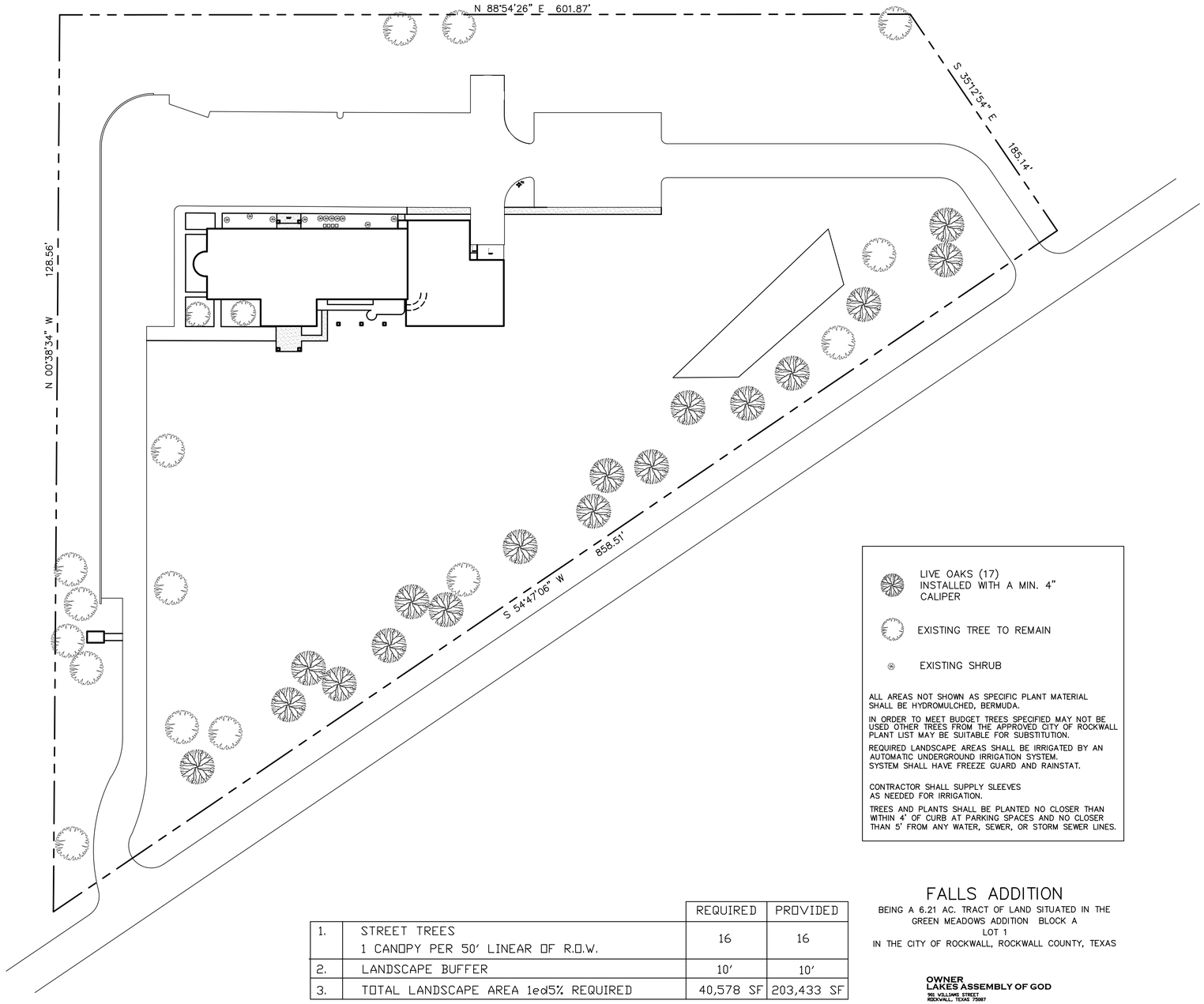








CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	16	16
2.	LANDSCAPE BUFFER	10'	10'
3.	TOTAL LANDSCAPE AREA 1ed5% REQUIRED	40,578 SF	203,433 SF

LIVE OAKS (17)
INSTALLED WITH A MIN. 4" CALIPER

EXISTING TREE TO REMAIN

EXISTING SHRUB

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

0 10 20 30 40 80
SCALE IN FEET

NORTH

FALLS ADDITION

BEING A 6.21 AC. TRACT OF LAND SITUATED IN THE GREEN MEADOWS ADDITION BLOCK A LOT 1 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
LAKES ASSEMBLY OF GOD
901 WILLIAMS STREET
ROCKWALL, TEXAS 75087

CASE #SP2019-000

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11628 STATE OF TEXAS

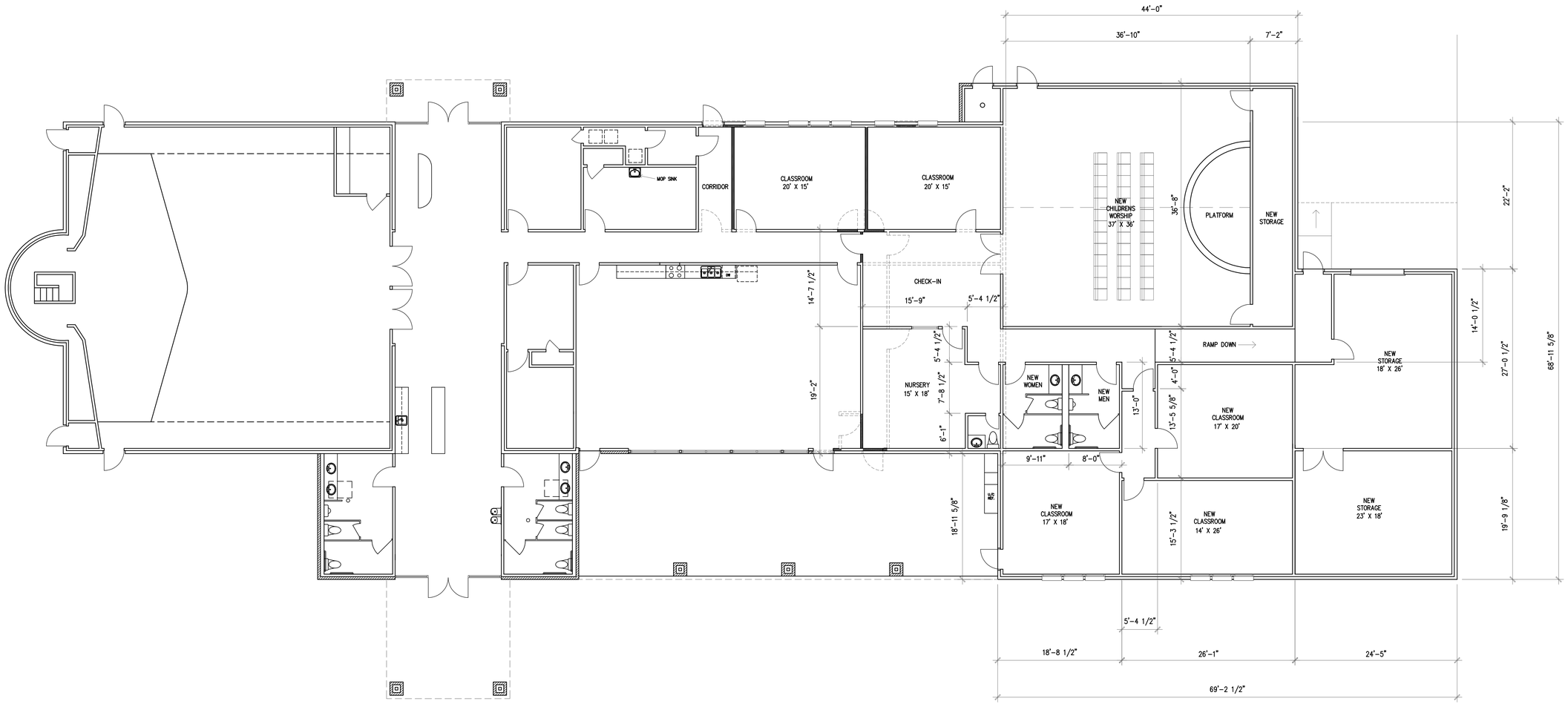
THE LAKES ASSEMBLY
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 40'-0"
Date:	
Project No.:	180901
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET L1 OF 1

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



NOTE:
THE CHURCH WILL STILL BE OPEN FOR USE, ALL SUBCONTRACTORS ARE REQUIRED TO CLEAN UP ALL DEBRIS AT THE END OF EACH WORK DAY. IF GENERAL CLEAN UP IS DONE BY THE G.C. BACK CHARGES SHALL APPLY.

NORTH

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
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MEDICAL COMMERCIAL
CHURCHES
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

ROCKWALL, TEXAS
LAKES ASSEMBLY

FLOOR PLAN

Scale:	1/8" = 1'-0"
Date:	9/17/2018
Project No.:	180901
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A2 OF

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	07/09/2019
APPLICANT:	Jake Fears, P.E.; *Weir & Associates, Inc.*
CASE NUMBER:	SP2019-023; *Site Plan for Retail Buildings within PD-65*

SUMMARY

Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property is a 2.542-acre vacant tract of land located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*]. The property was annexed on February 3, 1961 by *Ordinance No. 61-02.* According to the City's historic zoning maps, the subject property was zoned Single-Family 10 (SF-10) District on May 16, 1983. On January 3, 2006, the subject property was rezoned to Planned Development District 65 (PD-65) for General Retail (GR) District land uses by *Ordinance No. 06-02*. The subject property continues to be zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses.

PURPOSE

On June 13, 2019, the applicant -- *Jake Fears, P.E. of Weir & Associates, Inc.* -- submitted an application requesting approval of a site plan for the purpose of constructing a ~11,000 SF single story multi-tenant retail building on the subject property. The site is subject to the requirements and land uses stipulated for the General Retail (GR) District and as stated in Planned Development District 65 (PD-65), the North SH-205 Overlay (N SH-205 OV) District, and the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is generally located north of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*], on the west side of N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the Children's Lighthouse Daycare, which is located on a 3.543-acre parcel of land zoned Planned Development District 65 (PD-65) and Agricultural (AG) District. Continuing north from this property are additional single-family residential homes zoned Single-Family Estate 1.5 (SFE-1.5) District, Single-Family 16 (SF-16) District, and Agricultural (AG) District.

South: Directly south of the subject property is Pecan Valley Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. South of this roadway is Walgreens Pharmacy, which is situated on a 1.9894-acre parcel of land zoned Planned Development

District 65 (PD-65) for General Retail (GR) District land uses. Beyond this is North Lakeshore Drive, which is identified as a M4D (*major collector*, *four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is CVS Pharmacy, which is situated on a 2.519-acre parcel of land zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses. East of the pharmacy is a 62.484-acre vacant tract of land, which is zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses.

West: Directly west of the subject property is W. Quail Run Road, followed by an 11.723-acre vacant tract of land zoned Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) Districtand General Retail (GR) District land uses. In addition, there are five (5) single-family homes zoned Single-Family 10 (SF-10) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. a retail facility*) is allowed *by-right* in a General Retail (GR) District. Excluding the variances being requested, the submitted site plan, landscape plan, and building elevations, generally conform to the technical requirements contained within Planned Development District 65 (PD-65), the North SH-205 Overlay (N. SH-205 OV) District, and the Unified Development Code (UDC). The proposed multi-tenant retail facility will be constructed utilizing cultured stone, stucco, store front glass, canopies, and will incorporate a flat roof design. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*x=67,502 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*x>364-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>177-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>50-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x=10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x>10-Feet; In Conformance*
Maximum Building Height	*60-Feet*	*<25-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*37%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; Conformance*
Minimum Number of Parking Spaces	*56 Spaces*	*57 Spaces: In Conformance*
Minimum Stone Requirement	*20%*	*x>20%; Exception Requested for Cultured Stone*
Minimum Landscaping Percentage	*15%*	*x=47%; In Conformance*
Maximum Impervious Coverage	*85-95%*	*53%; In Conformance*

TREESCAPE AND LANDSCAPE PLAN

According to the Tree Preservation Plan provided by the applicant, a total of 1,159-inches of trees will be removed from the site and 551-inches of trees will be preserved on the site. This grants the applicant a tree preservation credit of 48-inches and reduces the overall mitigation balance to 1,111-inches. In addition, the landscape plan shows that the applicant will be planting a total of 94-inches of trees, which will further reduce the mitigation balance to 1,017-inches. The applicant has indicated that they will work with the Parks and Recreation Department to satisfy the mitigation balance, or request an *Alternative Tree Mitigation Plan* at a later date. Staff has included a condition of approval requiring that the tree mitigation balance be satisfied prior to the filing of a final plat.

According to Section 4, *Tree Removal Permit*, of Article IX, *Tree Preservation*, of the Unified Development Code, "(f)eature trees may not be removed without the approval of the Planning and Zoning Commission." A feature tree is defined as any tree that is greater than 25-inches. In this case, the applicant is requesting that the Planning and Zoning Commission allow the removal of five (5) feature trees. Staff has reviewed the location of each feature trees to see if preservation would be an option for the Planning and Zoning Commission to consider; however, it appears that each of the feature trees would need to be removed to accommodate the applicant's proposed development. As a compensatory measure the applicant will be meeting the two (2) to one (1) mitigation ratio required by the UDC.

CONFORMANCE WITH THE CITY'S CODES

Subsection 4.04, *General Retail (GR) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the General Retail (GR) District is a district intended to provide limited retail and service uses for nearby residential neighborhoods and not intended to be a major commercial/retail district. General Retail (GR) Districts should try to avoid intensive commercial land uses that carry large volumes of retails traffic and should be adequately buffered from residential land uses. General Retail (GR) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. Since the General Retail (GR) District is located close to residential areas, the development standards are more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. In this case, the applicant's proposal is adjacent to N. Goliad Street [*SH-205*] -- *a principle arterial identified as a TXDOT 4D on the City's Master Thoroughfare Plan* -- and West Quail Run Road. The multi-tenant retail land use is not typically considered an intensive commercial land use, nor is it a high-volume water/wastewater user. With regard to the land use, a retail facility is permitted *by-right* in a General Retail (GR) District.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of Section 6.02, *General Overlay District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC):

(1) *Material and Masonry Composition.* According to the *General Overlay District Standards*, "(a) minimum of 20% natural or quarried stone is required on all building facades." In this case the applicant is proposing to utilize a cultured or simulated stone product (*i.e. Coronado Stone*). The UDC does allow the Planning and Zoning Commission to, "…grant the use of high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building." In determining if the cultured stone is suitable for the proposed building the Planning and Zoning Commission is asked to consider a recommendation from the Architectural Review Board (ARB) and the shape, texture, size, quality and warranty of the product being proposed. *A ¾-majority vote is required for the approval of any variance to the General Overlay District Standards.*

(2) *Four (4) Sided Architecture.* Buildings are to be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In this case, the applicant's proposed building does not incorporate details and features found on the primary façade such as canopies, storefront glass, and detailed accents associated with the wall sconces. A variance to this standard requires approval by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). *A ¾-majority vote is required for the approval of any variance to the General Overlay District Standards.*

These variances are discretionary decisions for the Planning and Zoning Commission and require approval pending a recommendation from the Architectural Review Board (ARB). In the event that the

variances are denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the ***North Lakeshore District***. According to the district, this is an established district that is has been developed with medium density and suburban residential homes. It is not anticipated that there will be changes to the district's development patterns. The district strategies for the ***North Lakeshore District*** state that, "(n)on-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures." Additionally, commercial development within this district is intended to support the surrounding residential subdivisions. In this case, the applicant is proposing a multi-tenant retail facility on the subject property that appear to blend with the established architecture along N. Goliad Street [*SH-205*], and that will act as a convenience center for the adjacent residential developments.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 25, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations. With the number of variances to the North SH-205 Overlay (N. SH-205 OV) District and exceptions to the Unified Development Code (UDC) being requested -- *as outlined in staff's report* -- the ARB recommended that the applicant meet all of the standards as prescribed in the N. SH-205 Overlay (N. SH-205 OV) District and the UDC. The ARB will review the revision at the ***July 9, 2019*** meeting and forward a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

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

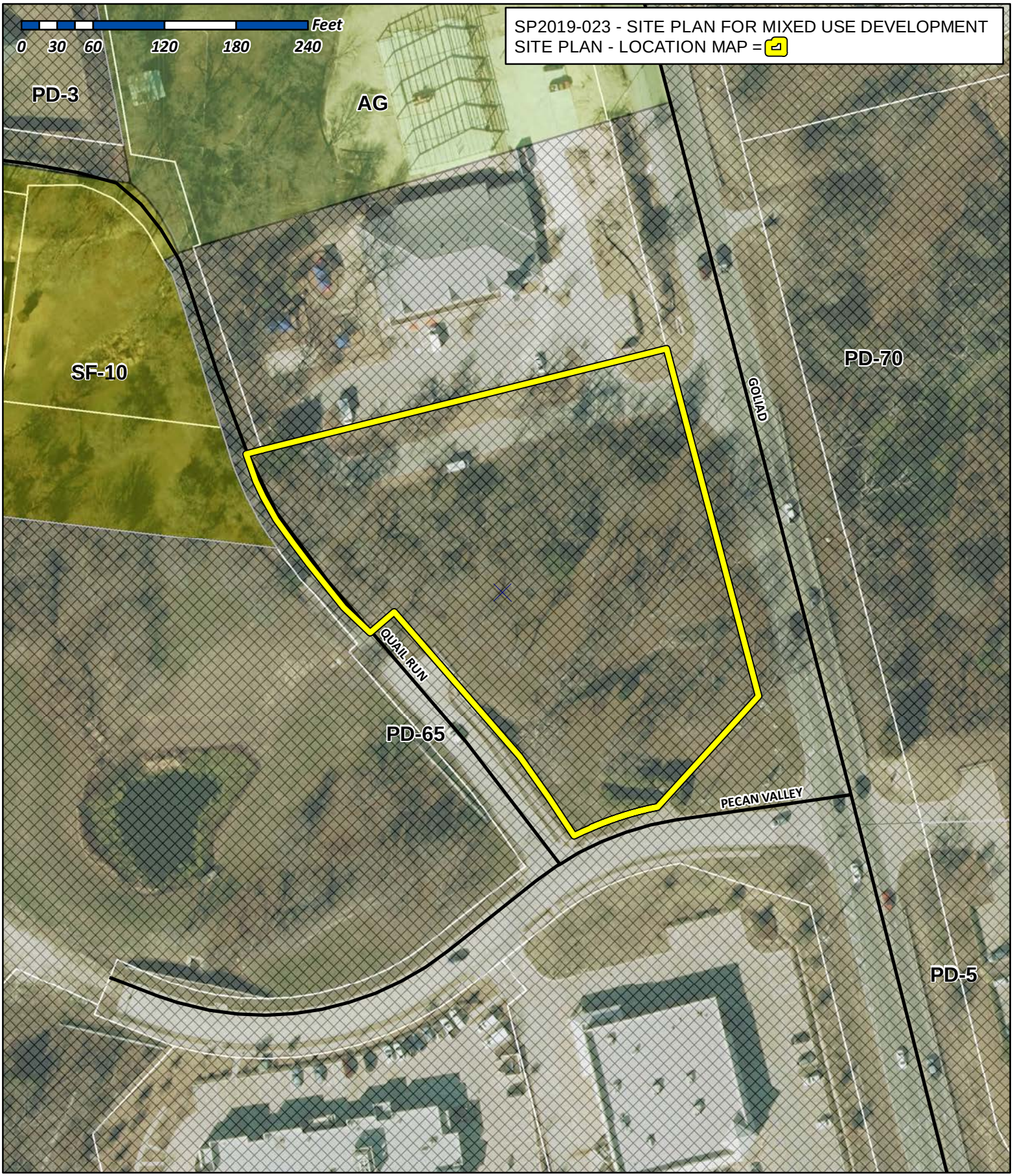
(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

(2) All Roof Top Units (RTU's) or HVAC equipment will be screened so that units are not visible from N. Goliad Street, Pecan Valley Drive, and W. Quail Run Road;

(3) The site directly adjacent to the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*] (*i.e. the location of the proposed restaurant, less than 2,000 SF*) will require the approval of a Specific Use Permit (SUP) and site plan;

(4) The applicant shall be required to satisfy the outstanding tree mitigation balance prior to the filing of the final plat; and,

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



City of Rockwall

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

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

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

LEGEND

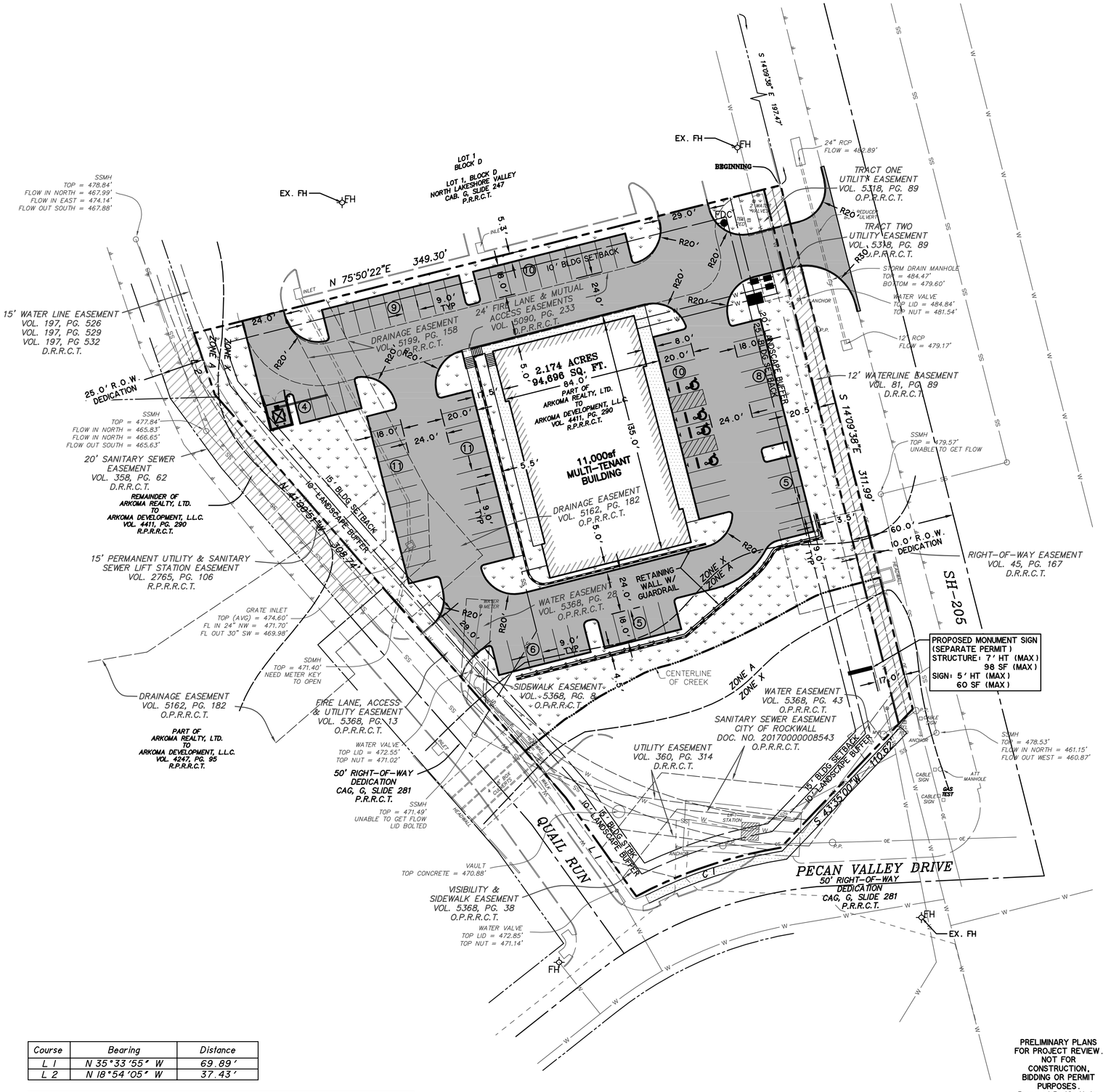
- PARKING COUNT
- LANDSCAPE AREA (RE: LANDSCAPE PLAN)
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- RIGHT-OF-WAY DEDICATION

GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB RADIUS ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
3. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
4. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

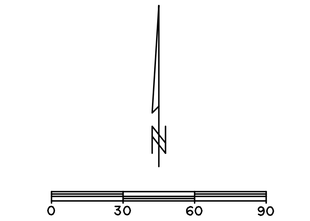
FEMA NOTE

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'A' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A', AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.



Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W



VICINITY MAP

1" = 2,000'

SITE DATA CHART

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	MIXED-USE (COMMERCIAL)
LOT AREA	2.174± AC (94,696 SF) NORTH (ARTIFICIAL): 1.682± AC (73,271 SF) SOUTH (ARTIFICIAL): 0.492± AC (21,425 SF)
BUILDING AREA	RETAIL: 8,000 SF RESTAURANT: 3,000 SF TOTAL: 11,000 SF
BUILDING HEIGHT	25'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 15' QUAIL RUN RD: 15' INTERNAL: 10'
PARKING REQ'D	8,000 SF RETAIL: 1/250 SF = 32 3,000 SF RESTAURANT: 1/100 = 30 TOTAL = 62
ACCESSIBLE PARKING PROVIDED	4
TOTAL PARKING PROVIDED	79
BUILDING/LOT COVERAGE	15.0%
LANDSCAPE AREA	22,807 SF
LANDSCAPE COVERAGE	31.1%

SITE PLAN
MIXED-USE DEVELOPMENT
3005 N. GOLIAD ST
ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

July 1, 2019

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE Texas Registration No. 99376 On Date Shown Below.

DEVELOPER
GRAND CENTRAL CROSSING, LLC
CONTACT: CHAD DUBOSE
8350 N CENTRAL EXPWY, STE 1300
DALLAS, TEXAS 75206
PHONE: (214) 891-3215
FAX: (214) 891-3203
CHAD@JTEVANS.COM

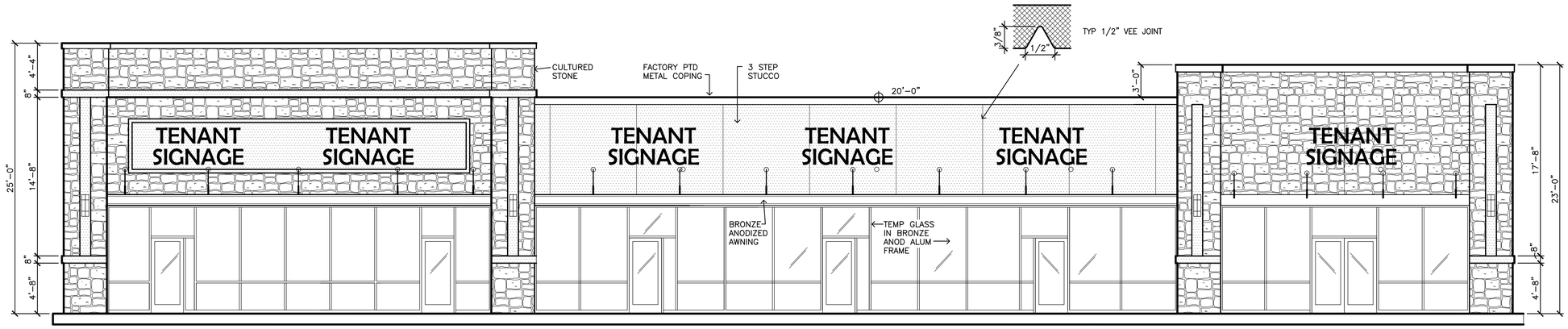
ENGINEER
WIER & ASSOCIATES
CONTACT: JAKE FEARS, P.E.
2201 E. LAMAR BLVD., SUITE #200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
FAX: (817) 467-7713
JAKEF@WIERASSOCIATES.COM

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

CASE No.: SP2019-023

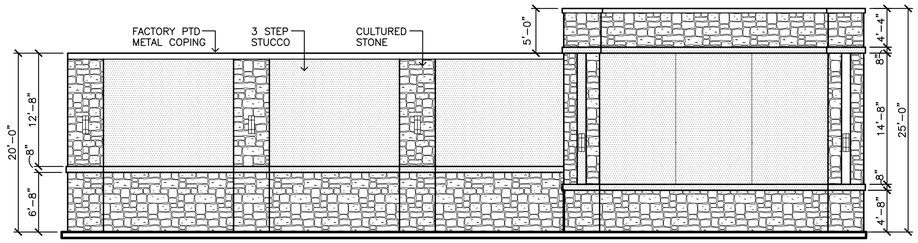
DATE: 7/1/2019
W.A. No. 19022

PRINTED: 7/1/2019 STB FILE: WIER-PAVING.STB LAST SAVED: 7/1/2019 3:17 PM SAVED BY: CASEYO FILE: S101 SITE PLAN.DWG



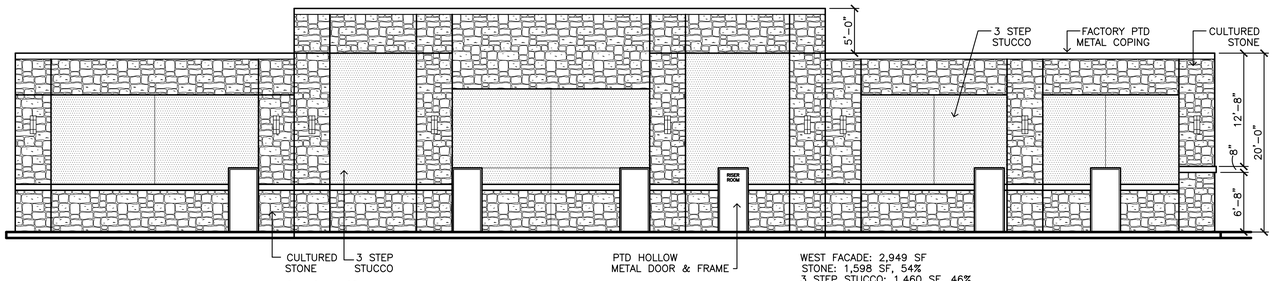
1 **east elevation**
scale: 3/16" = 1'-0"

EAST FACADE: 1,503 SF (NO WINDOWS & DOORS)
STONE: 859 SF, 57%
3 STEP STUCCO: 644 SF, 43%



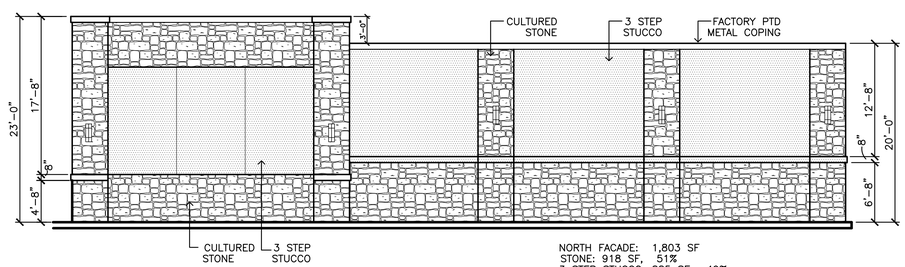
SOUTH FACADE: 1,930 SF
STONE: 1,034 SF, 53%
3 STEP STUCCO: 896 SF, 47%

2 **south elevation**
scale: /8" = 1'-0"



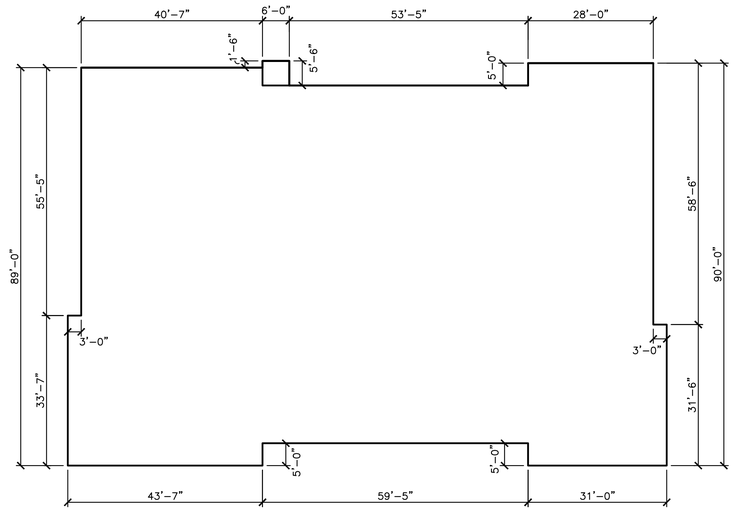
WEST FACADE: 2,949 SF
STONE: 1,598 SF, 54%
3 STEP STUCCO: 1,460 SF, 46%

3 **west elevation**
scale: 1/8" = 1'-0"



NORTH FACADE: 1,803 SF
STONE: 918 SF, 51%
3 STEP STUCCO: 885 SF, 49%

4 **north elevation**
scale: 1/8" = 1'-0"



5 **articulation floor plan**
scale: 3/32" = 1'-0"

EXTERIOR MATERIAL SELECTIONS

CORANADO CULTURED STONE: COUNTRY RUBBLE CHALK W/ WHITE MORTAR

STUCCO: SW "VIRTUAL TAUPE" 7039

STOREFRONT AND AWNINGS: BRONZE ANODIZED ALUMINUM

MKA
MATTHEW KING ARCHITECT
Architecture • Design • Planning
Phone: 469-742-0678
mattking@mkingarchitect.com
www.mkingarchitect.com

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PERMITTING OR CONSTRUCTION.
FOR INTERIM REVIEW ONLY.
MATTHEW P. KING
ARCHITECT
TX REGISTRATION
NO. 17957

July 1, 2019

Owner:

DA ENNIS 45 PARTNERS LP
14114 Dallas Parkway #670
Dallas, Texas 75254

Project:

Shell Building
Ridge Road
Rockwall, Texas

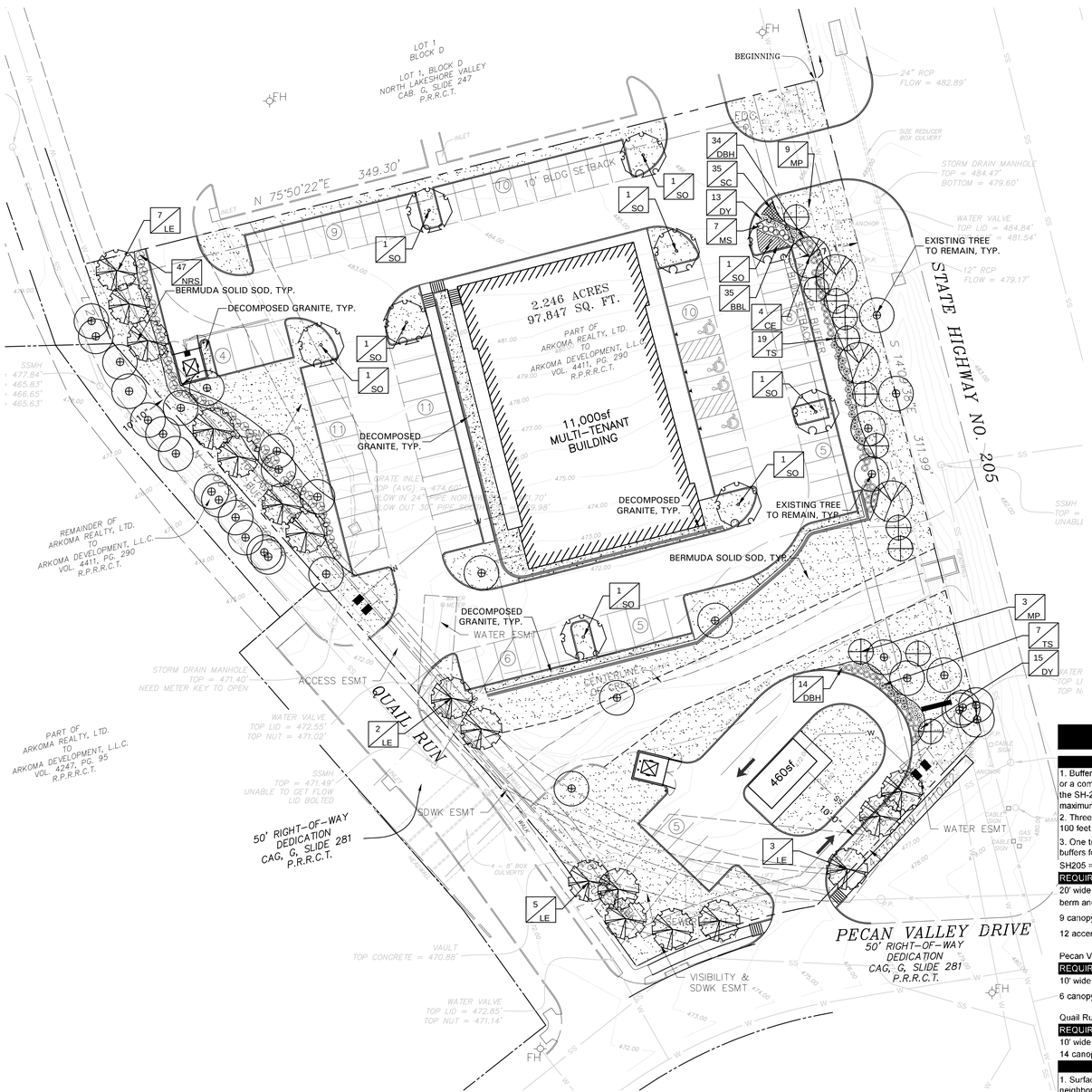
Scale: as noted

Issue For:

Site plan submittal 6-6-19
Site plan REVISIONS 7-1-19

Sheet Number:

A1
Exterior Elev's



LANDSCAPE TABULATIONS
ROCKWALL, TEXAS - SH205 Overlay

I-30 OVERLAY REQUIREMENTS

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".
2. Three canopy trees (4" cal.) along with four accent trees are required per 100 feet of the SH-205 r.o.w.
3. One tree shall be provided (3" cal.) for every 50 l.f. within the landscape buffers for Pecan Valley and Quail Run.

SH205 = 312 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
9 canopy trees, 4" cal.	4 canopy trees, 4" cal.; 5 existing trees
12 accent trees, 4' ht.	12 accent trees, 4' ht.

Pecan Valley = 192 l.f.

REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
6 canopy trees, 3" cal.	2 exisitng trees, 5 canopy trees, 3" cal.

Quail Run = 413 l.f.

REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
14 canopy trees, 3" cal.	2 existing trees, 12 canopy trees, 3" cal.

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (84 parking spaces)

REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	9 canopy trees, 4" cal.; 1 existing 20" Elm

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	14' ht., 4' spread, matching
17	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	3" cal.	12' ht., 4' spread
9	SO	Shumard Oak	*Quercus shumardii*	3" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
12	MP	Mexican Plum	*Prunus mexicana*	30 gal.	8' ht., 4' spread min.
		SHRUBS			
48	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
28	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
7	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
47	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
26	TS	Texas Sage 'Thundercloud'	*Leucophyllum frutescens 'Thundercloud'*	5 gal.	full, 24" sprd, 30" o.c.
		GROUNDCOVER/VINES/GRASS			
35	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
35	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE PLAN
MIXED-USE DEVELOPMENT
3005 N. GOLIAD ST
&
150 PECAN VALLEY DR
ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

June 30, 2019

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6-29-19

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

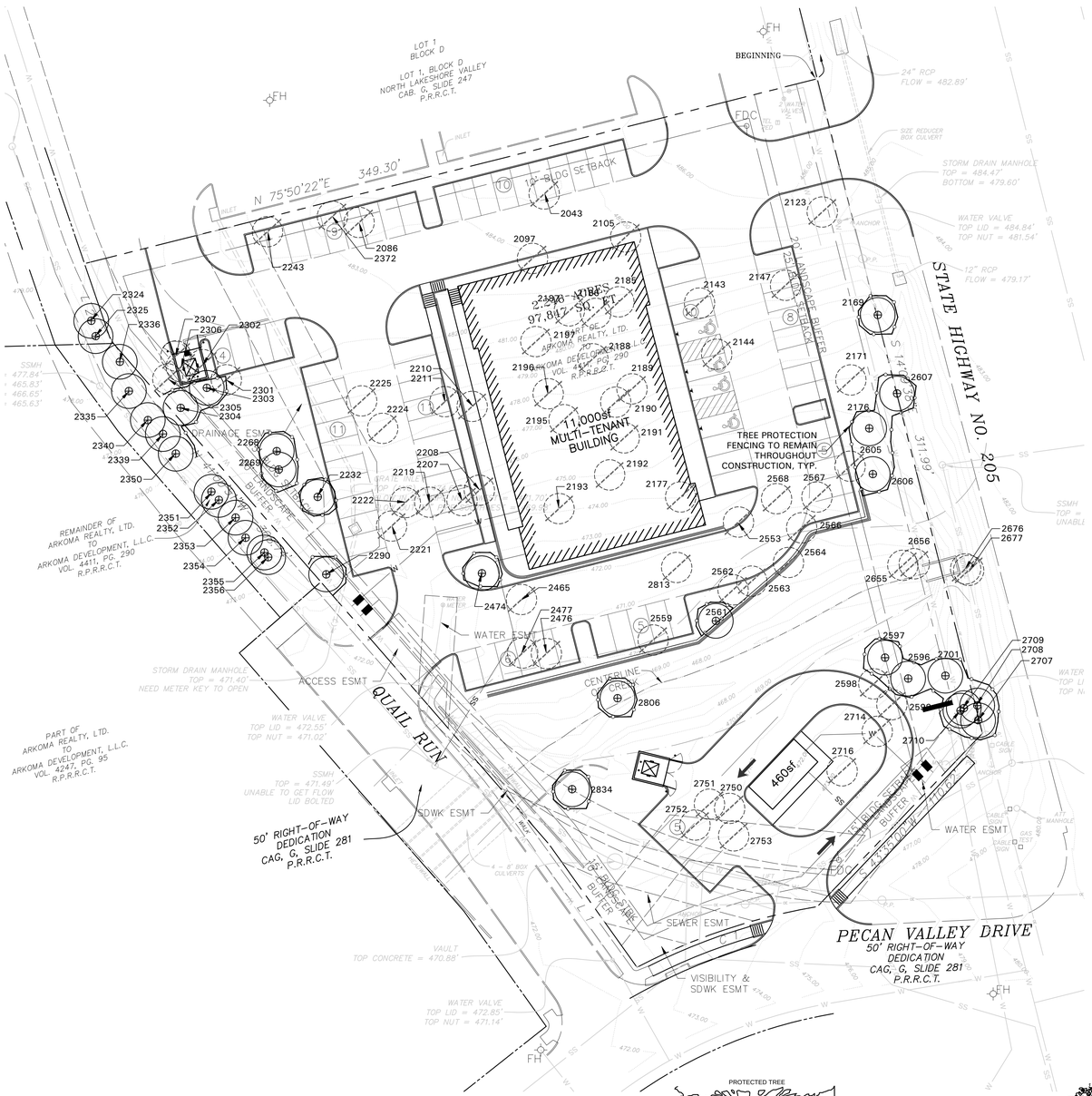
CASE No.: SP2019-023
DATE: 6/30/2019
W.A. No. 19022

OWNER/DEVELOPER
GRAND CENTRAL CROSSING, LLC
CONTACT: CHAD DUBOSE
8350 N CENTRAL EXPWY, STE 1300
DALLAS, TEXAS 75206
PHONE: (214) 891-3215
FAX: (214) 891-3203 CHAD@JTEVANS.COM

ENGINEER
WIER & ASSOCIATES
CONTACT: JAKE FEARS, P.E.
2201 E. LAMAR BLVD., SUITE #200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
FAX: (817) 467-7713
JAKEF@WIERASSOCIATES.COM

BAR IS ONE INCH ON ORIGINAL FULL SIZE PRINT
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BAR IS ONE INCH ON ORIGINAL FULL SIZE PRINT



EXISTING TREE						
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	MITIGATION REQ.	MITIGATION CREDIT	NOTES
2043	32	Pecan	To Be Removed	2 to 1		
2086	20	Elm	To Be Removed	1 to 1		
2097	18	Elm	To Be Removed	1 to 1		
2105	16	Elm	To Be Removed	1 to 1		
2123	16	Hackberry	To Be Removed	50%		
2143	18	Elm	To Be Removed	1 to 1		
2144	20	Elm	To Be Removed	1 to 1		
2147	24	Cedar	To Be Removed	50%		
2169	14	Elm	To Be Removed	1 to 1		
2171	28	Bois D'Arc	To Be Removed	0%		
2176	24	Pecan	To Remain			
2177	30	Walnut	To Be Removed	2 to 1		
2185	20	Elm	To Be Removed	1 to 1		
2188	16	Elm	To Be Removed	1 to 1		
2187	18	Elm	To Be Removed	1 to 1		
2188	16	Elm	To Be Removed	1 to 1		
2189	16	Elm	To Be Removed	1 to 1		
2190	12	Elm	To Be Removed	1 to 1		
2191	16	Elm	To Be Removed	1 to 1		
2192	24	Cedar	To Be Removed	50%		
2193	16	Elm	To Be Removed	1 to 1		
2195	18	Elm	To Be Removed	1 to 1		
2196	12	Elm	To Be Removed	1 to 1		
2197	18	Elm	To Be Removed	1 to 1		
2207	12	Elm	To Be Removed	1 to 1		
2208	14	Elm	To Be Removed	1 to 1		
2210	16	Elm	To Be Removed	1 to 1		
2211	18	Elm	To Be Removed	1 to 1		
2219	16	Elm	To Be Removed	1 to 1		
2221	16	Elm	To Be Removed	1 to 1		
2222	12	Elm	To Be Removed	1 to 1		
2224	17	Elm	To Be Removed	1 to 1		
2225	17	Elm	To Be Removed	1 to 1		
2232	14	Elm	To Remain			
2243	4	Elm	To Be Removed	1 to 1		
2268	12	Elm	To Remain			
2269	18	Elm	To Remain			
2290	20	Elm	To Remain			
2301	16	Elm	To Be Removed	1 to 1		
2301	16	Elm	To Be Removed	1 to 1		
2303	18	Elm	To Remain			
2304	16	Elm	To Remain			
2305	12	Elm	To Be Removed	1 to 1		
2306	12	Elm	To Be Removed	1 to 1		
2307	12	Elm	To Be Removed	1 to 1		
2324	8	Elm	To Remain			Not on Property
2325	6	Elm	To Remain			Not on Property
2335	13	Elm	To Remain			Not on Property: Multi-trunk
2336	6	Elm	To Remain			Not on Property
2339	6	Elm	To Remain			Not on Property: Bent
2340	12	Elm	To Remain			Not on Property
2350	12	Elm	To Remain			Not on Property
2351	10	Elm	To Remain			Not on Property
2352	10	Elm	To Remain			Not on Property
2353	5	Elm	To Remain			Not on Property
2354	9	Elm	To Remain			Not on Property
2355	14	Elm	To Remain			Not on Property
2356	6	Elm	To Remain			Not on Property
2372	8	Bean Tree	To Be Removed	0%		
2465	14	Elm	To Be Removed	1 to 1		
2474	20	Elm	To Remain			
2476	22	Pecan	To Be Removed	1 to 1		
2477	18	Pecan	To Be Removed	1 to 1		
2553	32	Walnut	To Be Removed	2 to 1		Multi-trunk
2559	22	Pecan	To Be Removed	1 to 1		
2561	22	Pecan	To Remain			
2562	16	Pecan	To Be Removed	1 to 1		
2563	24	Pecan	To Be Removed	1 to 1		
2564	32	Pecan	To Be Removed	2 to 1		
2566	18	Pecan	To Be Removed	1 to 1		
2567	22	Pecan	To Be Removed	1 to 1		
2568	22	Walnut	To Be Removed	1 to 1		
2596	8	Pecan	To Remain			
2597	24	Pecan	To Remain			
2598	29	Pecan	To Be Removed	2 to 1		
2599	24	Pecan	To Be Removed	1 to 1		
2605	15	Walnut	To Be Removed	1 to 1		
2606	24	Pecan	To Remain			
2607	40	Bois D'Arc	To Remain			
2655	6	Chinaberry	To Be Removed	0%		Multi-trunk
2656	9	Chinaberry	To Be Removed	0%		
2676	5	Chinaberry	To Be Removed	0%		Multi-trunk
2677	15	Pecan	To Be Removed	1 to 1		
2701	19	Pecan	To Remain			
2707	24	Pecan	To Remain			
2708	16	Pecan	To Remain			
2709	24	Pecan	To Remain			
2710	7	Pecan	To Remain			
2714	17	Pecan	To Be Removed	1 to 1		
2716	27	Bois D'Arc	To Be Removed	0%		Multi-trunk
2750	12	Elm	To Be Removed	1 to 1		
2751	16	Elm	To Be Removed	1 to 1		
2752	16	Elm	To Be Removed	1 to 1		
2753	16	Elm	To Be Removed	1 to 1		
2806	40	Elm	To Be Removed	2 to 1		Multi-trunk
2813	16	Walnut	To Be Removed	1 to 1		
2834	48	Elm	To Remain		48	

TOTAL INCHES ON SITE	1674
TOTAL INCHES TO BE REMOVED	1159
TOTAL TO BE MITIGATED	1238-48 Credit = 1190 mitigation inches

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED, WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREES DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"X4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

TREE PRESERVATION LEGEND

TREE TO BE REMOVED

TREE TO REMAIN

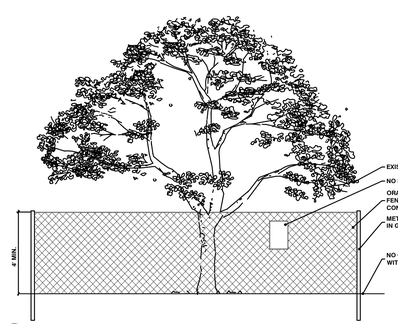
TREE PRESERVATION FENCING

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

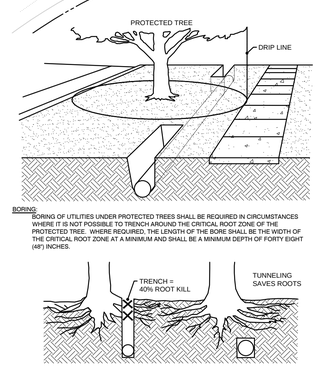
TREE PRESERVATION PLAN
MIXED-USE DEVELOPMENT
3005 N. GOLIAD ST
&
150 PECAN VALLEY DR
ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

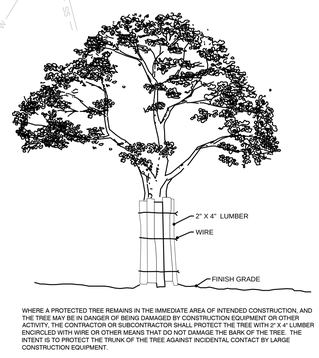
June 30, 2019



1 TREE PROTECTION FENCING
N.T.S.



2 BORING AND TUNNELING
N.T.S.



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2"X 4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE BARK OF THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

3 BARK PROTECTION
N.T.S.

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6-29-19

OWNER/DEVELOPER
GRAND CENTRAL CROSSING, LLC
CONTACT: CHAD DUBOSE
8350 N CENTRAL EXPWY, STE 1300
DALLAS, TEXAS 75206
PHONE: (214) 891-3215
FAX: (214) 891-3203 CHAD@JTEVANS.COM

ENGINEER
WIER & ASSOCIATES
CONTACT: JAKE FEARS, P.E.
2201 E. LAMAR BLVD., SUITE #200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
FAX: (817) 467-7713
JAKEF@WIERASSOCIATES.COM

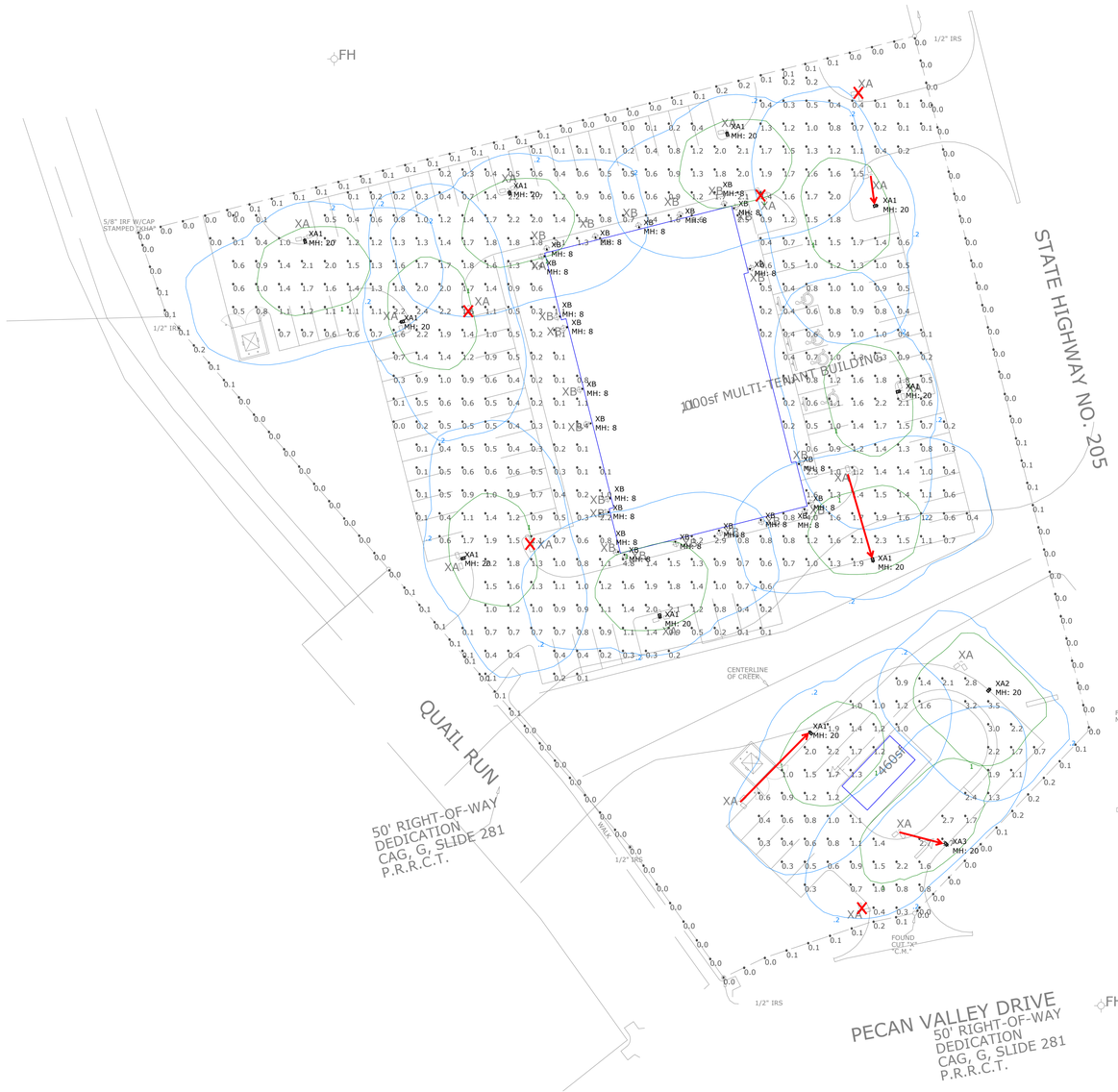
AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

CASE No.: SP2019-023

DATE: 6/30/2019
W.A. No. 19022

PRINTED: 6/30/2019 STB FILE: ---- LAST SAVED: 6/30/2019 10:03 AM SAVED BY: AMANDARICHARDSON FILE: 19068_LANDSCAPE SERIES.DWG



Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
MAIN PARKING	0	Fc	1.0	4.8	0.0	N.A.
PROPERTY LINE	N.A	Fc	0.1	0.2	0.0	N.A.
SOUTH PARKING	0	Fc	1.3	3.5	0.0	N.A.

Luminaire Schedule							
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Loss Factor	User Defined Factor
	XA1	10	LITHONIA DSX0 LED P3 40K T4M MVOLT [MOUNTING] HS [FINISH]	6417	71	0.800	1.000
	XA2	1	LITHONIA DSX0 LED P3 40K TSS MVOLT [MOUNTING] HS [FINISH]	7283	71	0.800	1.000
	XA3	1	LITHONIA DSX0 LED P3 40K BLC MVOLT [MOUNTING] [FINISH]	6925	71	0.800	1.000
	XB	22	LITHONIA OLLWD LED P1 40K MVOLT [FINISH]	264	8.6	0.800	1.000

Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values are at height indicated in summary table.
3. Mounting heights are designated on drawing with "MH."
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: ALBERT RETAIL
SALESPERSON:
SCALE: 1" = 30'-0"
CALC BY: JM
FILE: 190701_ALBERT RETAIL-SITE_V2

2019-07-01

Architectural Lighting Alliance
101 Turtle Creek Blvd. Dallas TX 75207
O 214-658-9000 | F 214-658-9002
www.alatx.com



D-Series Size 0
LED Area Luminaire

Catalog Number

Notes

Type

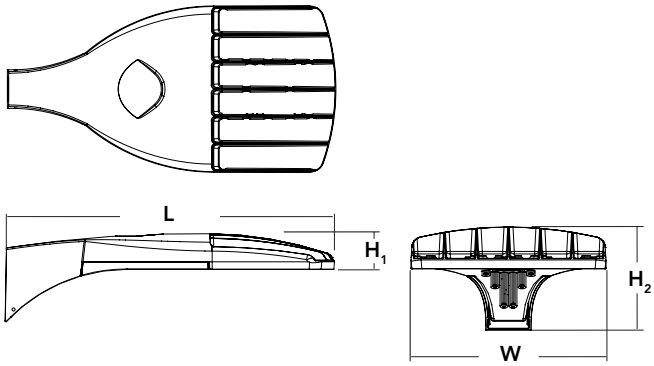
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series

DSX0 LED

LEDs

Forward optics

P1 P4 P7
P2 P5
P3 P6

Rotated optics

P10[1] P12[1]
P11[1] P13[1]

Color temperature

30K 3000 K
40K 4000 K
50K 5000 K

Distribution

T1S	Type I short	T5S	Type V short
T2S	Type II short	T5M	Type V medium
T2M	Type II medium	T5W	Type V wide
T3S	Type III short	BLC	Backlight control[2]
T3M	Type III medium	LCCO	Left corner cutoff[2]
T4M	Type IV medium	RCCO	Right corner cutoff[2]
TFTM	Forward throw medium		
T5VS	Type V very short		

Voltage

MVOLT [3,4]
120 [4]
208 [4]
240 [4]
277 [4]
347 [4,5]
480 [4,5]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting
WBA	Wall bracket
SPUMBA	Square pole universal mounting adaptor [6]
RPUMBA	Round pole universal mounting adaptor [6]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[7]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[8,9]
PIRHN	Network, high/low motion/ambient sensor[10]
PER	NEMA twist-lock receptacle only (control ordered separate) [11]
PER5	Five-pin receptacle only (control ordered separate) [11,12]
PER7	Seven-pin receptacle only (leads exit fixture) (control ordered separate) [11,12]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [13,14]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [13,14]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [13,14]
PIRH1FC3V	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [13,14]
FAO	Field adjustable output [15]

Other options

Shipped installed

HS	House-side shield [16]
SF	Single fuse (120, 277, 347V) [4]
DF	Double fuse (208, 240, 480V) [4]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
DDL	Diffused drop lens [16]

Shipped separately

BS	Bird spikes [17]
EGS	External glare shield [17]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

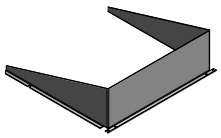
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [18]
DSHORT SBK U	Shorting cap [18]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [16]
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 [16]
DSX0HS 40C U	House-side shield for P5,P6 AND P7 [16]
DSX0DDL U	Diffused drop lens (polycarbonate) [16]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [19]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [6]

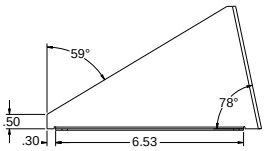
For more control options, visit DTL and ROAM online. Link to nLight Air 2

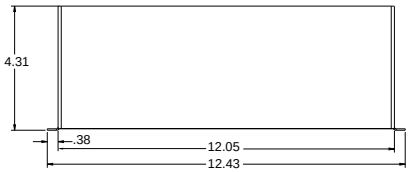
NOTES

1 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
2 Not available with HS or DDL.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
5 Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
6 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
7 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
8 Must be ordered with PIRHN.
9 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
10 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
12 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
13 Reference Motion Sensor table on page 3.
14 Reference PER Table on page 3 to see functionality.
15 Not available with other dimming controls options.
16 Not available with BLC, LCCO and RCCO distribution.
17 Must be ordered with fixture for factory pre-drilling.
18 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
19 For retrofit use only.

EGS – External Glare Shield

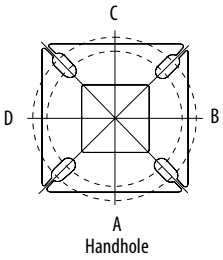


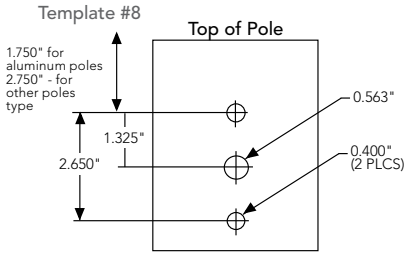




Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

							
Mounting Option	**Drilling Template**	**Single**	**2 @ 180**	**2 @ 90**	**3 @ 90**	**3 @ 120**	**4 @ 90**
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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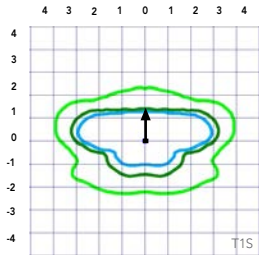
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

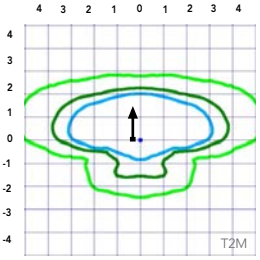
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND

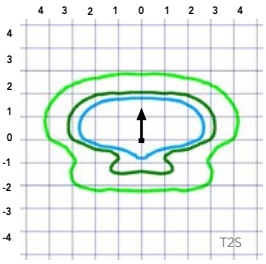
- 0.1 fc
- 0.5 fc
- 1.0 fc



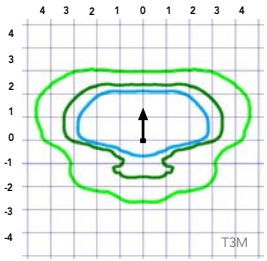
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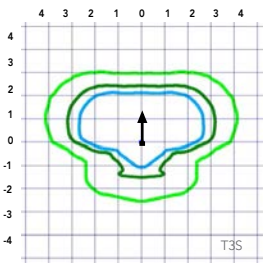
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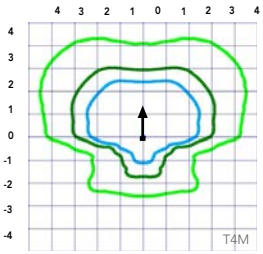
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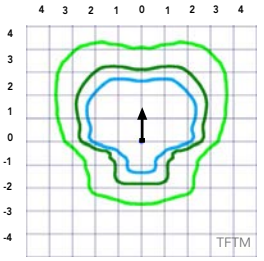
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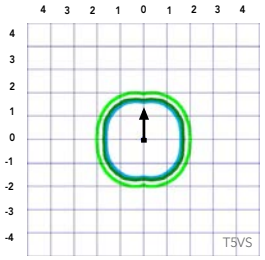
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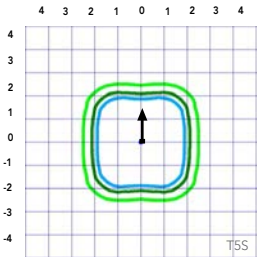
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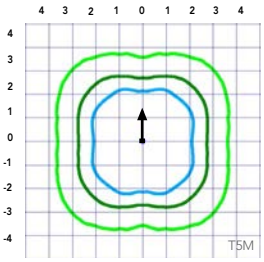
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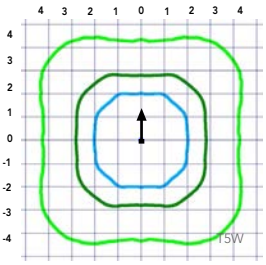
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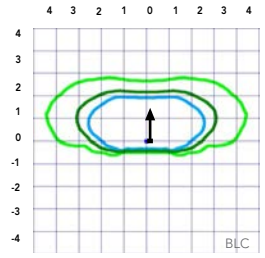
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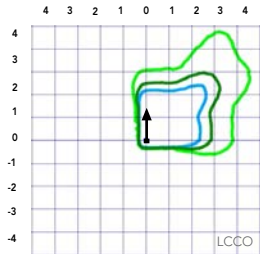
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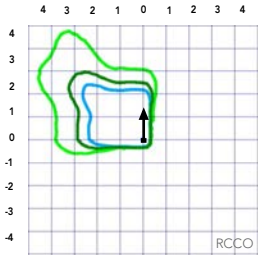
Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



Test No.



Test No.



Test No.

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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with separate Dusk to Dawn or timer.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Descripton	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows the lumiaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independantly for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

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Performance Data

Lumen Output

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Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44
					5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44

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A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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CORONADO®

The Leader in Manufactured Stone, Brick and Tile Products

50 YEAR LIMITED WARRANTY

Coronado Stone® wall veneers are covered for a period of 50 years from the date purchased, when used on a vertical structure that conforms to local building codes and when installed in accordance with the manufacturer's instructions. Warranty coverage specifically excludes damage resulting from structure settlement and other types of wall movement; contact with paint or chemicals; discoloration due to contaminants; staining, oxidation and water damage.

This warranty covers only manufacturing defects in Coronado Stone® wall veneers and is limited to the replacement or repair of defective materials only and does not cover the cost of removal or installation of defective products. This warranty is limited to the original purchaser and is non-transferable to any subsequent owner.

June 20th, 2019

AIA

11191 Calabash Ave. • Fontana, CA 92337
Phone: **(800) 847-8663** Fax: (909) 357-7362
sales@coronado.com

WWW.CORONADO.COM

Due to photographic and printing variations, colors may not be accurate. All sizes are nominal. We suggest examination of Coronado Stone® product samples prior to purchase.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	07/09/2019
APPLICANT:	Matt Lucas, P.E.; *Kimley Horn*
CASE NUMBER:	SP2019-025; *Site Plan for Office Building on Ridge Road*

SUMMARY

Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed on November 7, 1960 by *Ordinance No. 60-04.* On January 7, 2019, the City Council approved a Specific Use Permit (SUP) [*i.e. Ordinance No. 19-05, SUP No. S-203*] allowing an office building exceeding 36-feet in height within the Scenic Overlay (SOV) District on the subject property. According to the City's historic zoning maps, the subject property has been zoned Commercial (C) District since at least January 3, 1972.

PURPOSE

On June 14, 2019, the applicant -- *Matt Lucas, P.E. of Kimley Horn* -- submitted an application requesting the approval of a site plan for the purpose of constructing a four (4) story office complex. The site is subject to the requirements and land uses stipulated for the Commercial (C) District and the Scenic Overlay (SOV) District as stipulated by the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is 100-feet of railroad right-of-way owned by the Union Pacific Railroad. Adjacent to the northern line of the railroad right-of-way is the Turtle Cove Subdivision, Phase III, which contains 99 single family residential lots on 21.104-acres. The property is zoned Planned Development District 2 (PD-2) for single family residential uses. Beyond this is the city-limit line followed by the Lake Ray Hubbard Take-Line.

South: Directly south of the subject property is Ridge Road [*FM-740*], which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this roadways is the Ridge Road Town Center, which is a commercial/retail shopping center situated on a 7.68-acre parcel of land zoned Commercial (C) District.

East: Directly east of the subject property is Turtle Cove Boulevard, which is identified as a R2U (*residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) office buildings and two (2) vacant tracts of land that are zoned Commercial (C) District.

West: Directly west of the subject property is a medical office building on a 2.427-acre parcel of land zoned Commercial (C) District. Beyond this is La Jolla Pointe Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. general office*) is allowed *by-right* in a Commercial (C) District. With the exception of the variance being requested, the submitted site plan, landscape plan, photometric plan, and building elevations, generally conform to the technical requirements contained within the Scenic Overlay (SOV) District and the Unified Development Code (UDC) for a property located within a Commercial (C) District. In addition, the site plan conforms to the Specific Use Permit (SUP) ordinance [*i.e. Ordinance No. 19-05*], which was approved by the City Council on January 7, 2019.

The proposed four (4) story office building will consist of a total of approximately 80,236 SF, with a portion of the first floor being constructed below grade. The overall height of the building will not exceed 60-feet in height at top of grade or four (4) stories as stipulated by the *S-203*. The building design will be finished architecturally with a curtain wall system that incorporates natural stone (*i.e. buff and rocked limestone*), sintered stone accents, canopies, ACM paneling, and wood lattice work. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*x=422,488 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*x>634-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>651-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>87-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x>10-Feet; In Conformance*
Maximum Building Height	*36-Feet w/o SUP*	*x>36-Feet; In Conformance w/SUP*
Max Building/Lot Coverage	*60%*	*x=8.32%37%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*268 Spaces*	*268 Spaces: In Conformance*
Minimum Stone Requirement	*20%*	*x>20%; In Conformance*
Minimum Landscaping Percentage	*15%*	*x=60.5%; In Conformance*
Maximum Impervious Coverage	*85-95%*	*46%; In Conformance*

TREESCAPE AND LANDSCAPE PLAN

According to the Tree Preservation Plan provided by the applicant, a total of 329.7-inches of trees will be removed from the site and 90-inches of trees will be preserved on the site. This grants the applicant a tree preservation credit of 65.94-inches and reduces the overall mitigation balance to 263.76-inches. In addition, the landscape plan shows that the applicant will be planting a total of 109-inches of trees, which will further reduce the mitigation balance to 154.7-inches. This balance will need to be satisfied prior to the submission of a final plat.

CONFORMANCE WITH THE CITY'S CODES

Subsection 4.05, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the Commercial (C) District is a district intended to provide commercial land uses such as retail, large shopping centers, office, and restaurants. Commercial (C) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. In addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial (C) District is general in nature, development standards are less stringent than lower intensity districts [*e.g. Residential-Office (RO), Neighborhood Services (NS), and General Retail (GR) Districts*]. In this case, the applicant's proposal is adjacent to Ridge Road, which is identified as a M4D (*i.e. major collector, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan. In addition, office buildings are not typically high-volume water/wastewater users. With regard to the land use, an office complex is permitted *by-right* in a Commercial (C) District.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variance to the requirements of Subsection 6.02, *General Overlay District Standards*, of Article V, *District Development Standards*, of the *Unified Development Code* (UDC):

(1) Materials and Masonry Composition.

(a) *Secondary Materials*. "(A)re any materials that are not deemed to be *Primary Materials*…", which includes materials like aluminum composite materials (ACM), metal panels, acrylic products (*i.e. EIFS products*), cast stone, etc. In this case, the applicant's proposed development exceeds the maximum 10% secondary materials allowed by the Unified Development Code (UDC). Specifically, the building parapet walls are constructed with aluminum composite material (ACM) panels, and the roof-top units (RTU's) are screened with vertical metal panels. The percentage combination for both materials on each elevation is as follows; north=17%, south=19%, east=15%, and west=21%. Since the building design exceeds the maximum amount of secondary materials on each façade, a variance to the material requirements is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

This variance is a discretionary decision for the Planning and Zoning Commission and requires approval by a ¾ majority vote. In the event that the variance is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *South Lakeshore District*. The *South Lakeshore District* is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties; however, Section 02.04, *Industrial/Office*, of Chapter 1, *Land Use and Growth Management*, lays out a goal of reserving adequate land for high quality "*Class A*" office buildings along IH-30, Ridge Road, in the Harbor District, and other areas of the City deemed appropriate for office and employment land uses. In addition, *Policy #1* under this section states that "…(h)igh quality, multi-story office buildings should be encourage to locate along Ridge Road and in the Harbor District to maximize the scenic views offered by Lake Ray Hubbard. In this case, the applicant's proposal conforms with the vision in the Comprehensive Plan.

INFRASTRUCTURE

As part of the proposed development the applicant will be required to construct a two (2) land roadway that will provide connection from Turtle Cove Boulevard to La Jolla Pointe Drive. The proposed roadway will be built to the *Minor Collector* specification; however, the paving width of this roadway will be reduced to a 37-foot back-to-back roadway. This will be done in conjunction with an existing facilities agreement that was approved by the City Council and signed by the adjacent property owner on June 22, 1994.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 25, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and variance to the secondary material requirements, and approved a motion to recommend approval of the building elevations and variance by a vote of 7-0.

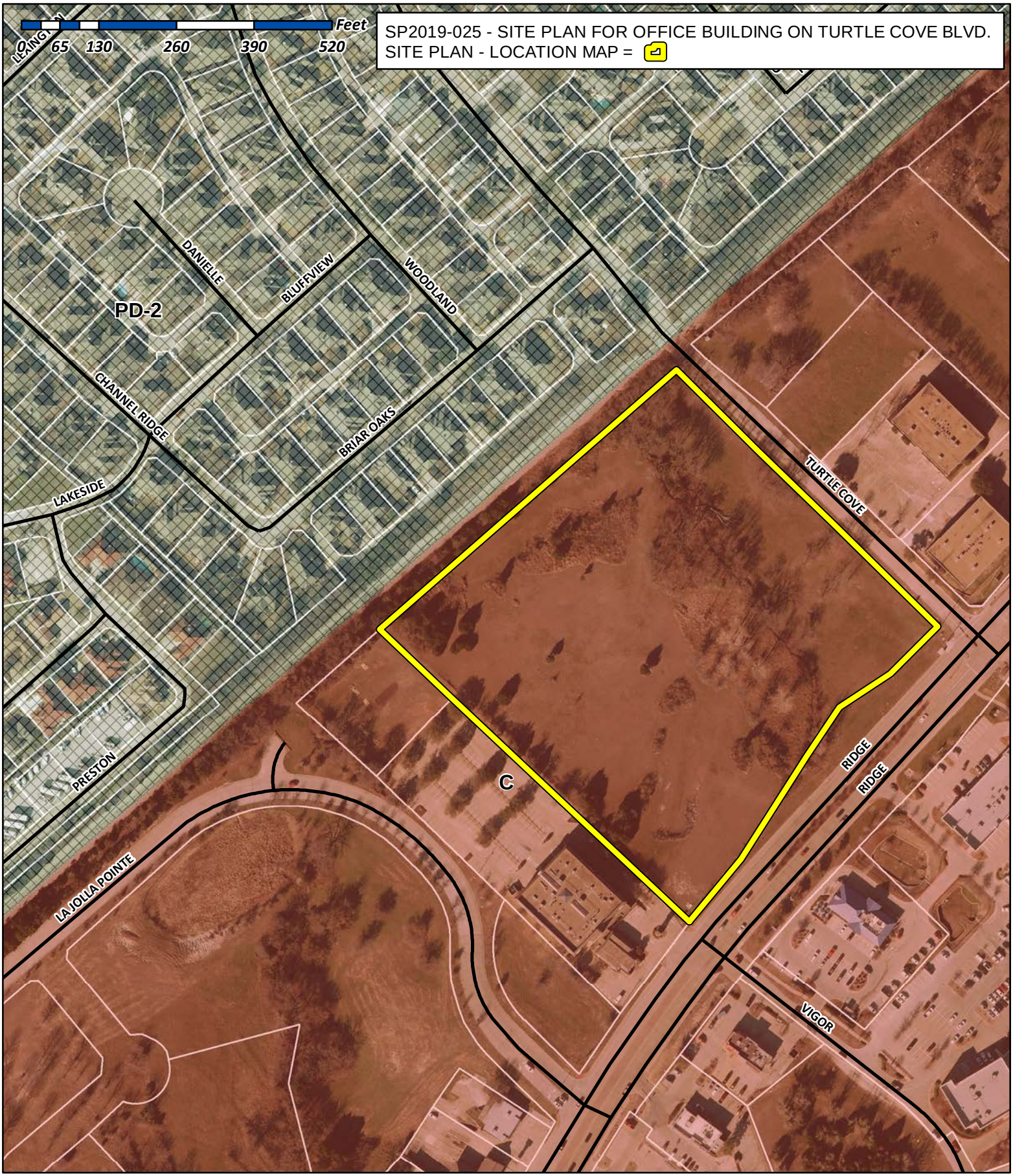
CONDITIONS OF APPROVAL

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

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

(2) The applicant shall be required to satisfy the outstanding tree mitigation balance prior to the filing of the final plat; and,

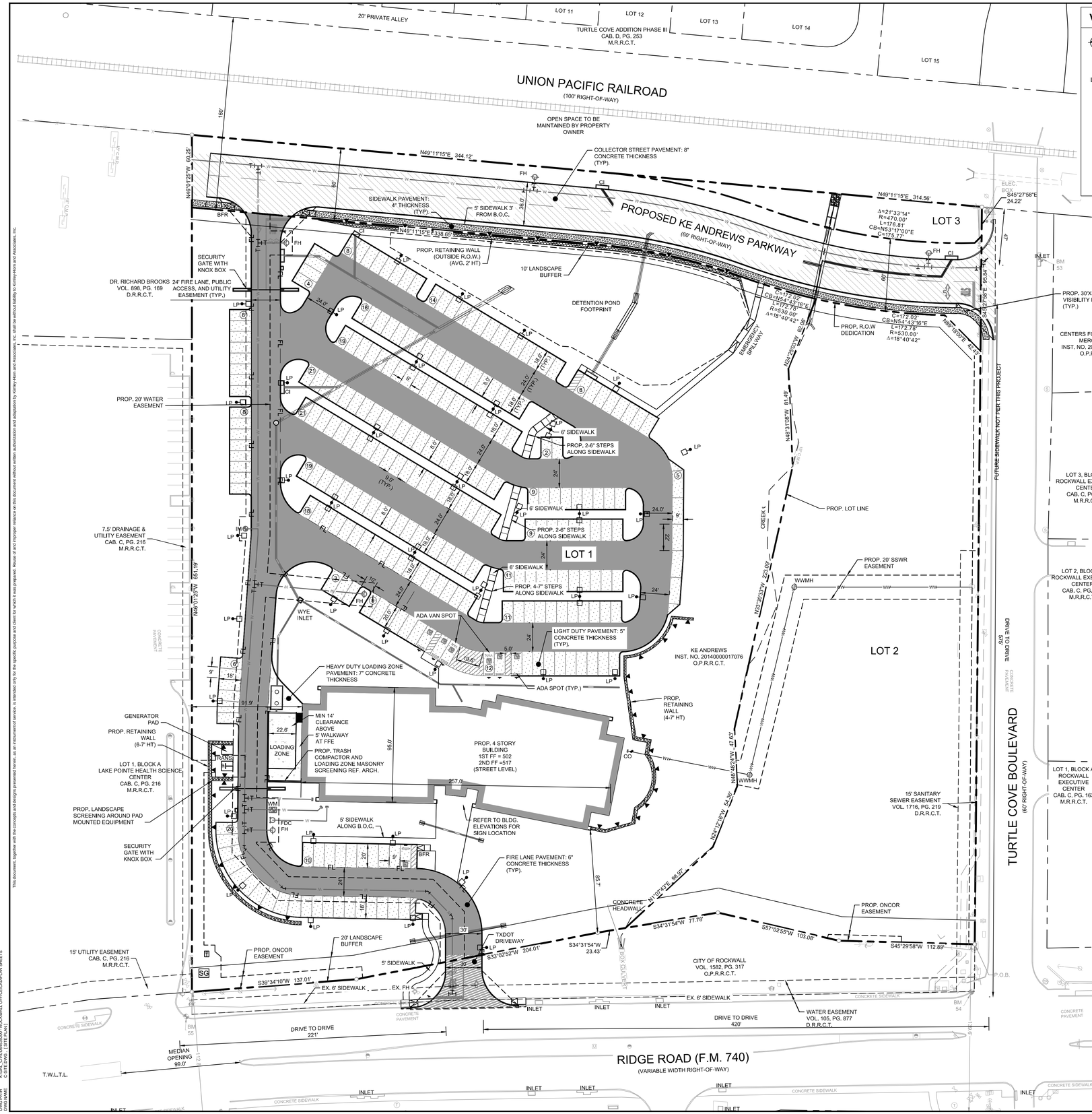
(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable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

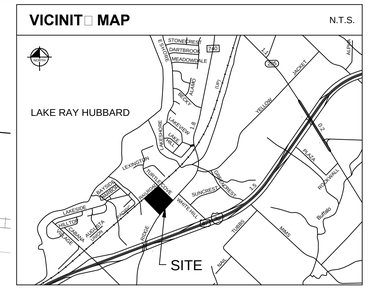


City of Rockwall

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

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







GRAPHIC SCALE IN FEET
0 20 40 80

NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

LEGEND	
PROPERTY LINE	
SAWCUT LINE	
PROPOSED CURB	
LIGHT DUTY CONCRETE	
FIRE LANE CONCRETE	
HEAVY DUTY CONCRETE	
PUBLIC STREET CONCRETE	
PROPOSED PUBLIC SIDEWALK	

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
LOT 3	6,103 SF	0.14 ACRES	(1.44%)
RIGHT OF WAY	40,298 SF	0.93 ACRES	(9.54%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

PARKING	
REQUIRED PER PD	**PROVIDED**
1 PER 300 SQ. FT. 268 SPACES	PROPOSED 273 SPACES
ACCESSIBLE SPOTS REQ.	**ACCESSIBLE SPOTS PROV.**
TOTAL 7 SPACES (INCLUDES 2 VAN SPOTS)	TOTAL 7 SPACES (INCLUDES 2 VAN SPOTS)

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

BENCH MARK LIST

VERTICAL DATUM BASED ON CITY OF ROCKWALL GEODETIC CONTROL SYSTEM

BM 50 CITY OF ROCKWALL MONUMENT "RESET #1"
ELEV. 567.70

BM 53 " ☒ " CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF TURTLE COVE BOULEVARD AND APPROXIMATELY 650 FEET NORTHWEST FROM THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 482.12

BM 54 " ☒ " CUT SET ON THE MIDDLE OF A CURB RADIUS AT THE NORTHWEST CORNER OF THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 524.67

BM 55 " ☒ " CUT SET ON THE MIDDLE OF A CURB RADIUS AT ON THE NORTHWEST SIDE OF RIDGE ROAD APPROXIMATELY 685 FEET SOUTHWEST FROM THE INTERSECTION OF RIDGE ROAD AND TURTLE COVE BOULEVARD.
ELEV. 527.03

BM 56 " ☒ " CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF OF LA JOLLA POINTE DRIVE APPROXIMATELY 1050 FEET SOUTHWEST OF THE CENTERLINE OF TURTLE COVE BOULEVARD AND 840 FEET NORTHWEST OF THE CENTERLINE OF RIDGE ROAD.
ELEV. 489.81

SITE PLAN
KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P.GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

OWNER:
KE ANDREWS
1900 DALROCK RD.
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
E-MAIL: KLLOYD@KEATAX.COM

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: JOSEPH HORNISHER, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer JOSEPH HORNISHER
P.E. No. 124809 Date 7/2/2019

KHA PROJECT	064539200
DATE	07/02/2019
SCALE	AS SHOWN
DESIGNED BY	JWH
DRAWN BY	ZEH
CHECKED BY	MAL

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

SITE PLAN
CASE NO. SP2019-025

SHEET NUMBER
C-101

CASE NO. SP2019-025

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES ATTACHED
LAST SAVED 7/1/2019 5:57 PM
PLOTTED BY CALDWELL, BRIAN (7/2/2019 7:24 AM)
PLOTTED ON 24x36 (1:1)
DWG NAME C-SITE.DWG [SITE PLAN]

xbase xdata xbindbase xeval xhelp xhatch xset xfloatplan xsm xlighting

PROPOSED BUILDING MATERIAL LEGEND
ST-1 : BUFF LIMESTONE, VENEER
ST-2 : ROCKED LIMESTONE, VENEER
SS : SINTERED STONE TILE
MP-1 : ALUMINUM COMPOSITE PANEL
MP-2 : METAL FLUSH PANEL (VERTICAL JOINTS)
RF : WHITE SINGLE PLAY ROOFING MEMBRANE

PROPOSED BUILDING MATERIAL LEGEND CONT.
CW : GLAZING / CURTAIN WALL
CN-1 : CANOPY, ALUMINUM BLADES
CN-2 : CANOPY, ACM WOOD -LIKE PANEL INFILL
MR : PAINTED STEEL GUARDRAIL W/ VERTICAL CABLES
CLM : COLUMN W/ WOOD CLADDING
WL : WOOD LATTICEWORK

Primary & Secondary Material Calculations

North Facade

Primary Material	SF	% of Primary
ST-1	3,054 SF	62%
ST-2	1,136 SF	23%
PT	750 SF	15%
Total	**4,940 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,940 SF**	**100%**

East Facade

Primary Material	SF	% of Primary
ST-1	175 SF	8%
ST-2	2,075 SF	92%
PT	0 SF	0%
Total	**2,250 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**2,250 SF**	**100%**

South Facade

Primary Material	SF	% of Primary
ST-1	2,466 SF	61%
ST-2	831 SF	21%
PT	750 SF	19%
Total	**4,047 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,047 SF**	**100%**

West Facade

Primary Material	SF	% of Primary
ST-1	150 SF	8%
ST-2	1,764 SF	92%
PT	0 SF	0%
Total	**1,914 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**1,914 SF**	**100%**

Overall Material Calculations

North Facade

Material	SF	% of Overall Façade
CW	9,354 SF	52%
MP-1	1,201 SF	7%
MP-2	1,785 SF	10%
CN	790 SF	4%
ST-1	3,054 SF	17%
ST-2	1,136 SF	6%
PT	750 SF	4%
OVERALL FACADE SURFACE AREA	**18,069 SF**	**100%**

East Facade

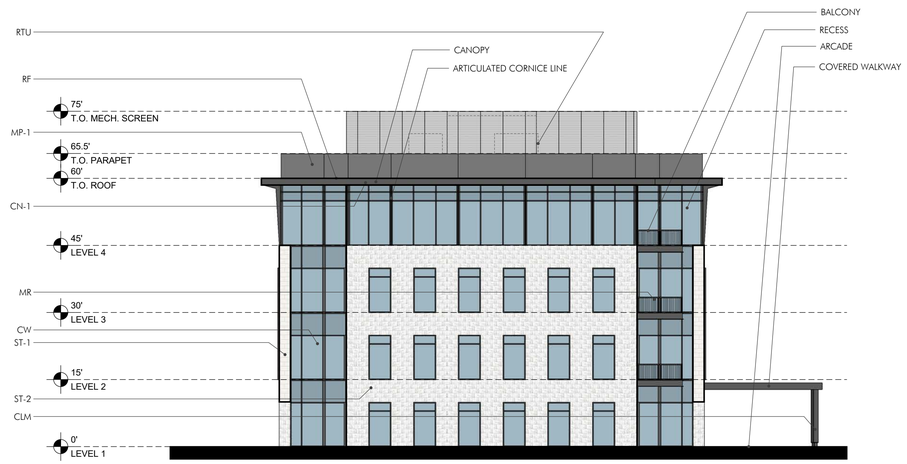
Material	SF	% of Overall Façade
CW	3,261 SF	43%
MP-1	518 SF	7%
MP-2	600 SF	8%
CN	241 SF	3%
ST-1	175 SF	2%
ST-2	2,075 SF	27%
PT	750 SF	10%
OVERALL FACADE SURFACE AREA	**7,619 SF**	**100%**

South Facade

Material	SF	% of Overall Façade
CW	7,667 SF	51%
MP-1	1,205 SF	8%
MP-2	1,609 SF	11%
CN	421 SF	3%
ST-1	2,466 SF	16%
ST-2	831 SF	6%
PT	750 SF	5%
OVERALL FACADE SURFACE AREA	**14,950 SF**	**100%**

West Facade

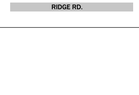
Material	SF	% of Overall Façade
CW	2,131 SF	40%
MP-1	518 SF	10%
MP-2	600 SF	11%
CN	210 SF	4%
ST-1	150 SF	3%
ST-2	1,764 SF	33%
PT	0 SF	0%
OVERALL FACADE SURFACE AREA	**5,373 SF**	**100%**

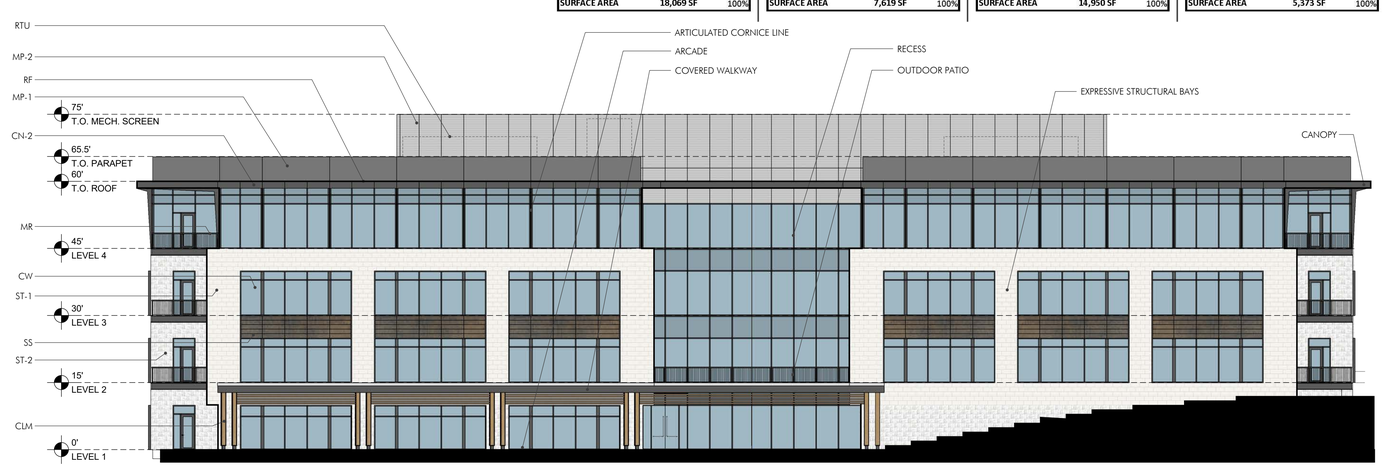


3 EAST ELEVATION
Scale: 1/16" : 1'



4 WEST ELEVATION
Scale: 1/16" : 1'



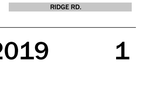


1 NORTH ELEVATION
Scale: 1/16" : 1'





2 SOUTH ELEVATION
Scale: 1/16" : 1'



PROPOSED BUILDING MATERIAL LEGEND
ST-1 : BUFF LIMESTONE, VENEER
ST-2 : ROCKED LIMESTONE, VENEER
SS : SINTERED STONE TILE
MP-1 : ALUMINUM COMPOSITE PANEL
MP-2 : METAL FLUSH PANEL (VERTICAL JOINTS)
RF : WHITE SINGLE PLAY ROOFING MEMBRANE

PROPOSED BUILDING MATERIAL LEGEND CONT.
CW : GLAZING / CURTAIN WALL
CN-1 : CANOPY, ALUMINUM BLADES
CN-2 : CANOPY, ACM WOOD -LIKE PANEL INFILL
MR : PAINTED STEEL GUARDRAIL W/ VERTICAL CABLES
CLM : COLUMN W/ WOOD CLADDING
WL : WOOD LATTICEWORK

Primary & Secondary Material Calculations

North Facade

Primary Material	SF	% of Primary
ST-1	3,054 SF	62%
ST-2	1,136 SF	23%
PT	750 SF	15%
Total	**4,940 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,940 SF**	**100%**

East Facade

Primary Material	SF	% of Primary
ST-1	175 SF	8%
ST-2	2,075 SF	92%
PT	0 SF	0%
Total	**2,250 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**2,250 SF**	**100%**

South Facade

Primary Material	SF	% of Primary
ST-1	2,466 SF	61%
ST-2	831 SF	21%
PT	750 SF	19%
Total	**4,047 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,047 SF**	**100%**

West Facade

Primary Material	SF	% of Primary
ST-1	150 SF	8%
ST-2	1,764 SF	92%
PT	0 SF	0%
Total	**1,914 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**1,914 SF**	**100%**

Overall Material Calculations

North Facade

Material	SF	% of Overall Façade
CW	9,354 SF	52%
MP-1	1,201 SF	7%
MP-2	1,785 SF	10%
CN	790 SF	4%
ST-1	3,054 SF	17%
ST-2	1,136 SF	6%
PT	750 SF	4%
OVERALL FACADE SURFACE AREA	**18,069 SF**	**100%**

East Facade

Material	SF	% of Overall Façade
CW	3,261 SF	43%
MP-1	518 SF	7%
MP-2	600 SF	8%
CN	241 SF	3%
ST-1	175 SF	2%
ST-2	2,075 SF	27%
PT	750 SF	10%
OVERALL FACADE SURFACE AREA	**7,619 SF**	**100%**

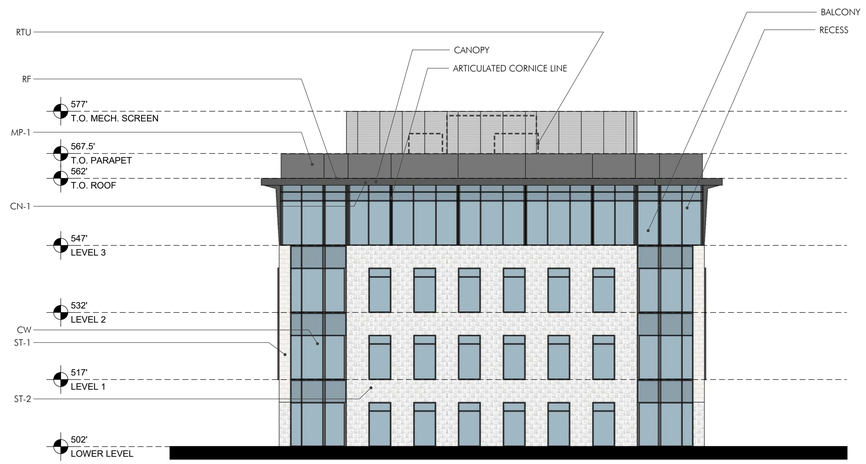
South Facade

Material	SF	% of Overall Façade
CW	7,667 SF	51%
MP-1	1,205 SF	8%
MP-2	1,609 SF	11%
CN	421 SF	3%
ST-1	2,466 SF	16%
ST-2	831 SF	6%
PT	750 SF	5%
OVERALL FACADE SURFACE AREA	**14,950 SF**	**100%**

West Facade

Material	SF	% of Overall Façade
CW	2,131 SF	40%
MP-1	518 SF	10%
MP-2	600 SF	11%
CN	210 SF	4%
ST-1	150 SF	3%
ST-2	1,764 SF	33%
PT	0 SF	0%
OVERALL FACADE SURFACE AREA	**5,373 SF**	**100%**

ELEVATIONS WITH BALCONIES, CANOPIES, TRELLIS, & LATTICE WORK NOT SHOWN



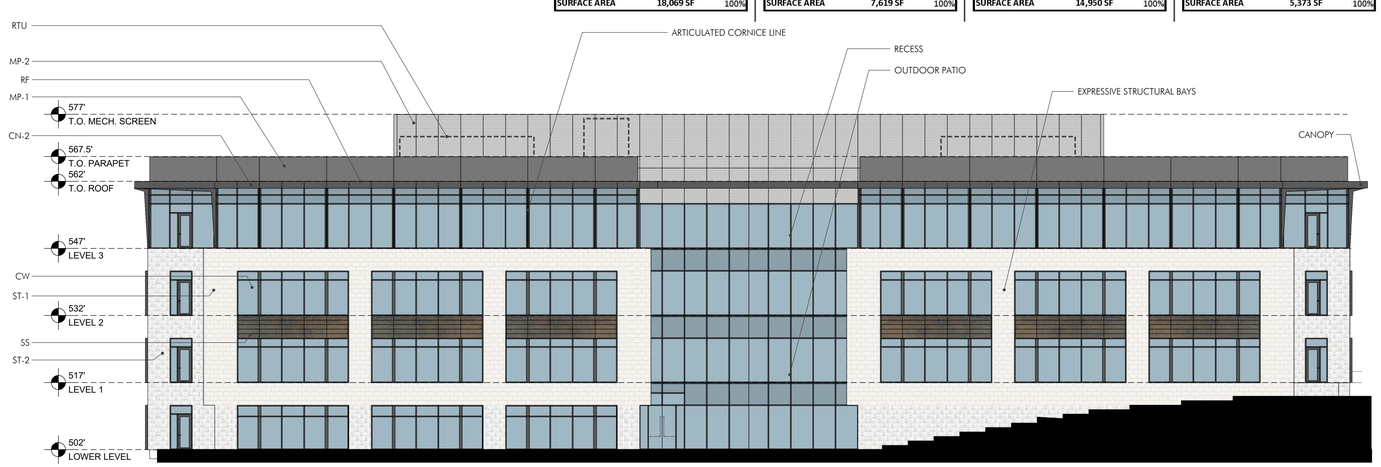
3 EAST ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'





4 WEST ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'





1 NORTH ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'





2 SOUTH ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'





Applicant Information
BOKA Powell
8070 Park Ln. Suite 300, Dallas, TX 75231

Owner Information
2424 MTA Realty LLC
1900 Dalrock Rd., Rowlett, TX 75088

2424 MTA REALTY LLC
Case No. SP2019-025

MATCHLINE SHEET LP 1.01

LOT 1

LOT 2

FUTURE PARKING AREA TO BE SODDED UNTIL BUILT. REF. CIVIL PLANS

PROP. 20' SSWR EASEMENT

RETAINING WALL (TYP.) REF. CIVIL PLANS

KE ANDREWS
INST. NO. 20140000017076
O.P.R.R.C.T.

TURTLE COVE BOULEVARD
(60' RIGHT-OF-WAY)

15' SANITARY SEWER EASEMENT
VOL. 1716, PG. 219
D.R.R.C.T.

TD 1
IV 1
ID 2
QS 3
UA 2
IS 5
TS 14
QS 1
CM 1
QM2 2
IV 3
QC2 2
ID 3
CM2 2
CM2 1
CC 3
CC 4

CITY OF ROCKWALL
VOL. 1582, PG. 317
O.P.R.R.C.T.

BOX CULVERT

WATER EASEMENT
VOL. 105, PG. 877
D.R.R.C.T.

20' SCENIC OVERLAY LANDSCAPE BUFFER (TYP.)

VISIBILITY TRIANGLES (TYP.)

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH RIGHT-OF-WAY)

112.8'

139.6'

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QM2	QUERCUS MACROCARPA / BURR OAK
	CM	ACER SACCHARUM `CADDO` / CADDO MAPLE
	CM2	ACER SACCHARUM `CADDO` / CADDO MAPLE
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QC2	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QV	QUERCUS VIRGINIANA / LIVE OAK
	CI	CARYA ILLINOINENSIS / PECAN
	ID	ILEX DECIDUA / POSSUMHAW HOLLY
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD
	IV	ILEX VOMITORIA / YAUPON HOLLY

SHRUBS	CODE	BOTANICAL / COMMON NAME
	IS	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY
	TS	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	WF	NATIVE MIX / WILDFLOWER SEED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

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

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT	064539200
DATE	07/02/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

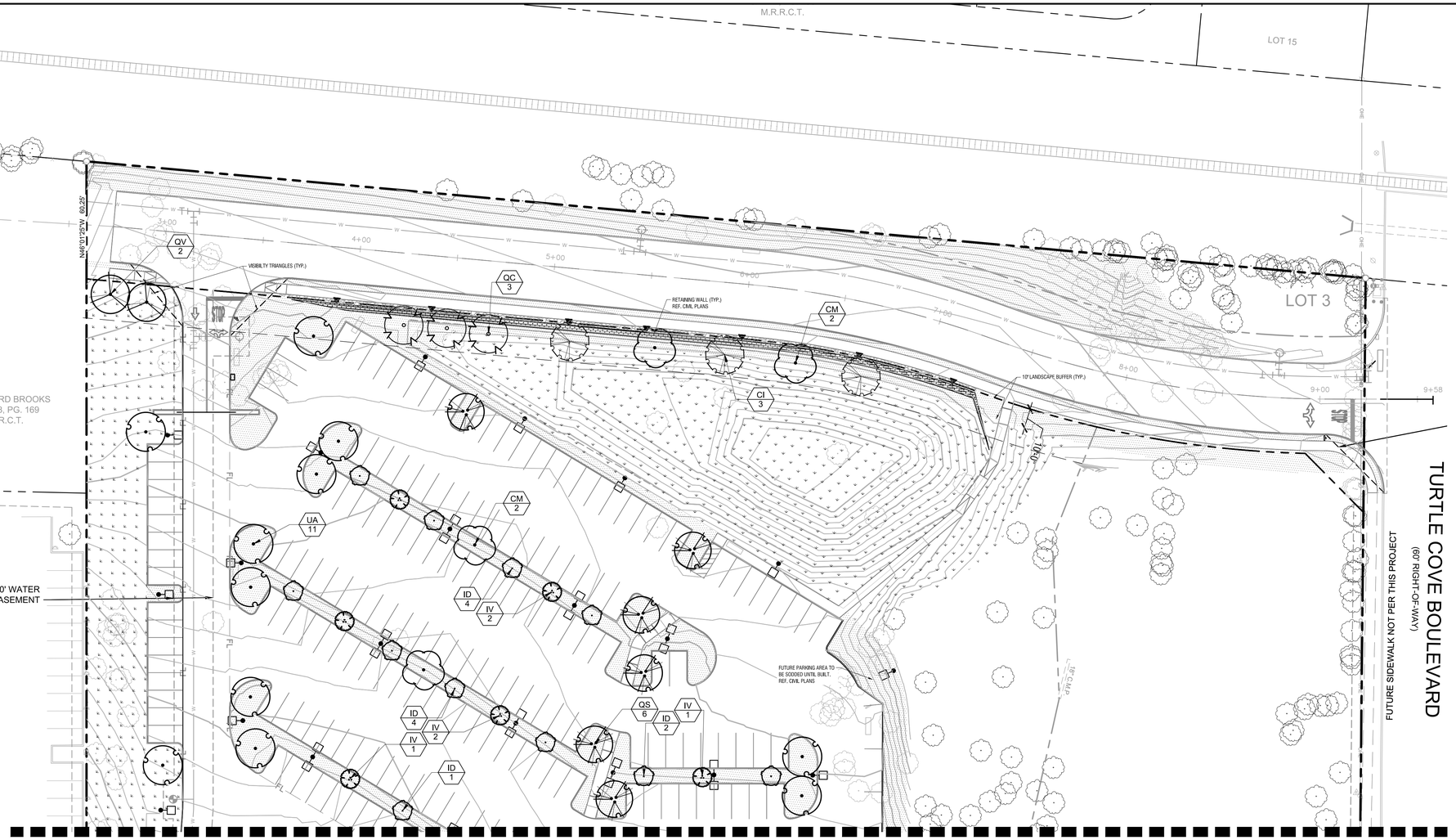
PLANTING PLAN

SHEET NUMBER
LP 1.00

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LP 1.01 - PLANTING PLAN.DWG {LP 1.00 PLANTING PLAN}



MATCHLINE SHEET LP 1.00

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QM2	QUERCUS MACROCARPA / BURR OAK
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	QV	QUERCUS VIRGINIANA / LIVE OAK
	CI	CARYA ILLINOINENSIS / PECAN
	ID	ILEX DECIDUA / POSSUMHAW HOLLY
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD
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SHRUBS	CODE	BOTANICAL / COMMON NAME
	IS	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY
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GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	WF	NATIVE MIX / WILDFLOWER SEED

City of Rockwall - Article VIII - Landscape Standards	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA REQUIREMENT		
Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts. 279,442 SF x 15% = 41,916 SF	15% (41,916 SF)	30.5% (137,361 SF)
LANDSCAPE BUFFER STRIP		
A minimum 10' wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district.	Yes	Yes
For the Scenic Overlay, there shall be a minimum 20' landscape buffer.	Yes	Yes
A street landscape buffer strip with a minimum width of 10' must be provided along the entire length of the property to the developed that is adjacent to a major arterial or collector street.	Yes	Yes
STREET LANDSCAPING		
One large tree shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage (excluding driveways and access-ways) Due to existing utility conflicts along Ridge Road and Turtle Cove Boulevard, various trees have been placed around the site.		
KE Andrews Parkway - 486' / 50' = 10 Trees	10 Trees	10 Trees
For the Scenic Overlay, minimum two 4" caliper trees and four accent trees are required inside the 20' landscape buffer per 100 linear feet of R.O.W.		
Ridge Road - 334' / 50' = 7 Trees, 13 Accent Trees	7 Trees (4") 13 Accent Trees	7 Trees (4") 13 Accent Trees
SCREENING OF OFF-STREET LOADING DOCKS		
Off-street loading docks in commercial zoning classifications must be screening from 1. All public streets 2. Any residential district that abuts or is directly across a public street or alley from the lot.	Yes	Yes
PARKING LOT LANDSCAPING		
Any parking lot with more than two rows of spaces shall have a minimum of 5% or 200 SF in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping. Total Parking Area = 106,191 sf.	5% (5,310 sf)	10.6% (11,293 sf)
If parking and maneuvering space exceeds 20,000 square feet, one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. (268 required parking spaces / 10 = 27 trees)	27 Trees	27 Trees
No required parking space may be located more than 80 feet from the trunk of a large canopy tree.	Yes	Yes
All trees must be internal to the parking lot.	Yes	Yes
No tree shall be planted closer than 2 1/2' to the pavement.	Yes	Yes
DETENTION BASINS		
Detention basins shall have a minimum of one tree for each 750 square feet of dry land area OR detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by section 5.12.C. Instead, 1 shrub or ornamental grass per every 1,500 sf of dry land area shall be required to be planted on site or around the detention area. (20,813 sf / 1500 sf = 14 Shrubs)	14 Shrubs and Native Grasses	14 Shrubs and Native Grasses

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

PARKING			
REQUIRED PER PD		PROVIDED	
		PROPOSED	268 SPACES
1 PER 300 SQ. FT.	268 SPACES	FUTURE	010 SPACES
ACCESSIBLE SPOTS REQ.		ACCESSIBLE SPOTS PROV.	
TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES

NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.01

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LP 1.01 - PLANTING PLAN.DWG - [LP 1.01 PLANTING PLAN]

PLANT SCHEDULE

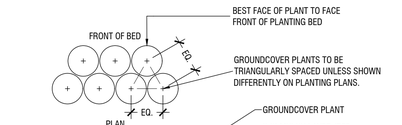
TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UA	13	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	3" CAL.	12`-14` HT.	
	TD	1	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QM2	2	QUERCUS MACROCARPA / BURR OAK	B & B	4" CAL.	16`-18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING. TREES TO BE LOCATED WITHIN 20` SCENIC OVERLAY LANDSCAPE BUFFER (RIDGE ROAD)
	CM	5	ACER SACCHARUM `CADDO` / CADDO MAPLE	B & B	3" CAL.	12`-14` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CM2	3	ACER SACCHARUM `CADDO` / CADDO MAPLE	B & B	4" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING. TREES TO BE LOCATED WITHIN 20` SCENIC OVERLAY LANDSCAPE BUFFER (RIDGE ROAD)
	QC	3	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC2	2	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16`-18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING. TREES TO BE LOCATED WITHIN 20` SCENIC OVERLAY LANDSCAPE BUFFER (RIDGE ROAD)
	QV	2	QUERCUS VIRGINIANA / LIVE OAK	B & B	3" CAL.	14`-16` HT.	FULL AND MATCHING
	CI	3	CARYA ILLINOINENSIS / PECAN	B & B	3" CAL.	14`-16` HT.	FULL AND MATCHING
	ID	16	ILEX DECIDUA / POSSUMHAW HOLLY	B & B	3 - 1" CANES MIN.	8`-10` HT.	
	QS	10	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	7	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD	B & B	3 - 1" CANES MIN.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	IV	11	ILEX VOMITORIA / YAUPON HOLLY	CONT.	3- 1.5" CANES	8`-10` HT.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	IS	5	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY	CONT.	36" HT.	60" O.C.	
	TS	14	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	CONT.	30" H X 24" W	48" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SOD	41,174 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	WF	75,573 SF	NATIVE MIX / WILDFLOWER SEED	SEED			PREPARE SOIL AND BROADCASE AT RECOMMENDED RATE

PLANTING NOTES:

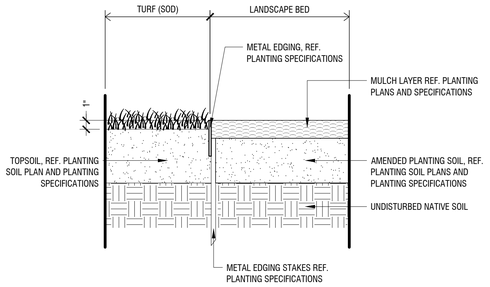
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVED SOIL AMENDMENTS AS NOTED ON THE PLANTING SOIL PLANS, DETAILS, AND SPECIFICATIONS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING SPECIFICATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED ON PLANTING SOILS PLANS. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

TYPICAL GROUNDCOVER PLANTING — B

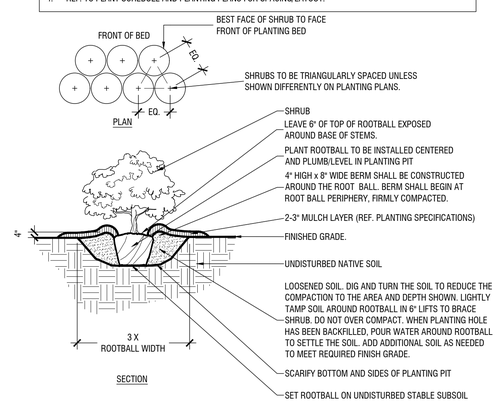
Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED) — D

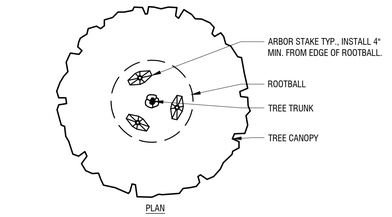
Scale: 1 1/2" = 1'-0"

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

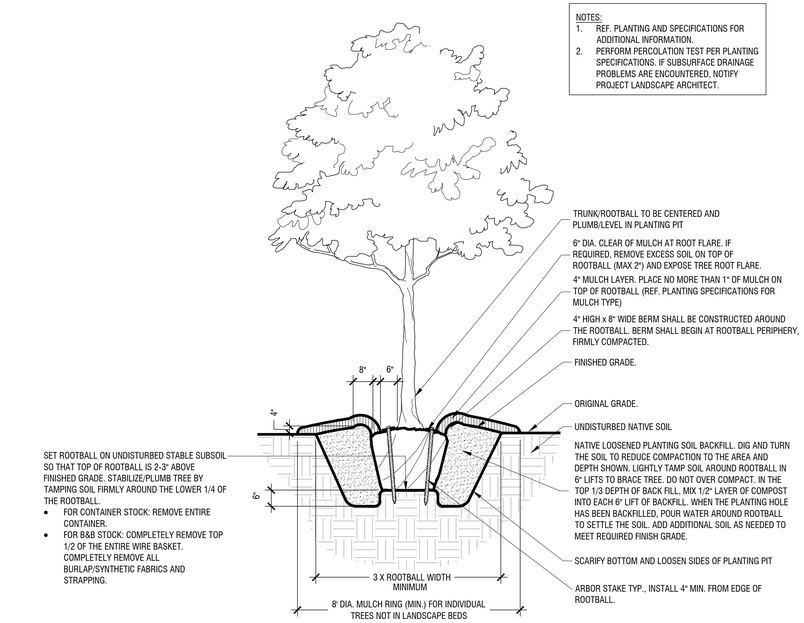


TYPICAL SHRUB PLANTING — C

Scale: NTS



NOTES:
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

TYPICAL TREE PLANTING — A

Scale: NTS

No.	REVISIONS	DATE	BY

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

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/02/2019

KHA PROJECT	064539200
DATE	07/02/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING DETAILS

SHEET NUMBER
LP 3.00

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IMAGES:
XREFS:
LAST SAVED BY:
PLOTTED BY:
PLOT DATE:
DWG NAME: Shrub Planting Details - steel edge @ Rock Cobble Tree Fence Details - Steel edge @ landscape Tree Planting Details - x2439 - ls - landscape
07/02/2019 7:56 PM
K:\DAL_Client\KE ANDREWS OFFICE\CAD\PLAN SHEETS\LANDSCAPE
LP 3.00 - PLANTING DETAILS.DWG - [LP 3.00 PLANTING DETAILS]

UNION PACIFIC RAILROAD
(100' RIGHT-OF-WAY)

M.R.R.C.T.

LOT 15

TREE PROTECTION FENCING (TYP.)

DR. RICHARD BROOKS
VOL. 898, PG. 169
D.R.R.C.T.

PROP. 20' WATER EASEMENT

LOT 1, BLOCK A
LAKE POINTE HEALTH SCIENCE CENTER
CAB. C, PG. 216
M.R.R.C.T.

LOT 1

KE ANDREWS
INST. NO. 20140000017076
O.P.R.R.C.T.

PROP. 20' SSWR EASEMENT

LOT 2

PROP. 30'X30' VISIBILITY EASEMENT (TYP.)

CENTERS FOR PEACE AND MERCY, INC.
INST. NO. 20180000012560
O.P.R.R.C.T.

FUTURE SIDEWALK, NOT PART OF THIS PROJECT

LOT 3, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 2, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

TURTLE COVE BOULEVARD
(80' RIGHT-OF-WAY)

CITY OF ROCKWALL
VOL. 1582, PG. 317
O.P.R.R.C.T.

WATER EASEMENT
VOL. 105, PG. 877
D.R.R.C.T.

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH RIGHT-OF-WAY)

N46°01'25"W 60.24'

LEGEND

XXXX	EXISTING TREE TO REMAIN/PROTECT
XXXX	EXISTING TREE TO BE REMOVED
x	TREE PROTECTION FENCE

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	22,866 SF	0.52 ACRES	(8.18%)
LANDSCAPE AND OPEN SPACE	150,173 SF	3.45 ACRES	(53.74%)
TOTAL	279,442 SF	6.42 ACRES	
LOT 2			
PAVEMENT	00 SF	0.00 ACRES	(0.00%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	96,644 SF	2.22 ACRES	(100.00%)
TOTAL	96,644 SF	2.22 ACRES	
RIGHT OF WAY			
PAVEMENT	26,952 SF	0.62 ACRES	(58.09%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	19,449 SF	0.45 ACRES	(41.91%)
TOTAL	46,402 SF	1.07 ACRES	

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE REMOVAL PLAN

SHEET NUMBER
TP 1.00

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IMAGES
XREFS
LAST SAVED
PLOTTED BY
PLOTTED
DWG NAME

I:\2019\064539200\CAD\ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
TP 1.00 - TREE REMOVAL PLAN.DWG, {TP 1.00 TREE REMOVAL PLAN}
6/14/2019 10:51 AM
MIKULIK, BLAKE 7/1/2019 4:57 PM
: xbase : xbdy : xdwfx : xelbase : xmulti : xrefs : xutil : tree fence details

KE ANDREWS - ROCKWALL OFFICE TREE INVENTORY								
Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
Kimley Horn Red Tag Series								
8273	4.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
8274	6.1	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
8275	5.4	White Mulberry	*Morus alba*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
8276	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8277	6.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8278	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8279	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8280	6.0	Cedar Elm	*Ulmus crassifolia*	Declining	Single	REMOVE	NON-PROTECTED	0.0
8281	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8282	5.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8283	4.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8284	5.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8285	7.0	Box Elder	*Acer negundo*	Healthy	Multi	PROTECT	1:1	0.0
8286	4.6	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8287	10.0	Black Willow	*Salix nigra*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
8288	7.5	White Mulberry	*Morus alba*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
8289	4.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
8290	5.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
8291	5.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Forked	PROTECT	1:1	0.0
8292	8.6	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8293	4.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8294	5.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	5.8
8295	4.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8296	5.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8297	7.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8298	6.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
8299	5.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8300	6.3	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8301	5.3	Gum Bumellis	*Sideroxylon lanuginosum*	Healthy	Single	REMOVE	1:1	5.3
8302	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8303	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8304	5.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8305	5.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8306	7.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8307	5.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8308	5.0	Shumard oak	*Quercus shumardii*	Healthy	Single	REMOVE	1:1	5.0
8309	7.7	Eastern Redcedar	*Juniperus virginiana*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
8310	9.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8311	9.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8312	8.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8313	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8314	10.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8315	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8316	9.2	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8317	8.0	Callery pear	*Pyrus calleryana*	Healthy	Multi	REMOVE	1:1	8.0
8318	5.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
SCI Green Tag Series								
90351	10.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90352	9.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90353	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90354	7.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90355	11.6	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	11.6
90356	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90357	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90358	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90359	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90360	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90361	5.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90362	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90363	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90364	12.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.3
90365	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90366	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90367	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90368	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90369	12.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90370	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90371	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	5.7
90372	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90373	12.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90374	10.1	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90375	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90376	8.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90377	10.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90378	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90379	7.9	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90380	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90381	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90382	13.2	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90383	10.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90384	14.8	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90385	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90386	9.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90387	12.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90388	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90389	11.1	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90390	14.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90391	9.3	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90392	17.2	American Elm	*Ulmus americana*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90393	11.3	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90394	32.3	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90401	14.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90402	6.2	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90403	5.7	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90404	8.5	Black Willow	*Salix nigra*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90405	14.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90406	8.0	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90407	12.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90408	8.5	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90409	17.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90410	8.2	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90412	11.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90413	10.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90414	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90415	10.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90416	9.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90417	7.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90418	12.5	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90419	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90420	12.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90421	8.4	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90422	8.3	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90423	9.7	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90424	10.0	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90425	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90426	9.5	Hackberry	*Celtis laevigata*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90427	9.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90428	6.2	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90429	12.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90430	10.4	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90431	7.7	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90432	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90433	10.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90434	9.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90435	10.1	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90436	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90437	9.3	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90438	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90439	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90440	8.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90441	9.3	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90442	7.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90443	6.4	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90444	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90445	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90446	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90447	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90448	8.6	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90451	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90452	9.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90453	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90454	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90455	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90456	9.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90457	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90458	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90459	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90460	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90461	6.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90462	18.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	PROTECT	.5:1	0.0
90463	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90464	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90466	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90467	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90468	15.3	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Forked	PROTECT	1:1	0.0
90469	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90470	11.8	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90471	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90472	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90473	20.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90474	5.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90475	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90476	6.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90477	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90478	7.1	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	REMOVE	1:1	7.1
90479	7.4	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90480	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90481	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90482	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90483	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90663	6.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90664	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90665	11.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90666	9.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90667	10.3	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90668	16.2	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	.5:1	8.1
90669	10.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90670	10.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90671	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90672	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90673	34.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90674	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90675	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90676	16.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90677	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90678	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90679	17.9	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90680	9.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90681	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90682	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90683	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90684	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90685	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90686	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90687	7.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90688	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90689	7.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90690	6.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90691	15.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90692	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90693	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90694	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90695	12.0	American Elm	*Ulmus americana*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90696	48.5	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90697	15.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90698	13.5	White Mulberry	*Morus alba*	Healthy	Forked	PROTECT	1:1	0.0
90699	12.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90700	9.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90701	15.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90702	9.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90703	17.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90704	12.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90705	7.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90706	10.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90707	13.5	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90708	12.0	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90709	9.7	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90710	10.1	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90711	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90712	21.5	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90713	15.6	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90714	14.6	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90715	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90716	16.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90717	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90718	21.2	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90719	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90720	17.5	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	17.5
90721	15.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90722	14.5	White Mulberry	*Morus alba*	Healthy	Single	REMOVE	1:1	14.5
90723	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90724	23.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90725	15.4	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90726	10.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.2
90727	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90728	14.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.0
90729	12.9	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.9
90730	9.3	Cedar Elm	*Ulmus crassifolia*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90731	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90732	14.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90733	17.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90734	15.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90735	15.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90736	16.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90737	19.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90738	19.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90739	18.7	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90740	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90741	8.7	Hackberry	*Celtis laevigata*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90742	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90743	13.9	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90744	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90745	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90746	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90747	10.1	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90748	8.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90749	9.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	9.6
90750	12.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	12.0
90751	10.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90752	14.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	7.2
90753	16.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	8.2
90754	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90755	6.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	6.6
90756	13.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90757	11.0	Hackberry	*Cel

Tree #	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90805	8.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90806	6.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90807	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90808	15.2	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90809	10.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90810	8.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90811	7.4	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90812	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	6.3
90813	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90814	18.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	9.3
90815	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90816	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90817	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90818	7.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90819	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90820	13.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90821	7.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90822	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90823	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90824	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90825	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90826	6.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90827	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90828	5.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90829	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90830	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90831	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90832	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90851	6.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90852	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.9
90853	7.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90854	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90855	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90856	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90857	6.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90858	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90859	11.5	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90860	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90861	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90862	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90863	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90864	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90865	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
90866	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90867	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90868	7.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90869	10.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90870	9.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90871	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90872	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90873	9.4	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90874	12.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90878	9.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	9.5
90879	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90880	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90881	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90882	14.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.2

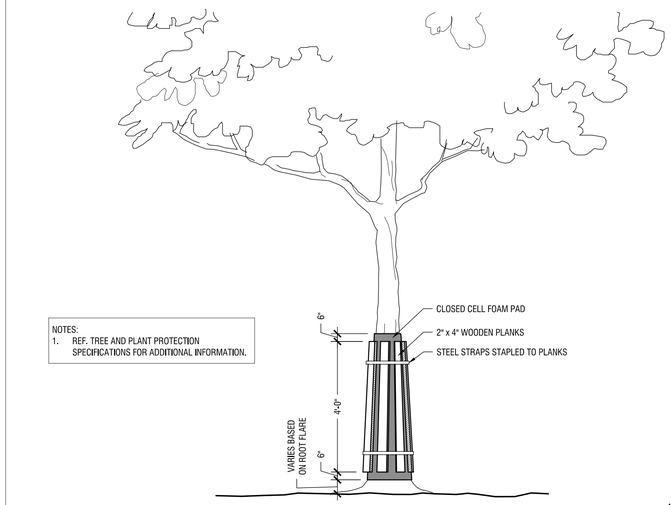
All trees 4-inches and larger at DBH were tagged.
Kimley-Horn red tree tag (series 8273-8318) and SCI green tree tags were used.

TREE INCHES BEING REMOVED	TREE INCHES	REQ. MITIGATION INCHES
TOTAL TREE INCHES BEING REMOVED (PRIMARY PROTECTED TREES, 4"-24" - 1:1 RATIO)	230.7	230.7
TOTAL TREE INCHES BEING REMOVED (SECONDARY PROTECTED TREES, 11"-25" - 1:0.5 RATIO)	198	99
TOTAL TREE INCHES BEING REMOVED (FEATURED TREES, GREATER THAN 25" - 1:2 RATIO)	0	0
TOTAL TREE INCHES BEING REMOVED	428.7	329.7
TREE PRESERVATION CREDITS (EACH SAVED OAK, PECAN, OR ELM > 25" - 1:1 RATIO)	90	90
MITIGATION BALANCE (REQ. MITIGATION INCHES - TREE PRESERVATION CREDITS)		239.7
TOTAL REPLACEMENT TREE INCHES		241
NET TOTAL TREE INCHES AFTER MITIGATION		1.3

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

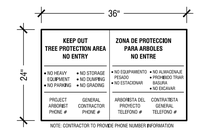
HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.



NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION B
Scale: NTS

TREE PROTECTION SIGN ENLARGEMENT



NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING A
Scale: NTS

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

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

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

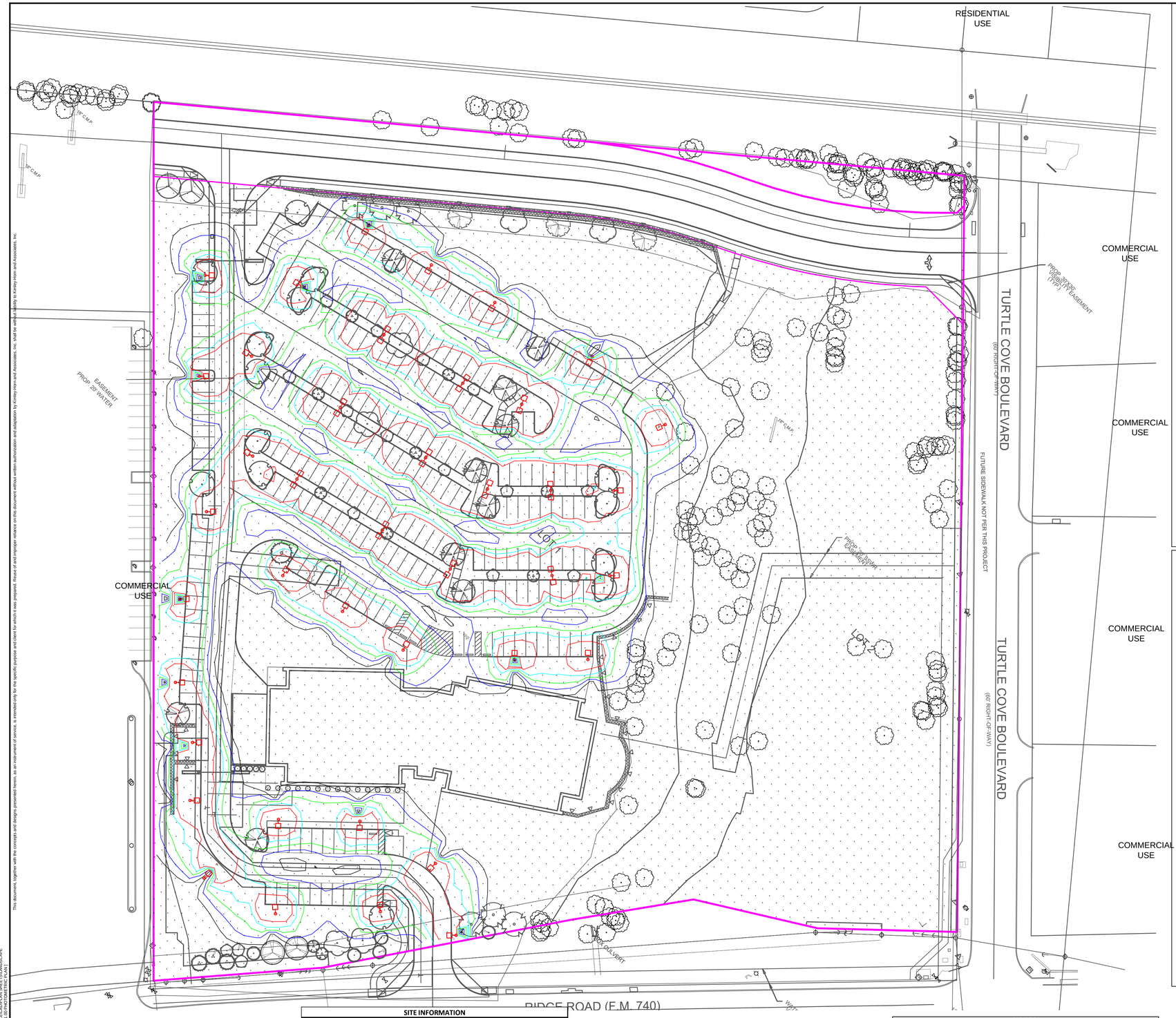
KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA AND DETAILS

SHEET NUMBER
TP 3.01

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IMAGES
XREFS
LAST SAVED 6/14/2019 10:51 AM
PLOTTED BY MIKELA. BLAKE 7/2/2019 4:57 PM
PLOT STYLE KHA_FULL.CTB
DWG NAME C:\USERS\MIKELA.BLAKE\DESKTOP\KE ANDREWS OFFICE\DWG\PLAN SHEETS\LANDSCAPE TP 3.00 - TREE REMOVAL PLAN.DWG - [TP 3.01 TREE MITIGATION REFERENCE DATA AND DETAILS]
XCAD ; ka ; stanfly ; rdaar ; rbody ; xrebase ; xxsubl ; xtrees ; subl ; tree fences details



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DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

Luminaire Legend

Symbol	Description	#
	VSX-1-T1-15L-4K-SINGLE	28
	VSX-1-T1-15L-4K-DUAL	11

NOTES

1. VALUES REPORTED HERE ARE CALCULATED AVERAGE MAINTAINED ILLUMINANCE LEVELS AT GRADE.
2. CALCULATIONS ACCOUNT ONLY FOR POLE-MOUNTED AND WALL MOUNTED LUMINAIRES.
3. PHOTOMETRIC DATA FOR ALL LUMINAIRES IS SOURCED FROM THE LUMINAIRE MANUFACTURER.
4. LIGHTING CALCULATIONS DO NOT TAKE INTO CONSIDERATION ADDITIONAL LANDSCAPE OR HARDSCAPE ITEMS THAT MAY IMPACT ILLUMINANCE LEVELS.
5. FIXTURES ARE MOUNTED 16' IN HEIGHT
6. FIXTURES ARE 140 WATTS

VSX ARRAY LED Specifications



Project Name:

Catalog Number:

Type:

The new VSX Array LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LED Arrays. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for ten years; and is available in standard or custom colors.

The VSX Array LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VSX-1	**T1** Type I **T2** Type II **T3** Type III **T4** Type IV **T4A** Type IV Automotive **T5SR** Type V Short Round **T5LR** Type V Long Round **T5LS** Type V Long Square	**5L** **10L** **15L** **20L** **25L**	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** *120-277V **8** 347V **5** 480V	**AM** Arm Mount **WM** Wall Mount *Requires BAWP Round Pole Plate Adapters (RPP) are to be ordered separately. BAWP to be ordered separately.	**BZ** Bronze **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **CC** Custom Color	**PCR-120** Photocell & Receptacle 105-135V **PCR-208** Photocell & Receptacle 208V **PCR-240** Photocell & Receptacle 240V **PCR-277** Photocell & Receptacle 277V **PCR-480** Photocell & Receptacle 480V **PER** 5-Pin Photo Receptacle w/NEMA cap **SPINPER** 5-Pin Photo Receptacle w/NEMA cap Required Dimming Driver **7PINPER** 7-Pin Photo Receptacle w/NEMA cap Required Dimming Driver **DIM** 0-10v Dimming Driver **WSC-8** Wireless Sensor 8' Mounting Height **WSC-20** Wireless Sensor Adjustable Mounting Height **WSC-40** Wireless Sensor 40' Mounting Height The option will require 0-10V Dimming Driver **VWC** Visionaire Wireless Control Ecosystem **DALI2** (Digital Addressable Lighting Interface) *Consult with Factory exact offerings	**RPP3** For 3"IP Fitter, 1 Round Pole Plate Adapter **RPP4** For 4"IP Fitter, 1 Round Pole Plate Adapter **RPP5** For 5"IP Fitter, 1 Round Pole Plate Adapter **UPMA-S** Universal Square Pole Mount Adapter **UPMA-R** Universal Round Pole Mount Adapter **BAWP** Cast Wall Plate **ROT-R** Rotated Optics Right Side **ROT-L** Rotated Optics Left Side

VISIONAIRE LIGHTING

50

Features & Specifications — VSX ARRAY

Housing
- Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
-Durable two-piece cast aluminum driver compartment utilizes a captive screw for ease of maintenance and sealed with a one-piece silicone gasket.

Thermal Management
- The VSX Array LED series provides excellent thermal management by mounting the LED Arrays to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX Array series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 1400 mA.

Optical System
- The highest lumen output LED Arrays are utilized in the VSX series. IES distribution Types I, II, III, IV, IVA, VSR, VLR and VLS are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

New LED Array Technology
- 4 Diodes now replace a single Led chip and operate at 25% of the drive current allowing for higher efficiency, less heat and longer life. (10 Year Warranty)
- More LEDs at a lower drive current provides a more comfortable visual effect.

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly
- The VSX Array LED series is supplied with a choice of 350, 530, 700,1050, 1200 or 1400 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard.

Warranty
- Ten (10) year Limited Warranty on electrical components (Driver & LED Boards), Five (5) year on finish. For full warranty information, please visit visionairelighting.com.

Options
- Photocell & receptacle
- Photo receptacle
- 0-10v Dimming Driver
- Motion Sensor
- Wireless Control
- DALI2
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics

Listings
- The VSX Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- DLC Listed
- DLC Premium Listed
- IDA Certification

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/
3000K must be selected with a fixed mount for IDA certification.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PHOTOMETRIC PLAN

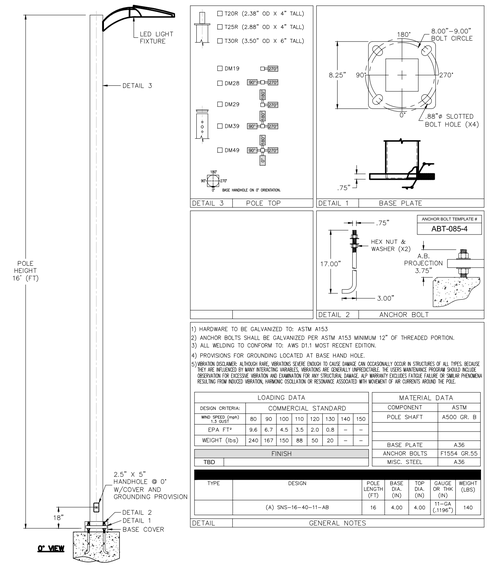
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PH 1.00

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IMAGES
XREFS
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PLOT STYLE
DWG NAME

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PH 3.00 - PHOTOMETRIC PLAN.DWG [PH 3.00 PHOTOMETRIC DETAILS]



1) HARDWARE TO BE GALVANIZED TO: ASTM A153.
2) ANCHOR BOLTS SHALL BE GALVANIZED PER ASTM A153 MINIMUM 12" OF THREADED PORTION.
3) ALL WELDING TO CONFORM TO: AWS D1.1 MOST RECENT EDITION.
4) PROVISIONS FOR GROUNDING LOCATED AT BASE HAND HOLE.
5) VIBRATION DISCLAIMER: ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES, BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USERS MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND ELIMINATION FOR ANY STRUCTURAL DAMAGE. ALP WARRANTY EXCLUDES FATIGUE FAILURE OR OTHER PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE POLE.

LOADING DATA								
DESIGN CRITERIA:	COMMERCIAL STANDARD							
WIND SPEED (mph) 1.3 GUST	80	90	100	110	120	130	140	150
EPA Ft*	9.6	6.7	4.5	3.5	2.0	0.8	-	-
WEIGHT (lbs)	240	167	150	88	50	20	-	-

FINISH
TBD

MATERIAL DATA	
COMPONENT	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A36

TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	(A) SNS-16-4G-11-AB	16	4.00	4.00	11-GA (.119")	140

DETAIL GENERAL NOTES

Site Lighting Fixture A
Scale: NTS

KE ANDREWS OFFICE

LOTS 1 & 2
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WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PHOTOMETRIC DETAILS

SHEET NUMBER
PH 3.00

UNION PACIFIC RAILROAD
(100' RIGHT-OF-WAY)

M.R.R.C.T.

LOT 15

TREE PROTECTION FENCING (TYP.)

DR. RICHARD BROOKS
VOL. 898, PG. 169
D.R.R.C.T.

PROP. 20' WATER EASEMENT

LOT 1, BLOCK A
LAKE POINTE HEALTH SCIENCE CENTER
CAB. C, PG. 216
M.R.R.C.T.

LOT 1

KE ANDREWS
INST. NO. 20140000017076
O.P.R.R.C.T.

PROP. 20' SSWR EASEMENT

LOT 2

PROP. 30'X30' VISIBILITY EASEMENT (TYP.)

CENTERS FOR PEACE AND MERCY, INC.
INST. NO. 20180000012560
O.P.R.R.C.T.

FUTURE SIDEWALK, NOT PART OF THIS PROJECT

LOT 3, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 2, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

TURTLE COVE BOULEVARD
(80' RIGHT-OF-WAY)

CITY OF ROCKWALL
VOL. 1582, PG. 317
O.P.R.R.C.T.

WATER EASEMENT
VOL. 105, PG. 877
D.R.R.C.T.

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH RIGHT-OF-WAY)

N46°01'25"W 60.24'

LEGEND

XXXX	EXISTING TREE TO REMAIN/PROTECT
XXXX	EXISTING TREE TO BE REMOVED
x	TREE PROTECTION FENCE

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	22,866 SF	0.52 ACRES	(8.18%)
LANDSCAPE AND OPEN SPACE	150,173 SF	3.45 ACRES	(53.74%)
TOTAL	279,442 SF	6.42 ACRES	
LOT 2			
PAVEMENT	00 SF	0.00 ACRES	(0.00%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	96,644 SF	2.22 ACRES	(100.00%)
TOTAL	96,644 SF	2.22 ACRES	
RIGHT OF WAY			
PAVEMENT	26,952 SF	0.62 ACRES	(58.09%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	19,449 SF	0.45 ACRES	(41.91%)
TOTAL	46,402 SF	1.07 ACRES	

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KE ANDREWS OFFICE

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SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE REMOVAL PLAN

SHEET NUMBER
TP 1.00

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IMAGES
XREFS
LAST SAVED
PLOTTED BY
PLOTTED
DWG NAME

I:\2019\064539200\CAD\ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
TP 1.00 - TREE REMOVAL PLAN.DWG, {TP 1.00 TREE REMOVAL PLAN}
6/14/2019 10:51 AM
MIKULIK, BLAKE 7/1/2019 4:57 PM
: xbase : xbdy : xdwfx : xelbase : xmulti : xrefs : xutil : tree fence details

KE ANDREWS - ROCKWALL OFFICE TREE INVENTORY								
Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
Kimley Horn Red Tag Series								
8273	4.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
8274	6.1	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
8275	5.4	White Mulberry	*Morus alba*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
8276	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8277	6.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8278	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8279	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8280	6.0	Cedar Elm	*Ulmus crassifolia*	Declining	Single	REMOVE	NON-PROTECTED	0.0
8281	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8282	5.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8283	4.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8284	5.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8285	7.0	Box Elder	*Acer negundo*	Healthy	Multi	PROTECT	1:1	0.0
8286	4.6	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8287	10.0	Black Willow	*Salix nigra*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
8288	7.5	White Mulberry	*Morus alba*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
8289	4.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
8290	5.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
8291	5.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Forked	PROTECT	1:1	0.0
8292	8.6	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8293	4.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8294	5.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	5.8
8295	4.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8296	5.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8297	7.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8298	6.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
8299	5.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8300	6.3	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8301	5.3	Gum Bumellis	*Sideroxylon lanuginosum*	Healthy	Single	REMOVE	1:1	5.3
8302	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8303	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8304	5.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8305	5.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8306	7.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8307	5.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8308	5.0	Shumard oak	*Quercus shumardii*	Healthy	Single	REMOVE	1:1	5.0
8309	7.7	Eastern Redcedar	*Juniperus virginiana*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
8310	9.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8311	9.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8312	8.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8313	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8314	10.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8315	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8316	9.2	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8317	8.0	Callery pear	*Pyrus calleryana*	Healthy	Multi	REMOVE	1:1	8.0
8318	5.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
SCI Green Tag Series								
90351	10.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90352	9.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90353	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90354	7.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90355	11.6	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	11.6
90356	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90357	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90358	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90359	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90360	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90361	5.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90362	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90363	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90364	12.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.3
90365	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90366	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90367	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90368	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90369	12.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90370	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90371	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	5.7
90372	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90373	12.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90374	10.1	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90375	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90376	8.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90377	10.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90378	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90379	7.9	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90380	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90381	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90382	13.2	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90383	10.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90384	14.8	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90385	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90386	9.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90387	12.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90388	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90389	11.1	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90390	14.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90391	9.3	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90392	17.2	American Elm	*Ulmus americana*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90393	11.3	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90394	32.3	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90401	14.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90402	6.2	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90403	5.7	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90404	8.5	Black Willow	*Salix nigra*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90405	14.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90406	8.0	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90407	12.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90408	8.5	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90409	17.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90410	8.2	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90412	11.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90413	10.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90414	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90415	10.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90416	9.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90417	7.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90418	12.5	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90419	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90420	12.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90421	8.4	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90422	8.3	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90423	9.7	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90424	10.0	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90425	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90426	9.5	Hackberry	*Celtis laevigata*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90427	9.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90428	6.2	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90429	12.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90430	10.4	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90431	7.7	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90432	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90433	10.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90434	9.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90435	10.1	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90436	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90437	9.3	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90438	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90439	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90440	8.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90441	9.3	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90442	7.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90443	6.4	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90444	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90445	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90446	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90447	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90448	8.6	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90451	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90452	9.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90453	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90454	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90455	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90456	9.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90457	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90458	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90459	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90460	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90461	6.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90462	18.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	PROTECT	.5:1	0.0
90463	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90464	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90466	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90467	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90468	15.3	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Forked	PROTECT	1:1	0.0
90469	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90470	11.8	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90471	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90472	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90473	20.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90474	5.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90475	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90476	6.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90477	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90478	7.1	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	REMOVE	1:1	7.1
90479	7.4	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90480	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90481	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90482	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90483	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90663	6.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90664	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90665	11.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90666	9.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90667	10.3	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90668	16.2	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	.5:1	8.1
90669	10.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90670	10.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90671	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90672	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90673	34.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90674	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90675	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90676	16.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90677	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90678	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90679	17.9	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90680	9.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90681	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90682	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90683	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90684	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90685	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90686	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90687	7.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90688	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90689	7.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90690	6.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90691	15.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90692	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90693	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90694	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90695	12.0	American Elm	*Ulmus americana*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90696	48.5	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90697	15.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90698	13.5	White Mulberry	*Morus alba*	Healthy	Forked	PROTECT	1:1	0.0
90699	12.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90700	9.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90701	15.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90702	9.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90703	17.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90704	12.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90705	7.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90706	10.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90707	13.5	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90708	12.0	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90709	9.7	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90710	10.1	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90711	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90712	21.5	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90713	15.6	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90714	14.6	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90715	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90716	16.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90717	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90718	21.2	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90719	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90720	17.5	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	17.5
90721	15.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90722	14.5	White Mulberry	*Morus alba*	Healthy	Single	REMOVE	1:1	14.5
90723	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90724	23.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90725	15.4	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90726	10.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.2
90727	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90728	14.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.0
90729	12.9	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.9
90730	9.3	Cedar Elm	*Ulmus crassifolia*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90731	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90732	14.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90733	17.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90734	15.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90735	15.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90736	16.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90737	19.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90738	19.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90739	18.7	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90740	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90741	8.7	Hackberry	*Celtis laevigata*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90742	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90743	13.9	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90744	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90745	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90746	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90747	10.1	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90748	8.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90749	9.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	9.6
90750	12.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	12.0
90751	10.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90752	14.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	7.2
90753	16.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	8.2
90754	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90755	6.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	6.6
90756	13.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90757	11.0	Hackberry	*Cel

Tree #	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90805	8.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90806	6.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90807	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90808	15.2	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90809	10.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90810	8.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90811	7.4	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90812	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	6.3
90813	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90814	18.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	9.3
90815	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90816	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90817	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90818	7.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90819	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90820	13.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90821	7.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90822	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90823	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90824	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90825	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90826	6.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90827	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90828	5.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90829	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90830	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90831	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90832	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90851	6.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90852	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.9
90853	7.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90854	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90855	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90856	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90857	6.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90858	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90859	11.5	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90860	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90861	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90862	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90863	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90864	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90865	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
90866	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90867	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90868	7.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90869	10.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90870	9.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90871	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90872	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90873	9.4	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90874	12.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90878	9.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	9.5
90879	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90880	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90881	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90882	14.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.2

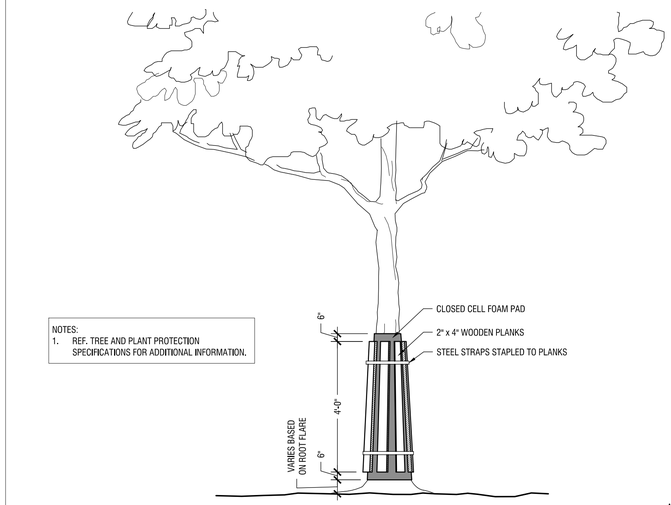
All trees 4-inches and larger at DBH were tagged.
Kimley-Horn red tree tag (series 8273-8318) and SCI green tree tags were used.

TREE INCHES BEING REMOVED	TREE INCHES	REQ. MITIGATION INCHES
TOTAL TREE INCHES BEING REMOVED (PRIMARY PROTECTED TREES, 4"-24" - 1:1 RATIO)	230.7	230.7
TOTAL TREE INCHES BEING REMOVED (SECONDARY PROTECTED TREES, 11"-25" - 1:0.5 RATIO)	198	99
TOTAL TREE INCHES BEING REMOVED (FEATURED TREES, GREATER THAN 25" - 1:2 RATIO)	0	0
TOTAL TREE INCHES BEING REMOVED	428.7	329.7
TREE PRESERVATION CREDITS (EACH SAVED OAK, PECAN, OR ELM > 25" - 1:1 RATIO)	90	90
MITIGATION BALANCE (REQ. MITIGATION INCHES - TREE PRESERVATION CREDITS)		239.7
TOTAL REPLACEMENT TREE INCHES		241
NET TOTAL TREE INCHES AFTER MITIGATION		1.3

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

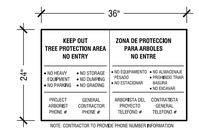
HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.



NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION B
Scale: NTS

TREE PROTECTION SIGN ENLARGEMENT



NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING A
Scale: NTS

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

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

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FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 07/2019

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

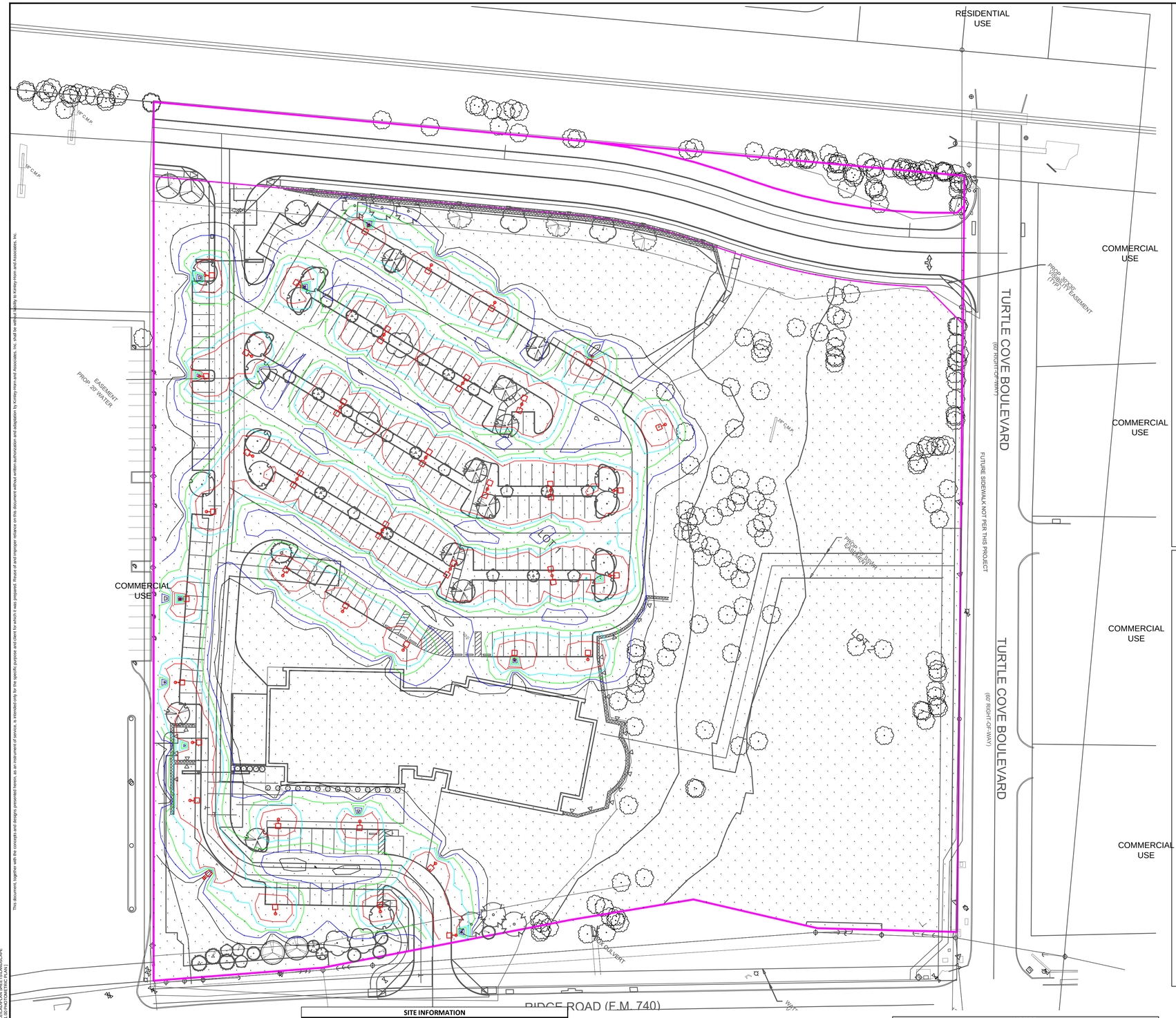
KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA AND DETAILS

SHEET NUMBER
TP 3.01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
LAST SAVED 6/14/2019 10:51 AM
PLOTTED BY MIKELA. BLAKE 7/2/2019 4:57 PM
PLOT STYLE KHA_FULL.CTB
DWG NAME C:\USERS\MIKELA.BLAKE\DESKTOP\KE ANDREWS OFFICE\DWG\PLAN SHEETS\LANDSCAPE TP 3.00 - TREE REMOVAL PLAN.DWG - [TP 3.01 TREE MITIGATION REFERENCE DATA AND DETAILS]
XCAD ; ka ; stanfly ; rdaar ; rbody ; xrebase ; xxsubl ; xtrees ; subl ; tree fences details



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DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

Luminaire Legend

Symbol	Description	#
	VSX-1-T1-15L-4K-SINGLE	28
	VSX-1-T1-15L-4K-DUAL	11

NOTES

1. VALUES REPORTED HERE ARE CALCULATED AVERAGE MAINTAINED ILLUMINANCE LEVELS AT GRADE.
2. CALCULATIONS ACCOUNT ONLY FOR POLE-MOUNTED AND WALL MOUNTED LUMINAIRES.
3. PHOTOMETRIC DATA FOR ALL LUMINAIRES IS SOURCED FROM THE LUMINAIRE MANUFACTURER.
4. LIGHTING CALCULATIONS DO NOT TAKE INTO CONSIDERATION ADDITIONAL LANDSCAPE OR HARDSCAPE ITEMS THAT MAY IMPACT ILLUMINANCE LEVELS.
5. FIXTURES ARE MOUNTED 16' IN HEIGHT
6. FIXTURES ARE 140 WATTS

VSX ARRAY LED Specifications



Project Name:

Catalog Number:

Type:

The new VSX Array LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LED Arrays. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for ten years; and is available in standard or custom colors.

The VSX Array LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VSX-1	**T1** Type I **T2** Type II **T3** Type III **T4** Type IV **T4A** Type IV Automotive **T5SR** Type V Short Round **T5LR** Type V Long Round **T5LS** Type V Long Square	**5L** **10L** **15L** **20L** **25L**	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** *120-277V **8** 347V **5** 480V	**AM** Arm Mount **WM** Wall Mount *Requires BAWP Round Pole Plate Adapters (RPP) are to be ordered separately. BAWP to be ordered separately.	**BZ** Bronze **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **CC** Custom Color	**PCR-120** Photocell & Receptacle 105-135V **PCR-208** Photocell & Receptacle 208V **PCR-240** Photocell & Receptacle 240V **PCR-277** Photocell & Receptacle 277V **PCR-480** Photocell & Receptacle 480V **PER** 5-Pin Photo Receptacle w/NEMA cap **SPINPER** 5-Pin Photo Receptacle w/NEMA cap Required Dimming Driver **7PINPER** 7-Pin Photo Receptacle w/NEMA cap Required Dimming Driver **DIM** 0-10v Dimming Driver **WSC-8** Wireless Sensor 8' Mounting Height **WSC-20** Wireless Sensor Adjustable Mounting Height **WSC-40** Wireless Sensor 40' Mounting Height The option will require 0-10V Dimming Driver **VWC** Visionaire Wireless Control Ecosystem **DALI2** (Digital Addressable Lighting Interface) *Consult with Factory exact offerings	**RPP3** For 3"IP Fitter, 1 Round Pole Plate Adapter **RPP4** For 4"IP Fitter, 1 Round Pole Plate Adapter **RPP5** For 5"IP Fitter, 1 Round Pole Plate Adapter **UPMA-S** Universal Square Pole Mount Adapter **UPMA-R** Universal Round Pole Mount Adapter **BAWP** Cast Wall Plate **ROT-R** Rotated Optics Right Side **ROT-L** Rotated Optics Left Side

VISIONAIRE LIGHTING

50

Features & Specifications — VSX ARRAY

Housing
- Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
-Durable two-piece cast aluminum driver compartment utilizes a captive screw for ease of maintenance and sealed with a one-piece silicone gasket.

Thermal Management
- The VSX Array LED series provides excellent thermal management by mounting the LED Arrays to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX Array series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 1400 mA.

Optical System
- The highest lumen output LED Arrays are utilized in the VSX series. IES distribution Types I, II, III, IV, IVA, VSR, VLR and VLS are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

New LED Array Technology
- 4 Diodes now replace a single Led chip and operate at 25% of the drive current allowing for higher efficiency, less heat and longer life. (10 Year Warranty)
- More LEDs at a lower drive current provides a more comfortable visual effect.

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly
- The VSX Array LED series is supplied with a choice of 350, 530, 700,1050, 1200 or 1400 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard.

Warranty
- Ten (10) year Limited Warranty on electrical components (Driver & LED Boards), Five (5) year on finish. For full warranty information, please visit visionairelighting.com.

Options
- Photocell & receptacle
- Photo receptacle
- 0-10v Dimming Driver
- Motion Sensor
- Wireless Control
- DALI2
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics

Listings
- The VSX Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- DLC Listed
- DLC Premium Listed
- IDA Certification

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/
3000K must be selected with a fixed mount for IDA certification.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT 064539200
DATE 07/02/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

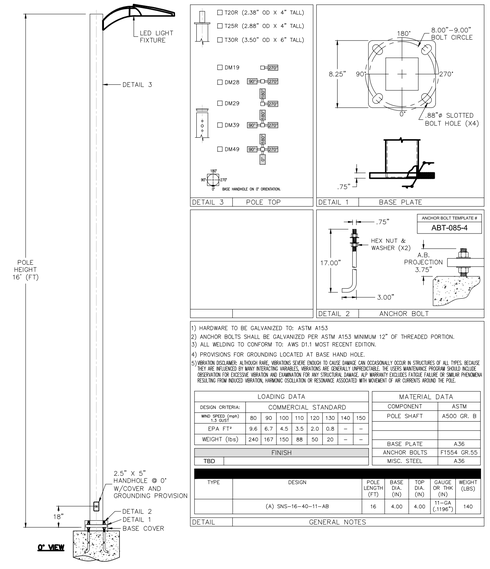
PHOTOMETRIC PLAN

SHEET NUMBER
PH 1.00

IMAGES:
XREFS: cADd_LA - plotsty - XbjPlng - 15' light pole
LAST SAVED: 7/2/2019 4:32 PM
PLOTTED BY: MIKALIK, BLAKE (7/2/2019 4:33 PM
PLOT STYLE: KHA_ARCHITECTURAL_OFFICE\CADD\PLAN SHEETS\LANDSCAPE
DWG NAME: PH 1.00 - PHOTOMETRIC PLAN.DWG - [PH 1.00 PHOTOMETRIC PLAN]

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
LAST SAVED 7/1/2019 4:32 PM
PLOTTED BY MIGUEL BLANES
PLOTTED ON 7/1/2019 4:38 PM
DWG NAME K:\DAL\064539200-KE ANDREWS OFFICE\CAD\PLAN SHEETS\LANDSCAPE PH 1.00 - PHOTOMETRIC PLAN.DWG
xDWI -1A - xplotz - nighting - 16' light pole PH 3.00 PHOTOMETRIC DETAILS



1) HARDWARE TO BE GALVANIZED TO: ASTM A153.
2) ANCHOR BOLTS SHALL BE GALVANIZED PER ASTM A153 MINIMUM 12" OF THREADED PORTION.
3) ALL WELDING TO CONFORM TO: AWS D1.1 MOST RECENT EDITION.
4) PROVISIONS FOR GROUNDING LOCATED AT BASE, HAND HOLE.
5) VIBRATION DISCLAIMER: ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES, BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USERS MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE. ALP WARRANTY EXCLUDES FATIGUE FAILURE OR OTHER PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE POLE.

LOADING DATA								
DESIGN CRITERIA	COMMERCIAL STANDARD							
WIND SPEED (MPH) 3 SEC GUST	80	90	100	110	120	130	140	150
EPA Ft*	9.6	6.7	4.5	3.5	2.0	0.8	–	–
WEIGHT (lbs)	240	167	150	88	50	20	–	–

FINISH
TBD

MATERIAL DATA	
COMPONENT	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A36

TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	(A) SNS-16-40-11-AB	16	4.00	4.00	11-GA (.1196")	140

DETAIL GENERAL NOTES

Site Lighting Fixture
Scale: NTS

A

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
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No.	REVISIONS	DATE	BY

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PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
2019 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT	064539200
DATE	07/02/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PHOTOMETRIC DETAILS

SHEET NUMBER
PH 3.00

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 30, 2019
6:00 P.M.

CALL TO ORDER

OPEN FORUM

CONSENT AGENDA

1. Approval of Minutes for the *June 25, 2019* Planning and Zoning Commission meeting.

2. **P2019-023** **(David)**
   Consider a request by Rick Bates of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall High School Addition being a 35.295-acre parcel of land currently identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

3. **P2019-028** **(David)**
   Consider a request by Matthew Gardner of Halff Associates on behalf of Carolina Molina of Alvaplast US (*SPR Packaging*) for the approval of a replat for a 43.0139-acre tract of land identified as Lot 1, Block 1, Indalloy Addition; Tract 31 of the R. Ballard Survey, Abstract No. 29; and Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

APPOINTMENTS

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

DISCUSSION ITEMS

5. **Z2019-014** **(David)**
   Hold a public hearing to discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less than 2,000 SF, with a Drive-Through or Drive-In* on a 0.50-acre portion of a larger 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

6. **Z2019-015** **(Korey)**
   Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing *Minor Auto Repair Garage* on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [*FM-3097*], and take any action necessary.

7. **Z2019-016** **(Ryan)**
   Hold a public hearing to discuss and consider approval of a text amendment to various sections of the Unified Development Code [*Ordinance No. 04-38*] and Article IX, *Fences*, of Chapter 10, *Building and Building Regulations,* of the Municipal Code of Ordinances for the purpose of updating the codes to conform to changes made by the 86th Legislative Session, and take any action necessary.

8. **P2019-029** **(Korey)**
   Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract of

land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [*FM-3549*] and Clem Road, and take any action necessary.

9. P2019-030 (Korey)
Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [*FM-3549*] and Clem Road, and take any action necessary.

10. SP2019-027 (Korey)
Discuss and consider a request by Russell Phillips of Horizon Road Self Storage, LLC for the approval of a site plan for a *Mini-Warehouse* facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

11. SP2019-028 (Korey)
Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [*FM-3549*] and Clem Road, and take any action necessary.

12. SP2019-029 (David)
Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan for an addition to an existing *General Personal Service* business (*i.e. Jour Salon and Spa*) on a 4.211-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

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

- ✓ P2019-011: Final Plat for Lot 1, Block A, Devoll Place Addition [*Approved*]
- ✓ P2019-026: Preliminary Plat for Lots 1-5, Block A, Park Station Addition [*Approved*]
- ✓ MIS2019-012: Alternative Tree Mitigation for Townplace Suites [*Approved*]
- ✓ SP2019-014: Variance for Retail Shopping Center and House of Worship [*Approved*]

ADJOURNMENT

14. Capital Improvements Advisory Committee Meeting (CIAC) [*6:30 PM*]

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code § 55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 26th day of July 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 30, 2019
5:00 PM

CALL TO ORDER

OPEN FORUM

ACTION ITEMS

1. **SP2019-027** **(Korey)**
   Discuss and consider a request by Russell Phillips of Horizon Road Self Storage, LLC for the approval of a site plan for a *Mini-Warehouse* facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

2. **SP2019-029** **(David)**
   Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan for an addition to an existing *General Personal Service* business (*i.e. Jour Salon and Spa*) on a 4.211-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 26th day of July 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 25, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:07 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Tracey Logan, John Womble, Eric Chodun and Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, and Civil Engineer Sarah Hager.

II. OPEN FORUM

Chairman Lyons explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time.

Melba Jeffus
1903 S. FM-549
Rockwall, TX

Ms. Jeffus came forward and generally expressed concern in regards to a proposed site plan for a shopping mall/house of worship. She has major concerns with the traffic impact the project will cause in that area which already has tremendous traffic issues.

Judith Matherne
1115 Signal Ridge
Road, TX

Ms. Matherne came forward and generally expressed being in favor of the proposed shopping center she feels Rockwall is an expanding city and the concern with traffic is one that is being faced in the entire city and is part of the growth.

Dean Lanty
216 W. Quail Run Road
Rockwall, TX

Mr. Lanty came forward and expressed concern with the traffic issue the proposed site plan for the house of worship and shopping center will create in one of the most congested intersections in Rockwall.

Sergio Bento
2002 S. Lakeshore Drive
Rockwall, TX

Mr. Bento came forward and spoke in regards to the proposed house of worship/ shopping center and shared he is a Baptist pastor born in Brazil and has faced discrimination. He spoke of the concern of traffic however traffic and growth is inevitable.

Jim Alford
635 Stafford Circle
Rockwall, TX

Mr. Alford came forward and spoke in regard to the proposed site plan for the house of worship/retail center. He expressed concern with the traffic it will create.

III. CONSENT AGENDA

1. Approval of Minutes for the May 28, 2019 Planning and Zoning Commission meeting.

2. SP2019-015

Consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a site plan for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

3. SP2019-020

Consider a request by Dub Douphrate & Associates on behalf of Carla Rankin of Carla Rankin Real Estate Holdings for the approval of a site plan for an office building on a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street, and take any action necessary.

4. P2019-027

Consider a request by Kyle Coleman Harris of Pacheco Koch Consulting Engineers on behalf of Alton Frazier of Channell Commercial Corporation for the approval of a replat for Lot 3, Block A, Channell Subdivision Addition being a 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

Commissioner Chodun made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 7-0.

IV. APPOINTMENTS

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

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

V. ACTION ITEMS

6. SP2019-014

Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center* and *house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background in regard to the case. The applicant is requesting approval of a site plan for a retail shopping center and house of worship on a tract of land that is currently vacant. According to the Unified Development Code, a house of worship and retail shopping center are both permitted by-right on properties zoned Commercial District and no additional approvals are necessary with regard to land use. With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property. Additionally according to the treescape plan submitted by the applicant, there are 48 caliper-inches of primary protected trees and 113 caliper-inches of secondary protected trees being removed (i.e. a total of 161-caliper-inches in order to develop the site. Of the total number of trees, 125 caliper-inches require mitigation, which will be satisfied by landscaping being planted on site. Additionally according to the Unified Development Code the Commercial District is the proper zoning classification for most types of commercial development and generally consists of large shopping centers at major intersection, and commercial shopping centers along arterial roadways. Areas should not be zoned Commercial District unless they are

located close to an arterial or a major collector. The Unified Development Code goes on to state that since the Commercial District is general in nature, the development standards are less stringent and do not require as high of standards of development as the Residential Office, Neighborhood Services, and the General Retail Districts. When adjacent to neighborhoods the area should have adequate buffering between the Commercial District and the residential development. In this case, the proposed uses are allowed by-right in a Commercial District and is also located in close proximity to Ridge Road, which is a major collector. Given the proposed use, zoning district, and its proximity to a major collector, the applicant's request appears to conform to the development standards as stipulated in the Unified Development Code with regard to development standards within the Commercial District. The Scenic Overlay District requires 90% primary materials and 20% natural stone. Additionally, all structures that have a footprint of 6,000 square feet or less require a pitched roof. The Scenic Overlay District also requires four sided architecture and that all rooftop mechanical equipment to be screened by an architectural feature that is integral to the building's design. The building elevations submitted by the applicant appear to conform to the requirements stipulated in the Unified Development Code with regard to exterior building materials. The proposed building will be 4,535 square feet and will utilize a flat roof system and since this does not conform to the requirements of the Unified Development Code an exception is required. The Planning and Zoning Commission has approved similar requests. Additionally, although the building elevations seem to generally conform to the four sided architecture requirements, the proposed building elevations show a portion of the rooftop mechanical equipment. The applicant has provided a line-of sight-study showing that the mechanical equipment will not be visible from the property line. The Unified Development Code requires any commercial use or parking lot that has a side or rear contiguous to a residential district to be screened with a masonry fence. As an alternative, berms in conjunction with a minimum six foot wrought iron fence and a combination of trees and shrubs can be utilized to meet this requirement, should the Planning and Zoning Commission determine that the proposed alternative will provide sufficient screening. In this case, the subject property is adjacent to the Turtle Cove Subdivision and the applicant is proposing to utilize six foot tall wrought iron fence in conjunction with a combination of trees and landscaping to provide screening from the adjacent neighborhood.

Mr. Miller further noted that based on the information submitted by the applicant, staff has identified a variance to the requirements of the Unified Development Code for Architectural Standards and Rood Design Standards. According to the Unified Development Code, all structures having a footprint of less than 6,000 square feet shall be constructed of a pitched roof. The proposed house of worship/retail shopping center will utilize a flat roof system and since this does not conform to the requirements of the Unified Development Code, a variance is required. This variance is a discretionary decision for the Planning and Zoning Commission and requires approval by a ¾ majority. In the event that the variance is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

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

Chairman Lyons asked for questions from the Commission.

Commissioner Chodun asked what criteria could be utilized in considering approval or denial of a site plan. Mr. Miller went over the Unified Development Codes requirements set forth in evaluating a site plan.

Commissioner Fishman asked if the pitched roof requirement has been waived in the past for any other buildings in the area. Mr. Miller indicated it has been waived several instances along this corridor. Commissioner Logan asked if it met all fire codes in regards to access. Mr. Miller stated it met the International Fire Code.

Chairman Lyons asked if based on the location and concern with traffic that was brought up, could a traffic impact analysis be requested. Mr. Miller explained that a traffic analysis could be requested by the Planning and Zoning Commission either at time of site plan or final plat. Commissioner Womble asked if one has been requested before on such a small building. Mr. Miller indicated a TIA has not been requested before by the Commission on a building of this size.

Chairman Lyons asked the applicant to come forward and speak.

Naim Khan
2105 Canyon Creek
Garland, TX

Mr. Khan came forward and indicated he was the civil engineer for the project and was available for questions from the Commission.

Commissioner Welch asked what the expected hours of operation for the house of worship would be. Mr. Khan shared that the main congregation hours will be Fridays from 1:30 p.m. to 2:30 p.m. however individual people can come and go throughout the day.

Commissioner Chodun asked if any prospective tenants for the retail portion had pre-leased yet. Mr. Khan indicated he was unaware of any that had at this time.

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

Extensive general discussion took place between the Commission in regards to the concern with traffic and should a Traffic Impact Analysis be requested, hours of operation regarding the hour of prayer that takes place daily and the variance to the pitch roof that is being requested.

Chairman Lyons made a motion to postpone the case pending a Traffic Impact Analysis. Commissioner Fishman seconded the motion. The motion failed to pass with a vote of 5-2 with Commissioners Womble, Logan, Chodun, Welch, and Moeller dissenting.

Commissioner Chodun made a motion to approve SP2019-014 with staff recommendations and variances requested. Commissioner Womble seconded the motion which passed by a vote of 5-2 with Chairman Lyons and Commissioner Fishman dissenting.

7. MIS2019-005

Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 28.011-acre parcel of land identified as a Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicant is requesting an Alternative Tree Mitigation Settlement Agreement in conjunction with the Ladera of Rockwall Addition for the purpose of offsetting a portion of the required tree mitigation. Specifically, the applicant is requesting relief associated with the trees (i.e. 699.5-caliper inches of trees) that will be removed to construct an off-site, 12-inch sanitary sewer line that will serve the development. On June 26, 2018, the Planning and Zoning Commission approved an amended treescape plan allowing for the removal of an additional 977.75-caliper inches that were associated with the construction of this sanitary sewer line. This approval brought the total mitigation balance due to 1,443.25 caliper-inches. On March 12, 2019, a revised treescape plan was submitted with the final plat application indicating the need for the removal of an additional 283.5-caliper inches of tree to allow the installation of the 12-inch sanitary sewer line. This increased the total mitigation balance due to 1,726.75-caliper inches. Currently, the applicant's approved mitigation plan calls for providing all 1,726.75-caliper inches on-site. The applicant's proposal requests that the City Council consider one of two alternatives. Those being option one, that the City Council waive the 699.5-caliper inches associated with the offsite installation of the 12-inch sanitary sewer line; or, option two, that the City Council consider reducing the tree mitigation balance associated with the off-site improvements by ½ the amount (i.e. 349.75-caliper inches). This balance would then be donated to the Parks Department to save the applicant the expense of planting and caring for the trees on-site. If the City Council does not approve one of the two alternatives, the applicant has stated that they intend to provide the full balance to the Parks Department to be used in other areas of the City.

Mr. Gonzales further noted that according to the Unified Development Code, the City Council, upon recommendation from the Planning and Zoning Commission, may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant.

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

Chairman Lyons asked the applicant to come forward.

John Delin
361 W. Byron Nelson Blvd. Suite 104
Roanoak, TX

Mr. Delin came forward and provided additional comments pertaining to the request.

Chairman Lyons brought the item back to the Commission for discussion or a motion. General discussion took place in regards to which option of the two being proposed would be the better option.

Commissioner Welch made a motion to approve SP2019-005 with option #2. Commissioner Moeller seconded the motion which was denied by a vote of 4-3 with Commissioners Womble, Logan, Lyons and Fishman dissenting.

Planning Director, Ryan Miller, indicated the Commission could entertain another motion since additional options were provided and a recommendation is being forwarded to City Council however that is discretionary to the Commission.

Commissioner Logan made a motion to approve with option #3. Commissioner Chodun seconded the motion which passed by a vote of 5-2 with Commissioners Welch and Moeller dissenting.

Chairman Lyons called a recess at 7:25 p.m.
Chairman Lyons reconvened the meeting at 7:31 p.m.

VI. DISCUSSION ITEMS

8. P2019-026

Discuss and consider a request by Bill Bricker of Columbia Development Co., LLC for the approval of a preliminary plat for Lots 1-5, Block A, Park Station Addition, being a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

Planning Director, Ryan Miller, indicated that the case was on the discussion items because it will go before the Parks Board before it returns to the Commission for action and if it adheres to the technical requirements will be on the consent agenda on the next scheduled meeting. Mr. Miller advised the Commission that the applicant was present and was available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Tom Jones
5815 Meadowcrest Drive
Dallas, TX

Mr. Jones came forward and provided information pertaining to the request and indicated he was available for questions.

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

9. SP2019-021

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

Planning Manager, David Gonzales, indicated the applicant was present and would go over the case.

Chairman Lyons asked the applicant to come forward.

Ed Burke
1700 Justin Road
Rockwall, TX

Mr. Burke came forward and provided additional comments pertaining to the request. They have realigned the fire lane based on requirements from the fire department and in the process of that staff asked they create a plot plan for the entire site and they are currently working with TXDOT with the realignment of John King and staff to meet requirements. Mr. Burke indicated he was available for questions.

Mr. Gonzales added that staff is currently working with the applicant with where the storage areas will be located to make sure that those areas are properly enclosed.

Chairman Lyons asked for questions from the Commission.

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

10. SP2019-022

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.

Planning Director, Ryan Miller, indicated that the applicant was present and available for questions.

Chairman Lyons asked the applicant to come forward.

Greg Wallis
2313 Ridge Road
Rockwall, TX

Mr. Wallis came forward and provided details pertaining to the request. They are working with Lakes Assembly who have a need for additional classroom space and therefore will be doing an expansion and providing a covered patio off the existing fellowship hall. The materials will match the existing building. Mr. Wallis indicated he was available for questions.

Mr. Miller added that the applicants request is seeking only one variance to the articulation requirement. The Architectural Review Board reviewed the case when they met earlier this evening and recommended approval.

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

11. SP2019-023

Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building and restaurant on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall

County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*], and take any action necessary.

Planning Manager, David Miller, indicated that the applicant was present and would discuss details pertaining to the request. He added that there are various variances associated with the case which the Architectural Review Board will review.

Chairman Lyons asked the applicant to come forward.

Jake Fears
2201 E. Lamar Blvd. Suite 200E
Arlington, TX
Mr. Fears came forward and provided information pertaining to the request. They are proposing two separate building and will be seeking variances to the horizontal and vertical articulation. He indicated it is their intent to modify based on staffs' comments to conform to the Overlay standards. He indicated he was available for questions.

Commissioner Fishman asked if there were any potential tenants being considered for the site. Mr. Fears shared that the south building possibly will be a coffee kiosk with the brand name Scooters and the north is being proposed for a restaurant use with the remaining to be retail.

Commissioner Logan expressed concerns with the screening with one of the buildings' orientation will have the back of the building facing SH-205. Mr. Fears indicated they are potentially looking into reorienting that building. Mr. Miller added that one of the Architectural Review Boards comments was to reorient the front of the building.

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

12. SP2019-024
Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

Planning Director, Ryan Miller, indicated that the applicant was present and would provide details pertaining to the request.

Chairman Lyons asked the applicant to come forward.

Tom Jones
5815 Meadow Crest
Dallas, TX

Mr. Jones came forward and provided details in regards to the request. He shared that he will take the comments that the Architectural Review Board provided to the architect and work with staff to make needed changes before action is taken at the next meeting. He indicated he was available for questions.

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

13. SP2019-025
Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

Planning Manager, David Gonzales, stated that the Architectural Review reviewed the variance being requested and recommended recommendation for approval. He indicated that the applicant was present and available for questions.

Chairman Lyons asked the applicant to come forward.

Joseph Hornisher
13455 Noel Road Suite 700
Dallas, TX

Mr. Hornisher came forward and indicated he was the engineer of record for the project and was available for questions.
Chairman Lyons asked if a Traffic Impact Analysis was done for the project. Mr. Hornisher stated that there had been one done in January of this year and in March obtained approval and in addition because they are connecting to Ridge Road which is a TXDOT roadway it was submitted to TXDOT and approved.

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

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

- ✓ P2019-024: Vacating Plat for Lots 17 & 18, Block B, Lago Vista Addition [*Approved*]
- ✓ Z2019-012: Zoning Change (AG to PD) for North Gate (*1st Reading*) [*Approved*]
- ✓ Z2019-013: PD Development Plan in Planned Development District 32 (PD-32) (*1st Reading*) [*Approved*]

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

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:54 p.m.

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

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

15. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code § 55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 30, 2019
APPLICANT:	Rick Bates; *RLK Engineering, Inc.*
CASE NUMBER:	P2019-023; *Lot 2, Block A, Rockwall High School Addition*

SUMMARY

Consider a request by Rick Bates of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall High School Addition being a 35.295-acre parcel of land currently identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a replat for a 35.295-acre parcel of land [i.e. *Lot 2, Rockwall High School Addition*] for the purpose of dedicating a drainage and detention easement required for the expansion of the parking lot for Rockwall High School. The 36 additional parking spaces will be constructed located along W. Yellow Jacket Lane, west of the main entrance.

☑ On April 20, 2019, William Salee of Rockwall ISD, requested an amended site plan [*i.e. Case NO. SP2019-008*] for the purpose of expanding the existing parking lot at Rockwall High School. On April 30, 2019, the Planning and Zoning Commission approved the site plan.

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

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

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

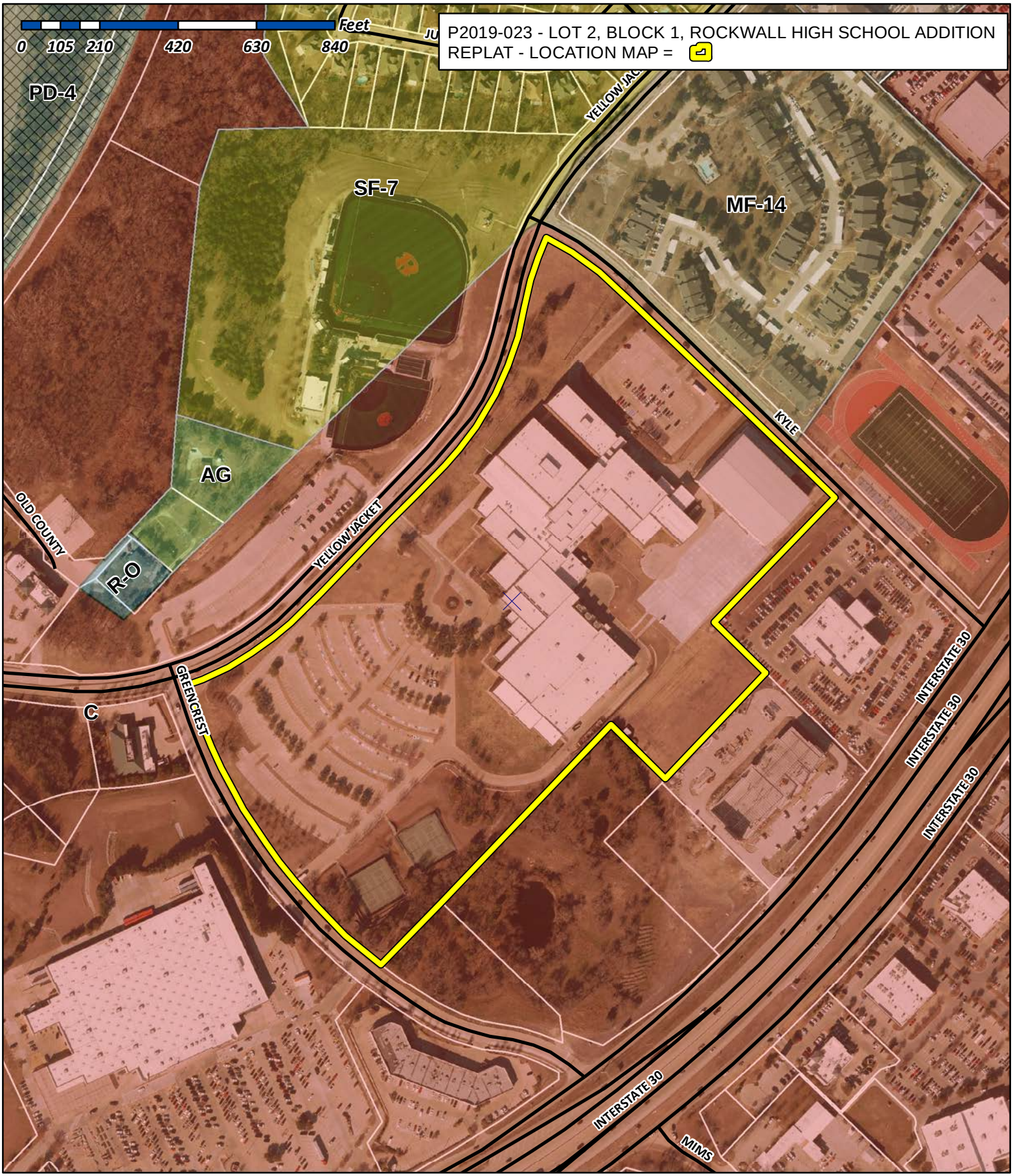
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 2, Block A, Rockwall High School Addition,* staff would propose the following conditions of approval:

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

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall

Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

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

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

City of Rockwall

Project Plan Review History

Project Number	P2019-023	**Owner**	ROCKWALL, I S D	**Applied**	5/17/2019 LM
Project Name	Lot 2, Block A, Rockwall High School Addition	**Applicant**	RLK ENGINEERING, INC.	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	P&Z HEARING			**Status**	7/26/2019 DG

Site Address	**City, State Zip**	**Zoning**
901 YELLOW JACKET LN	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL HIGH SCHOOL	1	A	1	4823-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/17/2019	5/24/2019	5/21/2019	4	APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	7/25/2019	69	COMMENTS	
(7/25/2019 1:09 PM SH) - The 15' utility easement for the sewer line is to be abandoned by this plat.							
FIRE	Ariana Hargrove	5/17/2019	5/24/2019	7/18/2019	62	APPROVED	
GIS	Lance Singleton	5/17/2019	5/24/2019	7/16/2019	60	APPROVED	
PLANNING	David Gonzales	5/17/2019	5/24/2019	7/23/2019	67	COMMENTS	See comments

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

Consider a request by Rick Bates of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall High School Addition being a 35.295-acre parcel of land currently identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

** Planning Department General Comments to be addressed:

The following staff comments are to be addressed and resubmitted no later than Tuesday August 6, 2019. Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.
2. Provide a label indicating "Case No. P2019-023" on the lower right corner on all pages of the revised final plat.
3. Correct Title Block to read as follows:
Final Plat
ROCKWALL HIGH SCHOOL ADDITION
Lot 2, Block A,
Being a Replat of Lot 1, Block A Rockwall High School Addition
etc., etc,
City of Rockwall, Rockwall County, Texas
4. Correct plat label to read as Lot 2, Block A (not block 1). Additionally, include Rockwall High School Addition above Lot 2, Block A on the plat.
5. Include the old lot information on plat (i.e. Lot 1, Block A, Rockwall High School Addition) in a lighter gray scale.
6. Page 3 - signature block: change year to 2019 (not 2017).

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing. **

** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: July 30, 2019 (Tuesday at 6:00 p.m.)

City Council - Consent Agenda: August 5, 2019 (Monday at 6:00 p.m.)

Engineering Mark-Ups

Match Line Sheet 2

Yellowjacket Lane
(90' R.O.W.)

517.40'
N44°26'13"E

10' Utility Esmt. Cab. H, Pg. 5
24' Access & Fir Cab. H,
15' Utility Esmt. Cab. C, Pg. 147
24' ACCESS & FIRE LANE EASEMENT CAB. H, PG. 5
29' ACCESS & FIRE LANE EASEMENT CAB. H, PG. 5
15' Utility Esmt. Cab. C, Pg. 147
To be abandoned
15' Utility Esmt. Cab. C, Pg. 147
Drainage & Detention Esmt. By This Plat
S44°23'57"E 52.63'
S89°58'16"E 60.12'
S89°58'16"E 105.13'
111.78'
24' Access & Fire Lane Esmt. Cab. H, Pg. 5
43.70'
"+" Cut Set
10' Water Line Esmt. Vol. 209, Pg. 332

Tract 10-1
Rockwall I.S.D.
7.7045 Acres
Vol. 221, Pg. 954

A=25°29'33"
R=845.00'
T=191.15'
L=375.96'
CB=N57°10'59"E
372.87'

Lot 2, Block 1
35.295 Acres

25' Bldg. Line
15' Drainage Esmt. Cab. C, Pg. 147
15' Drainage Esmt. Cab. C, Pg. 147
15' Drainage Esmt. Cab. C, Pg. 147
15' Drainage Esmt. Cab. C, Pg. 147

A=04°46'22"
R=533.52'
T=22.23'
L=44.44'
CB=N20°38'38"W
44.43'

CIRS
CIRS

J.D McFarland Survey ~ Abst. 145
E.P.G. Chisum Survey ~ Abst. 64

A=33°49'50"
R=1493.00'
T=454.04'
L=881.55'
CB=N35°10'22"W
868.80'

15' Bldg. Line
Greencrest Boulevard
(70' R.O.W.)

Lot 3R, Block B
The Woods At Rockwall
Cab. E, Pg. 389

Lot 6, Block A
Wal-Mart Super Center Addition
Cab. G, Pg. 253

25' Access & Fire Lane Esmt. Cab. H, Pg. 5
44' Access & Fire Lane Esmt. Cab. H, Pg. 5

1/2" Iron Fnd. Control Mon.
N45°58'43"W 200.81'
CDAI Control Mon.

S44°27'47"W 273.93'

Lot 1, Block A
Texas Roadhouse Addition
Vol. 2017, Pg. 0000018055

Tract 4-04
Greencrest TPS Hotel LP
2.805 Acres
Vol. 2018, Pg. 0000020236

CIRS

Tract 4
Rockwall Rental Properties LP
Vol. 4076, Pg. 48

615.63'

Tract 4
Rockwall Rental Properties LP
Vol. 4076, Pg. 48

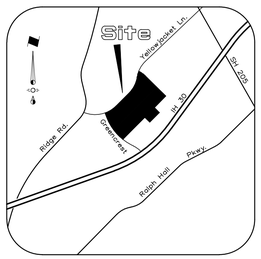
S44°03'37"W

Rockwall Rental Properties LP
1.815 Acres
Vol. 4076, Pg. 48

CIRS

Lot 1, Block A
Wal-Mart Super Center Addition
Cab. C, Pg. 383

0 60 100
GRAPHIC SCALE
1"=60'



VICINITY MAP
NTS

LEGEND:

CIRS.....1/2" Iron Set With Yellow Plastic Cap Stamped "4613"

NOTE:
The easements shown are graphically located from the previous plats. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.

PURPOSE OF REPLAT:
To dedicate a drainage & detention easement.

SHEET 1 OF 3

FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of
Rockwall High School Addition, Lot 2, Block 1
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The
E.P.G. CHISUM SURVEY ~ ABST. 64
J.D. McFARLAND SURVEY ~ ABST. 145
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

May 17, 2019

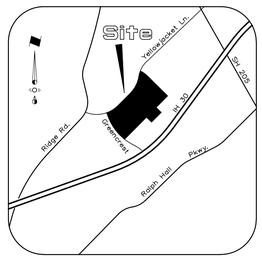
Case No. P2019-000

LEGEND:

CIRS.....1/2" Iron Set With Yellow Plastic Cap Stamped "4613"

0 60 100

GRAPHIC SCALE



VICINITY MAP
NTS

Lot 1, Block A
Rockwall Place Apartments
Cab. D, Pg. 53

Tract 16
Rockwall I.S.D.
6.056 Acres
Vol. 1648, Pg. 155

Point of Beginning

A=17°07'09"
R=770.00'
T=115.90'
L=230.06'
CB=S54°32'40"E
229.21'

Kyle Drive
(60' R.O.W.)

CLO Control Mon.

S45°59'06"E 813.73'

15' Bldg. Line

1/2" Iron Set With Yellow Plastic Cap Stamped "4613" State Plane Coord. N=7019192.43 E=2595046.24

1/2" Iron Set With Yellow Plastic Cap Stamped "4613" State Plane Coord. N=7018494.05 E=2595818.15

A=14°38'12"
R=755.00'
T=96.96'
L=192.87'
CB=N17°30'09"E
192.35'

15' Drainage Esmt. Cab. C, Pg. 147

25' Access & Fire Lane Esmt. Cab. H, Pg. 5

15' Utility Esmt. Cab. C, Pg. 147

25' Access & Fire Lane Esmt. Cab. H, Pg. 5

20' Utility Esmt. Cab. H, Pg. 5

10' Water Line Esmt. Vol. 209, Pg. 332

CIRS

25' Bldg. Line

463.62'

S44°11'14"W

Lot 2, Block 1
Heritage BPG Addition
Cab. G, Pg. 205

25' Access & Fire Lane Esmt. Cab. H, Pg. 5

Lot 2, Block 1
35.295 Acres

A=34°15'09"
R=845.00'
T=260.38'
L=505.16'
CB=N27°18'38"E
497.67'

Tract 10-1
Rockwall I.S.D.
7.7045 Acres
Vol. 221, Pg. 954

CIRS

10' Utility Esmt. Cab. H, Pg. 5

24' Access & Fire Lane Esmt. Cab. H, Pg. 5

15' Utility Esmt. Cab. C, Pg. 147

24' ACCESS & FIRE LANE EASEMENT CAB. H, PG. 5

15' Utility Esmt. Cab. C, Pg. 147

25' ACCESS & FIRE LANE EASEMENT CAB. H, PG. 5

Lane

40'

Match Line Sheet 1

Lane Esmt.
g. 5

S45°26'13"E 200.00'

CIRS

CIRS

390.29'

S44°17'14"W

Lot 1, Block 1
Rockwall-Pine Addition

1/2" Iron Fnd. Control Mon.

N45°58'43"W 200.81'

CDAI Control Mon.

NOTE:
The easements shown are graphically located from the previous plats. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.

PURPOSE OF REPLAT:
To dedicate a drainage & detention easement.

SHEET 2 OF 3

FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of
Rockwall High School Addition, Lot 2, Block 1
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The
E.P.G. CHISUM SURVEY ~ ABST. 64
J.D. McFARLAND SURVEY ~ ABST. 145
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

May 17, 2019

Case No. P2019-000

Engineering Mark-Ups

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District is the owner of a tract of land situated in the E.P.G. Chisum Survey, Abstract No. 64, and the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being all of Rockwall High School Addition, Lot 2, Block 1, as recorded in Cabinet H, Page Page 5, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner at the intersection of the southeasterly line of Yellowjacket Lane (a 90' R.O.W.) with the southwesterly line of Kyle Drive (a 60' R.O.W.) said point being the beginning of a curve to the right having a central angle of 17°07'09", a radius of 770.00 feet, a tangent length of 115.90 feet, and a chord bearing S54°32'40"E, 229.21 feet;

THENCE in a southeasterly direction along said curve to the right, and with the southwesterly line of Kyle Drive, an arc distance of 230.06 feet to a capped iron found stamped "CLO" for corner and the end of said curve;

THENCE S45°59'06"E, with the southwesterly line of Kyle Drive, a distance of 813.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, said point being the northwest corner of Lot 2, Block 1, Heritage BPG Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 205, Plat Records of Rockwall County, Texas;

THENCE S44°11'14"W, leaving Kyle Drive, a distance of 463.62 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a capped iron rod stamped "HALFF" bears N34°53'08"W, 0.44';

THENCE S45°26'13"E, a distance of 200.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N27°44'49"W, 0.25';

THENCE S44°17'14"W, a distance of 390.29 feet to a capped iron found stamped "CDAI" for corner;

THENCE N45°58'43"W, a distance of 200.81 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°27'47"W, a distance of 273.93 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613 for corner;

THENCE S44°03'37"W, a distance of 615.63 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod stamped "DAI" bears N40°59'38"E, 0.31', said corner being in the northeasterly line of Greencrest Boulevard (a 70' R.O.W.), said point being the beginning of a non-tangent curve to the right having a central angle of 33°49'50", a radius of 1493.00 feet, a tangent length of 454.04 feet, and a chord bearing N35°10'22"W, 868.80 feet;

THENCE in a northwesterly direction along said curve to the right, and with the northeasterly line of Greencrest Boulevard, an arc distance of 881.55 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N40°59'38"E, 0.31', said corner being the beginning of a reverse curve to the left having a central angle of 04°46'22", a radius of 533.52 feet, a tangent length of 22.23 feet, and a chord bearing N20°38'38"W, 44.43 feet;

THENCE in a northwesterly direction along said curve to the left, and with the northeasterly line of Greencrest Boulevard, an arc distance of 44.44 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N66°47'39"E, 2.95', said corner being the end of said curve, and being the in the aforementioned southeasterly line of Yellowjacket Lane and the beginning of a non-tangent curve to the left having a central angle of 25°29'33", a radius of 845.00 feet, a tangent length of 191.15 feet, and a chord bearing N57°10'59"E, 372.87 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 375.96 feet to an "x" cut set for corner and the end of said curve;

THENCE N44°26'13"E, with the southeasterly line of Yellowjacket Lane, a distance of 517.40 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N72°41'18"W, 2.03 feet, said corner being the beginning of a curve to the left having a central angle of 34°15'09", a radius of 845.00 feet, a tangent length of 260.38 feet, and a chord bearing N27°18'38"E, 497.67 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 505.16 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner and the beginning of a reverse curve to the right having a central angle of 14°38'12" a radius of 755.00 feet, a tangent length of 96.96 feet, and a chord bearing N17°30'09"E, 192.35 feet;

THENCE in a northeasterly direction along said curve to the right, and with the southeasterly line of Yellowjacket Lane, an arc distance of 192.87 feet to the POINT OF BEGINNING and CONTAINING 1,537,462 square feet, or 35.295 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEIOD03).

GENERAL NOTES

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

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Independent School District, the undersigned owner of the land shown on this plat, and designated Lot 2, Block 1, Rockwall High School Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

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

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

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

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

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

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

6. Property owner is responsible for maintaining, repairing, and replacing detention/drainage system.

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

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

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

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

_____
Rockwall Independent School District
By:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN under my hand and seal of office, this the _____ day of _____, 2019.

_____
Notary Public in and for
the State of Texas

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
David J. Surdukan, RPLS
Registration No. 4613
TX Firm No. 10069500

STATE OF TEXAS
REGISTERED
DAVID J. SURDUKAN
4613
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plan of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

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

WITNESS OUR HANDS, this _____ day of _____, 2019

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

PURPOSE OF REPLAT:
To dedicate a drainage & detention easement.

SHEET 3 OF 3

FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of
Rockwall High School Addition, Lot 2, Block 1
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The
E.P.G. CHISUM SURVEY ~ ABST. 64
J.D. McFARLAND SURVEY ~ ABST. 145
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner
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Telephone 972 772-1148

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Allen, Texas 75013
Telephone 972 359-1733

Surveyor
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Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

May 17, 2019

Case No. P2019-000

Mark-Up's
Engineer

CLOSURE SHEET ROCKWALL HIGH SCHOOL

Map Check Thursday, May 16, 2019

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1	7019192.43	2595046.24	Plat
CURVE	A=230.06 DELTA=17°07'09"	T=115.90	EXT=8.67			
1–3	S 54°32'40" E	229.21	3	7019059.47	2595232.95	Plat
RADIUS POINT		770.00	2	7018505.72	2594697.92	Plat
3–4	S 45°59'06" E	813.73	4	7018494.05	2595818.15	Plat
4–5	S 44°11'14" W	463.62	5	7018161.61	2595495.00	Plat
5–6	S 45°26'13" E	200.00	6	7018021.27	2595637.50	Plat
6–7	S 44°17'14" W	390.29	7	7017741.88	2595364.97	Plat
7–8	N 45°58'43" W	200.81	8	7017881.43	2595220.57	Plat
8–9	S 44°27'47" W	273.93	9	7017685.93	2595028.70	Plat
9–10	S 44°03'37" W	615.63	10	7017243.53	2594600.58	Plat
CURVE	A=881.55 DELTA=33°49'50"	T=454.04	EXT=67.51			
10–12	N 35°10'22" W	868.80	12	7017953.70	2594100.11	Plat
RADIUS POINT		1493.00	11	7018421.44	2595517.96	Plat
12–13	N 20°38'38" W	44.43	13	7017995.28	2594084.45	Plat
CURVE	A=375.96 DELTA=25°29'33"	T=191.15	EXT=21.35			
13–15	N 57°10'59" E	372.87	15	7018197.36	2594397.81	Plat
RADIUS POINT		845.00	14	7018788.96	2593794.46	Plat
15–16	N 44°26'13" E	517.40	16	7018566.79	2594760.06	Plat
CURVE	A=505.16 DELTA=34°15'09"	T=260.38	EXT=39.21			
16–18	N 27°18'38" E	497.67	18	7019008.99	2594988.40	Plat
RADIUS POINT		845.00	17	7019158.40	2594156.71	Plat
CURVE	A=192.87 DELTA=14°38'12"	T=96.96	EXT=6.20			
18–20	N 17°30'09" E	192.35	20	7019192.43	2595046.24	Plat
RADIUS POINT		755.00	19	7018875.49	2595731.50	Plat

Closure error distance> 0.007 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 866278.9 Total Distance Traversed> 5705.45

1537462 Sq. Feet or 35.295 Acres

Match Line Sheet 2

Yellowjacket Lane
(90' R.O.W.)

517.40'
N44°26'13"E
S44°23'57"E 52.63'
S09°58'10"E 60.32'
S39°08'40"E 105.73'
43.70'
"+" Cut Set
110.78'

10' Utility Esmt. Cab. H, Pg. 5
24' Access & Fir Cab. H,
15' Utility Esmt. Cab. C, Pg. 147
24' ACCESS & FIRE LANE EASEMENT CAB. H, PG. 5
29' ACCESS & FIRE LANE EASEMENT CAB. H, PG. 5
15' Utility Esmt. Cab. C, Pg. 147
15' Utility Esmt. Cab. C, Pg. 147
Drainage & Detention Esmt. By This Plat
24' Access & Fire Lane Esmt. Cab. H, Pg. 5
10' Water Line Esmt. Vol. 209, Pg. 332
44' Access & Fire Lane Esmt. Cab. H, Pg. 5

Tract 10-1
Rockwall I.S.D.
7.7045 Acres
Vol. 221, Pg. 954

A=25°29'33"
R=845.00'
T=191.15'
L=375.96'
CB=N57°10'59"E
372.87'

Lot 2, Block 1
35.295 Acres

25' Bldg. Line
15' Drainage Esmt. Cab. C, Pg. 147
15' Drainage Esmt. Cab. C, Pg. 147
15' Drainage Esmt. Cab. C, Pg. 147
15' Drainage Esmt. Cab. C, Pg. 147
25' Access & Fire Lane Esmt. Cab. H, Pg. 5

A=04°46'22"
R=533.52'
T=22.23'
L=44.44'
CB=N20°38'38"W
44.43'

J.D McFarland Survey ~ Abst. 145
E.P.G. Chisum Survey ~ Abst. 64

CIRS
CIRS

A=33°49'50"
R=1493.00'
T=454.04'
L=881.55'
CB=N35°10'22"W
868.80'

15' Bldg. Line

Greencrest Boulevard
(70' R.O.W.)

Lot 3R, Block B
The Woods At Rockwall
Cab. E, Pg. 389

Lot 6, Block A
Wal-Mart Super Center Addition
Cab. G, Pg. 253

1/2" Iron Fnd. Control Mon.
N45°58'43"W 200.81'
CDAI Control Mon.

S44°27'47"W 273.93'

Lot 1, Block A
Texas Roadhouse Addition
Vol. 2017, Pg. 0000018055

Tract 4-04
Greencrest TPS Hotel LP
2.805 Acres
Vol. 2018, Pg. 0000020236

CIRS

Tract 4
Rockwall Rental Properties LP
Vol. 4076, Pg. 48

615.63'

Tract 4
Rockwall Rental Properties LP
Vol. 4076, Pg. 48

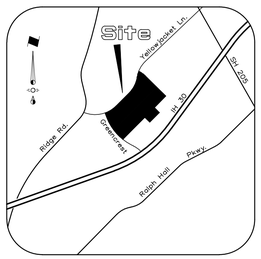
S44°03'37"W

Rockwall Rental Properties LP
1.815 Acres
Vol. 4076, Pg. 48

CIRS

Lot 1, Block A
Wal-Mart Super Center Addition
Cab. C, Pg. 383

0 60 100
GRAPHIC SCALE
1"=60'



VICINITY MAP
NTS

LEGEND:

CIRS.....1/2" Iron Set With Yellow Plastic Cap Stamped "4613"

NOTE:
The easements shown are graphically located from the previous plats. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.

PURPOSE OF REPLAT:
To dedicate a drainage & detention easement.

SHEET 1 OF 3

FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of
Rockwall High School Addition, Lot 2, Block 1
Recorded In Cabinet H, Page 5, P.R.R.C.T.

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May 17, 2019

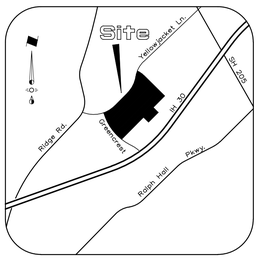
Case No. P2019-000

LEGEND:

CIRS.....1/2" Iron Set With Yellow Plastic Cap Stamped "4613"

0 60 100

GRAPHIC SCALE



VICINITY MAP
NTS

Lot 1, Block A
Rockwall Place Apartments
Cab. D, Pg. 53

Tract 16
Rockwall I.S.D.
6.056 Acres
Vol. 1648, Pg. 155

Point of Beginning

A=17°07'09"
R=770.00'
T=115.90'
L=230.06'
CB=S54°32'40"E
229.21'

Kyle Drive
(60' R.O.W.)

CLO Control Mon.

S45°59'06"E 813.73'

15' Bldg. Line

1/2" Iron Set With Yellow Plastic Cap Stamped "4613" State Plane Coord. N=7018494.05 E=2595818.15

1/2" Iron Set With Yellow Plastic Cap Stamped "4613" State Plane Coord. N=7019192.43 E=2595046.24

A=14°38'12"
R=755.00'
T=96.96'
L=192.87'
CB=N17°30'09"E
192.35'

10' Water Line Esmt. Vol. 209, Pg. 332

CIRS

25' Bldg. Line

15' Drainage Esmt. Cab. C, Pg. 147

25' Access & Fire Lane Esmt. Cab. H, Pg. 5

15' Utility Esmt. Cab. C, Pg. 147

25' Access & Fire Lane Esmt. Cab. H, Pg. 5

20' Utility Esmt. Cab. H, Pg. 5

25' Access & Fire Lane Esmt. Cab. H, Pg. 5

Lot 2, Block 1
35.295 Acres

463.62'

S44°11'14"W

Lot 2, Block 1
Heritage BPG Addition
Cab. G, Pg. 205

A=34°15'09"
R=845.00'
T=260.38'
L=505.16'
CB=N27°18'38"E
497.67'

Tract 10-1
Rockwall I.S.D.
7.7045 Acres
Vol. 221, Pg. 954

CIRS

10' Utility Esmt. Cab. H, Pg. 5

24' Access & Fire Lane Esmt. Cab. H, Pg. 5

15' Utility Esmt. Cab. C, Pg. 147

Match Line Sheet 1

24' ACCESS & FIRE LANE EASEMENT CAB. H, PG. 5

15' Utility Esmt. Cab. C, Pg. 147

29' ACCESS & FIRE LANE EASEMENT CAB. H, PG. 5

Lane

40'

Lane Esmt.
g. 5

S45°26'13"E 200.00'

CIRS

CIRS

390.29'

S44°17'14"W

Lot 1, Block 1
Rockwall-Pine Addition

1/2" Iron Fnd. Control Mon.

N45°58'43"W 200.81'

CDAI Control Mon.

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LOT 2, BLOCK 1

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May 17, 2019

Case No. P2019-000

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COUNTY OF ROCKWALL

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THENCE in a southeasterly direction along said curve to the right, and with the southwesterly line of Kyle Drive, an arc distance of 230.06 feet to a capped iron found stamped "CLO" for corner and the end of said curve;

THENCE S45°59'06"E, with the southwesterly line of Kyle Drive, a distance of 813.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, said point being the northwest corner of Lot 2, Block 1, Heritage BPG Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 205, Plat Records of Rockwall County, Texas;

THENCE S44°11'14"W, leaving Kyle Drive, a distance of 463.62 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a capped iron rod stamped "HALFF" bears N34°53'08"W, 0.44';

THENCE S45°26'13"E, a distance of 200.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N27°44'49"W, 0.25';

THENCE S44°17'14"W, a distance of 390.29 feet to a capped iron found stamped "CDAI" for corner;

THENCE N45°58'43"W, a distance of 200.81 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°27'47"W, a distance of 273.93 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613 for corner;

THENCE S44°03'37"W, a distance of 615.63 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod stamped "DAI" bears N40°59'38"E, 0.31', said corner being in the northeasterly line of Greencrest Boulevard (a 70' R.O.W.), said point being the beginning of a non-tangent curve to the right having a central angle of 33°49'50", a radius of 1493.00 feet, a tangent length of 454.04 feet, and a chord bearing N35°10'22"W, 868.80 feet;

THENCE in a northwesterly direction along said curve to the right, and with the northeasterly line of Greencrest Boulevard, an arc distance of 881.55 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N40°59'38"E, 0.31', said corner being the beginning of a reverse curve to the left having a central angle of 04°46'22", a radius of 533.52 feet, a tangent length of 22.23 feet, and a chord bearing N20°38'38"W, 44.43 feet;

THENCE in a northwesterly direction along said curve to the left, and with the northeasterly line of Greencrest Boulevard, an arc distance of 44.44 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N66°47'39"E, 2.95', said corner being the end of said curve, and being the in the aforementioned southeasterly line of Yellowjacket Lane and the beginning of a non-tangent curve to the left having a central angle of 25°29'33", a radius of 845.00 feet, a tangent length of 191.15 feet, and a chord bearing N57°10'59"E, 372.87 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 375.96 feet to an "x" cut set for corner and the end of said curve;

THENCE N44°26'13"E, with the southeasterly line of Yellowjacket Lane, a distance of 517.40 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N72°41'18"W, 2.03 feet, said corner being the beginning of a curve to the left having a central angle of 34°15'09", a radius of 845.00 feet, a tangent length of 260.38 feet, and a chord bearing N27°18'38"E, 497.67 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 505.16 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner and the beginning of a reverse curve to the right having a central angle of 14°38'12" a radius of 755.00 feet, a tangent length of 96.96 feet, and a chord bearing N17°30'09"E, 192.35 feet;

THENCE in a northeasterly direction along said curve to the right, and with the southeasterly line of Yellowjacket Lane, an arc distance of 192.87 feet to the POINT OF BEGINNING and CONTAINING 1,537,462 square feet, or 35.295 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEIODO3).

GENERAL NOTES

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

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Independent School District, the undersigned owner of the land shown on this plat, and designated Lot 2, Block 1, Rockwall High School Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

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

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

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

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

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

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

6. Property owner is responsible for maintaining, repairing, and replacing detention/drainage system.

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

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

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

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

_____
Rockwall Independent School District
By:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN under my hand and seal of office, this the _____ day of _____, 2019.

_____
Notary Public in and for
the State of Texas

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
David J. Surdukan, RPLS
Registration No. 4613
TX Firm No. 10069500

STATE OF TEXAS · REGISTERED · DAVID J. SURDUKAN · 4613 · PROFESSIONAL · LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plan of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

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

WITNESS OUR HANDS, this _____ day of _____, 2019

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

PURPOSE OF REPLAT:
To dedicate a drainage & detention easement.

SHEET 3 OF 3

FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of
Rockwall High School Addition, Lot 2, Block 1
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The
E.P.G. CHISUM SURVEY ~ ABST. 64
J.D. McFARLAND SURVEY ~ ABST. 145
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

May 17, 2019

Case No. P2019-000

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 30, 2019
APPLICANT:	Matthew Gardner; *Halff Associates*
CASE NUMBER:	P2019-028; *Lot 2, Block 1, Indalloy Addition*

SUMMARY

Consider a request by Matthew Gardner of Halff Associates on behalf of Carolina Molina of Alvaplast US (*SPR Packaging*) for the approval of a replat for a 43.0139-acre tract of land identified as Lot 1, Block 1, Indalloy Addition; Tract 31 of the R. Ballard Survey, Abstract No. 29; and Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 43.0139-acre tract of land [i.e. *Lot 2, Block 1, Indalloy Addition*] that will establish firelane, utility, sanitary sewer, detention, and waterline easements for the purpose of developing the *subject property*. Additionally, the replat will abandon a portion of a dedicated right-of-way [*i.e. Aluminum Plant Road*]. The *subject property* is zoned Light Industrial (LI) District and is addressed as 501 Industrial Boulevard.

- ☑ On January 18, 2019, Matthew Gardner of Halff Associates submitted a site plan [*i.e. Case No. SP2019-004*] proposing the construction of a ~78,615 SF warehouse/manufacturing facility in conjunction with an existing warehouse/manufacturing facility [*i.e. SPR Packaging*] at 1480 Justin Road. On March 12, 2019, the Planning and Zoning Commission approved the site plan and all requested exceptions [*i.e. Case No. SP 2019-004*].

- ☑ On March 18, 2019, the City Council approved an *Alternative Tree Mitigation Settlement Agreement,* for a total of $14,225.00 to be paid into the *City's Tree Fund*. This amount is due at the time of filing this final plat. This has been added as a condition of approval below.

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

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

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

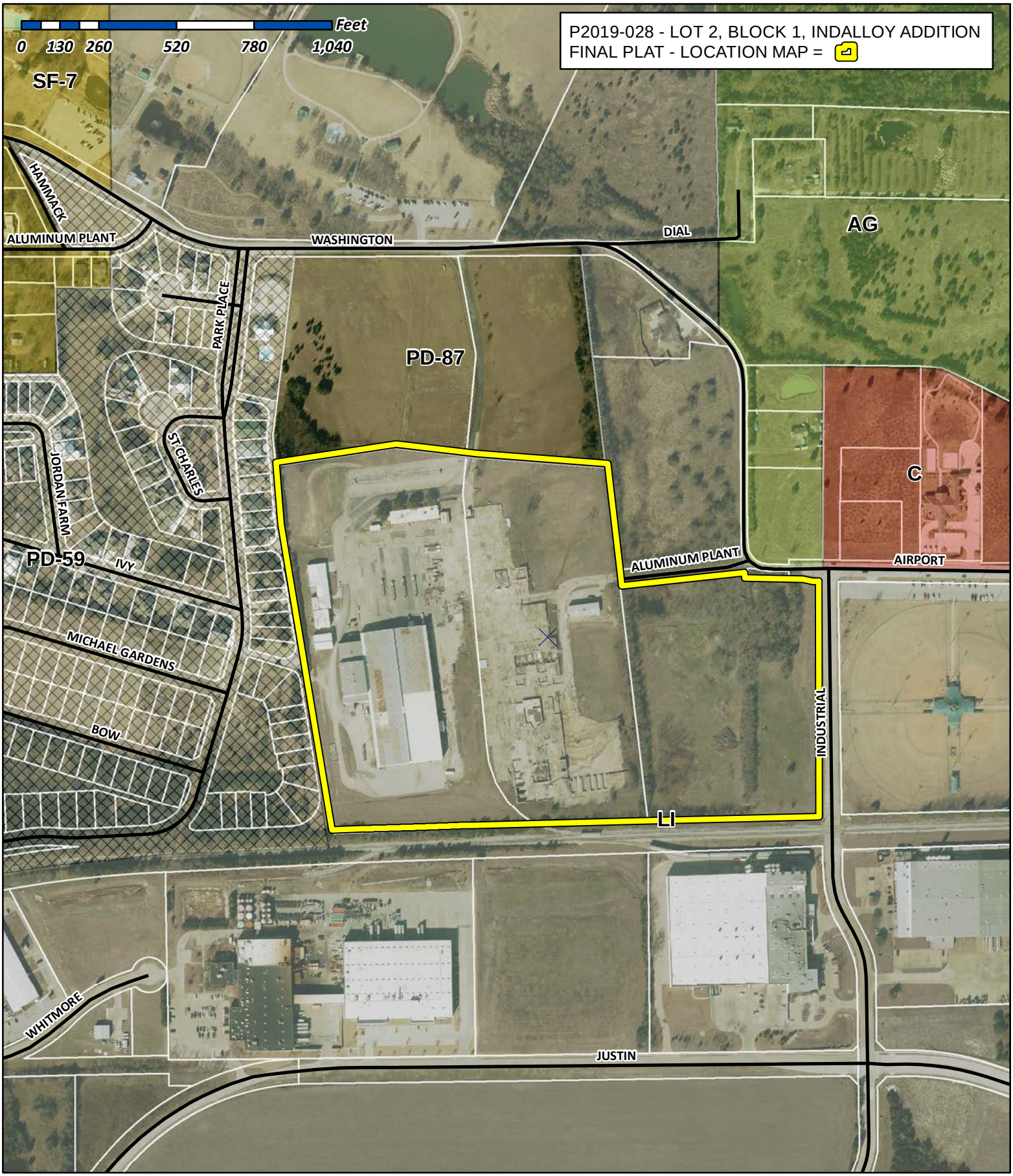
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 2, Block A, Indalloy Addition,* staff would propose the following conditions of approval:

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

(2) Prior to the filing of this plat, payment into the *City's Tree Fund* in the amount of $14,225.00 to satisfy the *Alternative Tree Mitigation Settlement Agreement* approved by the City Council on March 18, 2019 shall be due.

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



City of Rockwall

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

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

City of Rockwall

Project Plan Review History

Project Number	P2019-028	**Owner**	ROCKWALL, 12.833 LP	**Applied**	7/12/2019	LM
Project Name	Lot 2, Block 1, Indalloy Addition	**Applicant**	HALFF ASSOCIATES	**Approved**		
Type	PLAT			**Closed**		
Subtype	FINAL			**Expired**		
Status	P&Z HEARING			**Status**	7/26/2019	DG

Site Address	**City, State Zip**	**Zoning**
INDUSTRIAL	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
INDALLOY ADDITION	7		7	0020-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/12/2019	7/19/2019	7/15/2019	3	APPROVED	
ENGINEERING	Sarah Hager	7/12/2019	7/19/2019	7/25/2019	13	COMMENTS	
(7/25/2019 11:09 AM SH) - Must show the ROW abandonment for Airport Road. The abandonment will be done by plat.							
FIRE	Ariana Hargrove	7/12/2019	7/19/2019	7/18/2019	6	APPROVED	
GIS	Lance Singleton	7/12/2019	7/19/2019	7/16/2019	4	APPROVED	
PLANNING	David Gonzales	7/12/2019	7/19/2019	7/23/2019	11	COMMENTS	See comments

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

Consider a request by Matthew Gardner of Halff Associates on behalf of Carolina Molina of Alvaplast US(SPR Packaging) for the approval of a replat for a 43.0139-acre tract of land identified as Lot 1, Block 1, Indalloy Addition; Tract 31 of the R. Ballard Survey, Abstract No. 29; and Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

** Planning Department General Comments to be addressed:

The following staff comments are to be addressed and resubmitted no later than Tuesday August 6, 2019. Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.
2. Provide a label indicating "Case No. P2019-028" on the lower right corner on all pages of the revised final plat.
3. Delineate and label all easements on plat (i.e. Firelane, Public Access, Utility and Drainage Easements). Some of the easements are not idenified.
4. Change the name of that portion of the street labeled as Airport Road to 'Aluminum Plant Road'. Located at bearing N 83-53-38 E.
5. Delineate and label minimum 5-ft sidewalk along Industrial Boulevard & Aluminum Plant Road.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing. **

** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: July 30, 2019 (Tuesday at 6:00 p.m.)

City Council - Consent Agenda: August 5, 2019 (Monday at 6:00 p.m.)

Line Course: S 00-07-36 E Length: 788.63

Line Course: S 88-36-50 W Length: 584.08

Line Course: S 88-32-20 W Length: 578.23

Curve Length: 368.53 Radius: 21774.77
Delta: 0-58-11 Tangent: 184.26
Chord: 368.51 Course: S 88-05-13 W

Line Course: S 88-04-12 W Length: 100.57

Line Course: N 09-24-49 W Length: 1039.69

Line Course: N 04-58-27 W Length: 206.69

Line Course: N 81-27-00 E Length: 407.41

Line Course: S 83-23-14 E Length: 274.94

Line Course: S 85-37-16 E Length: 435.64

Line Course: S 06-42-50 E Length: 361.82

Line Course: N 83-53-38 E Length: 385.71

Line Course: S 01-01-31 E Length: 50.20

Line Course: N 83-53-38 E Length: 32.63

Line Course: S 01-01-31 E Length: 17.89

Line Course: S 88-37-46 E Length: 195.72

Line Course: S 79-05-55 E Length: 32.05

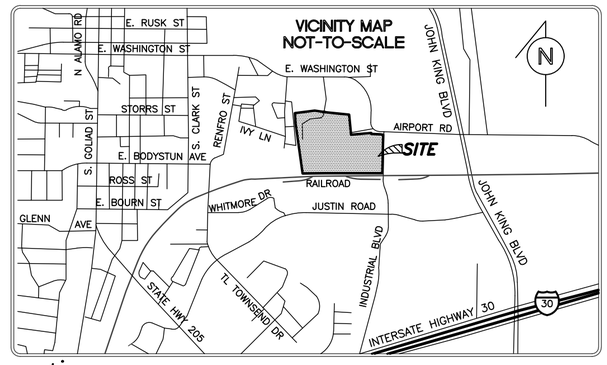
Line Course: S 88-51-14 E Length: 20.02

Perimeter: 5880.44 Area: 1,873,684 SF 43.0139 AC

Error Closure: 0.0013 Course: S 78-18-58 W
Error North: -0.0011 East : -0.0031988
Precision 1: 589,677.34

LOT 2, BLOCK 1
43.0139 ACRES

VICINITY MAP
NOT-TO-SCALE



NORTH

0 50' 100' 200'

GRAPHIC SCALE: 1"=100'

PARK PLACE BLVD.

PARK PLACE WEST PHASE II
CAB. F, PG. 263
O.P.R.R.C.T.

BLOCK X
PARK PLACE WEST PHASE III
CCF# 20180000008712
O.P.R.R.C.T.

5' UTILITY EASEMENT
DOC# 2013-00483636

N 81°27'00" E – 407.41'

S 83°23'14" E
274.94'
216.91'
58.03'

S 85°37'16" E – 435.64'

LOT 1 BLOCK 1
INDALLOY ADDITION
CABINET D, SLIDE 273

20' WATER LINE ESMT.
VOL. 425, PG. 133

N 06°10'26" E
154.98'

N 04°58'27" W
206.69'

20' MAINT ESMT
INST# 2006-00364418

PT. LOT 1 BLOCK 1
INDALLOY ADDITION
CABINET D, SLIDE 273
P.R.R.C.T.

20' WATER LINE ESMT.
VOL. 425, PG. 133

S 06°42'50" E – 361.82'

16.6971 AC.
ALVAPLAST U.S. DEVELOPMENT, LLC.
CCF# 20170000020975
O.P.R.R.C.T.

14.5327 AC.
ALVAPLAST U.S. DEVELOPMENT, LLC.
CCF# 20170000020975
O.P.R.R.C.T.

20' SWBT CO. EASEMENT
VOLUME 110, PAGE 66

N 06°48'24" W
1103.27'

ROCKWALL COMMUNITY PLAYHOUSE
VOLUME 4239, PAGE 203

JACOB M. BAYS
VOLUME 6381, PAGE 120

S 01°01'31" E
50.20'

N 83°53'38" E – 385.71'

E. WASHINGTON ST.
(UNDEDICATED R.O.W. BY USE & OCCUPATION)

0.0118 AC (512 SF)
ROW (BY THIS PLAT)

R.O.W. & UTILITY EASEMENT
VOLUME 326, PAGE 17

ROCKWALL PROPERTY CORP.
VOLUME 4667, PAGE 101

AIRPORT DRIVE
TO CITY OF ROCKWALL
VOL. 67, PG. 116
(50' RIGHT-OF-WAY)
FKA ALUMINUM PLANT ROAD

L1 L2 L3 L4 L5

5/8" IRF
1/2" IRF W/YCAP
1/2" IRF
5/8" IRS

30'X30' VISIBILITY CLIP
0.0107 AC (466 SF)
(BY THIS PLAT)

POINT OF BEGINNING
N=7026018.25
E=2599999.67

N83°53'38"E
380.73'
49.89'
25'
25'

DETENTION POND EASEMENT (BY THIS PLAT)

WSE=559.00

ZONE A
PER GRAPHIC SCALE
(SEE FLOOD NOTE SHEET 2)

R. BALLARD SURVEY – ABSTRACT NO. 29A
N. BUTLER SURVEY – ABSTRACT NO. 20

INDUSTRIAL BOULEVARD

65' RIGHT-OF-WAY
RIGHT-OF-WAY TO THE CITY OF ROCKWALL VOL. 4306, PG. 207

S 00°07'36" E – 788.63'

20' NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT
VOL. 558, PG. 88

LOT 2
ROCKWALL SERVICE CENTER AND PARK ADDITION
CABINET B, SLIDE 43

11.3736 AC.
ALVAPLAST U.S., INC.
CCF# 20150000002739
O.P.R.R.C.T.

15' UTILITY EASEMENT
VOL. 549, PG. 104

20' WATER EASEMENT
VOL. 4306, PG. 207

20' SANITARY SEWER EASEMENT
CCF# 2013-00488505

10' UTILITY EASEMENT
VOL. 326, PG. 14

5/8" IRF

N 02°20'08" W – 204.51'

N=7025210.30
E=2599424.73

5/8" IRS

S 88°36'50" W – 584.08'

1/2" IRF

15' UTILITY EASEMENT
VOL. 549, PG. 104

ONCOR ESMT.
DOC# 2012-00479847

20' WATER LINE ESMT.
VOL. 425, PG. 133

N 00°40'31" W – 587.43'

10' UTILITY ESMT.
VOL. 314, PG. 216

20' DRAINAGE ESMT.
VOL. 4563, PG. 25

10' UTILITY ESMT.
VOL. 402, PG. 290

BUILDING LINE & UE
85.06

75.69'

502.55'

C1

S 88°04'12" W
100.57'

S 88°32'20" W–578.23'

UP/DALLAS GARLAND N.E. RAILROAD
(100' RIGHT-OF-WAY)

LOT 3 BLOCK A
WHITMORE MANUFACTURING ADDITION
CABINET H, SLIDE 239

LOT 2 BLOCK A
SPR PACKAGING ADDITION
CABINET H, SLIDE 155

15' UTILITY EASEMENT
VOL. 507, PG. 196

10' UTILITY EASEMENT
VOL. 305, PG. 112

NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE 1 NEW LOT.

NOTE:
SEE PAGE 2 FOR DETAILS
SEE PAGE 3 FOR LEGEND

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
L1	N83°53'38"E	32.63'
L2	S01°01'31"E	17.89'
L3	S88°37'46"E	195.72'
L4	S79°05'55"E	32.05'
L5	S88°51'14"E	20.02'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	21774.77'	0°58'11"	368.53'	S88°05'13"W	368.51'

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

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

OWNER:
ALVAPLAST U.S., INC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

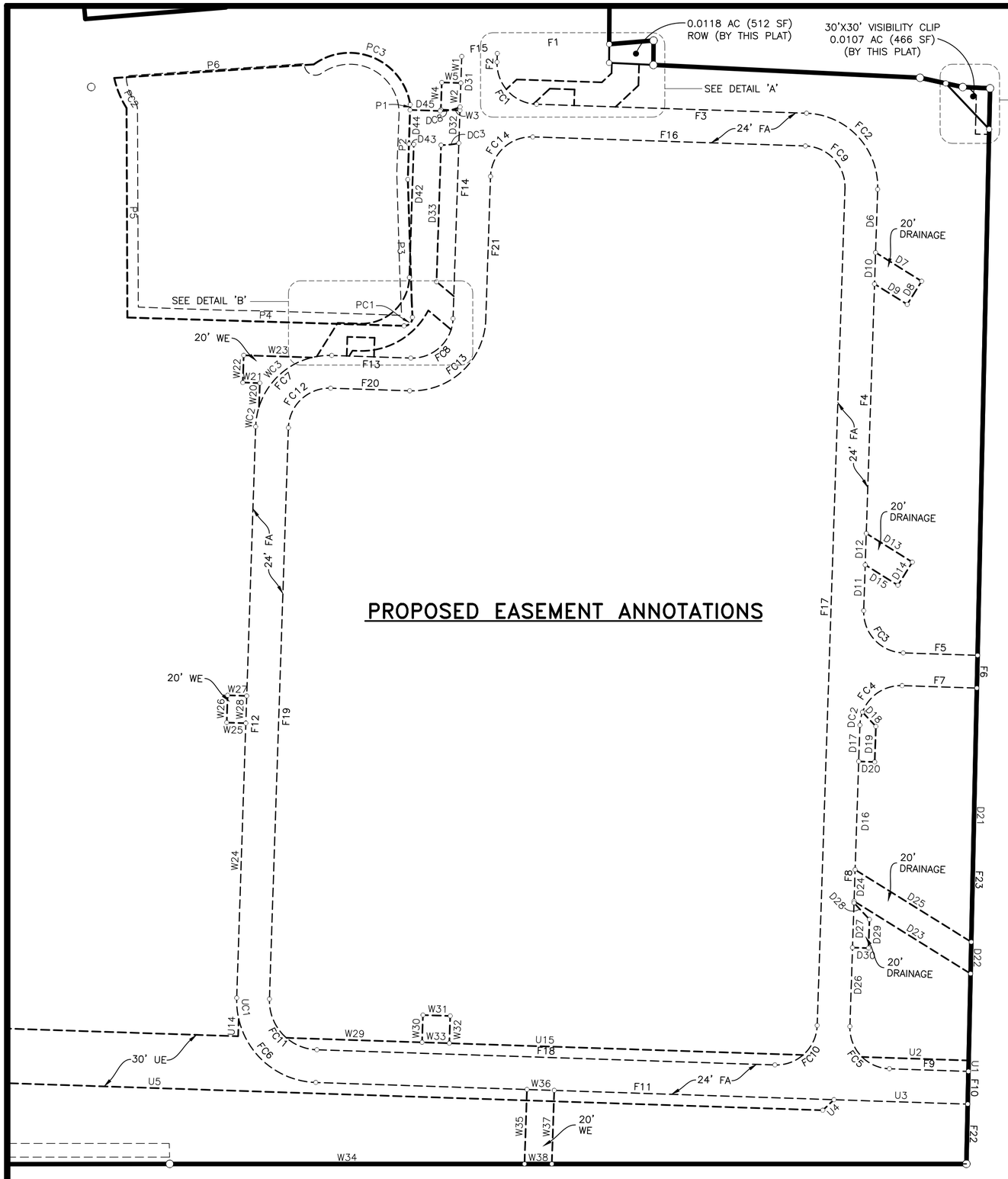
FINAL PLAT
LOT 2, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF PART OF LOT 1, BLOCK 1

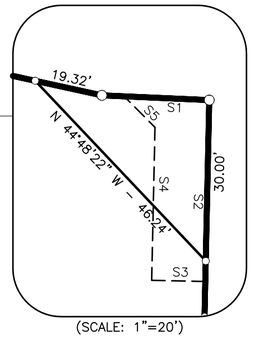
BEING A 43.0139-ACRE PARCEL
N. BUTLER SURVEY – ABSTRACT NO. 20
R. BALLARD SURVEY – ABSTRACT NO. 29A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

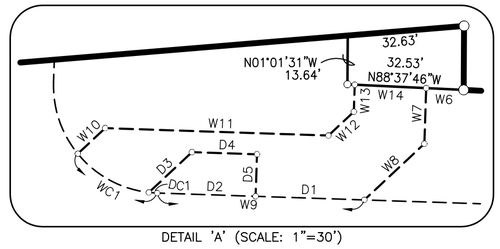
JULY 11, 2019

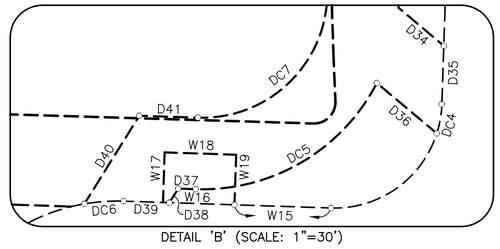
CASE NO. P2019-____

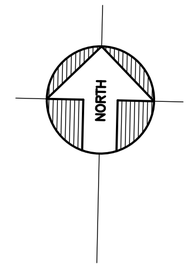
\RockwallWashingtonStreet11ac\PLAT 2019













GRAPHIC SCALE: 1"=60'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
F1	S83°53'38"W	82.30'
F2	S00°30'52"W	6.28'
F3	S89°29'08"E	198.00'
F4	S00°30'52"W	309.00'
F5	S89°29'08"E	54.54'
F6	S00°07'36"E	24.00'
F7	N89°29'08"W	54.81'
F8	S00°30'52"W	221.00'
F9	S89°29'08"E	57.95'
F10	S00°07'36"E	24.00'
F11	N89°29'08"W	478.22'
F12	N00°30'52"E	419.00'
F13	S89°29'08"E	58.00'
F14	N00°30'52"E	192.27'
F15	N83°53'38"E	26.17'
F16	S89°29'08"E	200.00'
F17	S00°30'52"W	614.00'
F18	N89°29'08"W	336.00'
F19	N00°30'52"E	419.00'
F20	S89°29'08"E	58.00'
F21	N00°30'52"E	105.00'
F22	N00°07'36"W	43.86'
F23	N00°07'36"W	281.02'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC2	54.00'	90°00'00"	84.82'	N44°29'08"W	76.37'
FC3	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC4	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'
FC5	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC6	60.00'	90°00'00"	94.25'	S44°29'08"E	84.85'
FC7	54.00'	90°00'00"	84.82'	S45°30'52"W	76.37'
FC8	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC9	30.00'	90°00'00"	47.12'	N44°29'08"W	42.43'
FC10	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC11	36.00'	90°00'00"	56.55'	S44°29'08"E	50.91'
FC12	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'
FC13	54.00'	90°00'00"	84.82'	N45°30'52"E	76.37'
FC14	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
W1	S00°31'14"W	19.58'
W2	S00°30'30"W	20.00'
W3	N89°29'08"W	14.00'
W4	N00°30'52"E	20.00'
W5	S89°29'08"E	14.00'
W6	N88°37'46"W	10.48'
W7	S00°30'52"W	15.56'
W8	S45°30'52"W	22.98'
W9	N89°29'08"W	57.91'
W10	N45°30'52"E	10.50'
W11	S89°29'08"E	62.42'
W12	N45°30'52"E	9.73'
W13	N00°30'52"E	7.58'
W14	S88°37'46"E	20.00'
W15	N89°29'08"W	27.00'
W16	N89°29'08"W	20.00'
W17	N00°30'52"E	14.00'
W18	S89°29'08"E	20.00'
W19	S00°30'52"W	14.00'
W20	N00°30'52"E	17.44'
W21	N89°29'08"W	12.50'
W22	N00°30'52"E	20.00'
W23	S89°29'08"E	49.94'
W24	N00°30'52"E	201.50'
W25	N89°29'08"W	14.00'
W26	N00°30'52"E	20.00'
W27	S89°29'08"E	14.00'
W28	S00°30'52"W	20.00'
W29	S89°29'08"E	99.51'
W30	N00°30'52"E	20.00'
W31	S89°29'08"E	20.00'
W32	S00°30'52"W	20.00'
W33	N89°29'08"W	20.00'
W34	N88°36'50"E	260.10'
W35	N00°30'52"E	54.60'
W36	S89°29'08"E	20.00'
W37	S00°30'52"W	53.94'
W38	S88°36'50"W	20.01'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	30.00'	48°46'36"	25.54'	S65°05'50"E	24.78'
WC2	54.00'	15°38'34"	14.74'	S08°20'09"W	14.70'
WC3	54.00'	58°42'54"	55.34'	S45°30'52"W	52.95'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	30.00'	4°28'41"	2.34'	S87°14'48"E	2.34'
DC2	30.00'	18°40'57"	9.78'	S09°51'20"W	9.74'
DC3	57.50'	13°06'41"	13.16'	N82°27'31"E	13.13'
DC4	30.00'	15°49'01"	8.28'	N08°25'23"E	8.26'
DC5	55.00'	64°31'05"	61.93'	N58°15'20"E	58.71'
DC6	54.00'	11°40'16"	11.00'	S84°40'44"W	10.98'
DC7	35.00'	90°00'00"	54.98'	N45°30'52"E	49.50'
DC8	32.50'	26°30'27"	15.04'	N77°15'39"E	14.90'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
PC1	6.00'	93°33'46"	9.80'	N43°33'07"E	8.74'
PC2	70.00'	19°35'53"	23.94'	S23°41'41"E	23.83'
PC3	45.00'	116°49'39"	91.76'	N68°48'02"W	76.67'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
U1	N00°07'36"W	8.00'
U2	N89°29'08"W	78.26'
U3	N89°29'08"W	98.08'
U4	S45°30'52"W	11.31'
U5	N89°29'08"W	980.39'
U6	N00°30'52"E	10.00'
U7	N89°29'08"W	107.54'
U8	S66°07'29"W	152.92'
U9	S88°37'29"W	17.79'
U10	N00°30'52"E	20.01'
U11	N88°37'29"E	13.15'
U12	N66°07'29"E	177.48'
U13	S89°29'08"E	640.06'
U14	N00°30'52"E	12.64'
U15	N89°29'08"W	379.02'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
D1	N89°29'08"W	30.41'
D2	N89°29'08"W	27.50'
D3	N45°30'52"E	16.49'
D4	S89°29'08"E	18.18'
D5	S00°30'52"W	11.75'
D6	S00°30'52"W	46.12'
D7	S59°29'08"E	39.79'
D8	S30°30'52"W	20.00'
D9	N59°29'08"W	28.25'
D10	N00°30'52"E	23.09'
D11	N00°30'52"E	33.54'
D12	N00°30'52"E	23.09'
D13	S59°29'08"E	39.79'
D14	S30°30'52"W	20.00'
D15	N59°29'08"W	28.25'
D16	N00°30'52"E	79.39'
D17	N00°30'52"E	26.58'
D18	S44°29'08"E	14.38'
D19	S00°30'52"W	26.02'
D20	N89°29'08"W	11.75'
D21	S00°07'36"E	186.15'
D22	S00°07'36"E	23.25'
D23	N59°29'08"W	100.63'
D24	N00°30'52"E	23.09'
D25	S59°29'08"E	100.33'
D26	N00°30'52"E	57.87'
D27	N00°30'52"E	32.77'
D28	S44°29'08"E	16.62'
D29	S00°30'52"W	21.02'
D30	N89°29'08"W	11.75'
D31	S00°30'52"W	37.09'
D32	S00°30'52"W	26.56'
D33	S00°30'52"W	100.21'
D34	S51°21'04"E	16.53'
D35	S00°30'52"W	16.36'
D36	N51°21'04"W	21.89'
D37	N89°29'08"W	4.88'
D38	S30°30'52"W	4.62'
D39	N89°29'08"W	12.81'
D40	N30°30'52"E	29.00'
D41	S89°29'08"E	16.42'
D42	N00°30'52"E	97.76'
D43	N89°29'08"W	3.54'
D44	N00°26'49"E	25.00'
D45	S89°29'08"E	22.06'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
P1	S00°26'49"W	3.92'
P2	S00°26'49"W	50.98'
P3	S03°13'45"E	101.15'
P4	N89°40'00"W	202.79'
P5	N01°36'22"W	153.52'
P6	N84°42'53"E	146.56'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
S1	S88°51'14"E	15.88'
S2	S00°07'36"E	33.81'
S3	S89°52'24"W	10.00'
S4	N00°07'36"W	28.50'
S5	N46°11'12"W	8.16'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	60.00'	14°50'08"	15.54'	S06°54'12"E	15.49'

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

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

OWNER:
ALVAPLAST U.S., INC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

FINAL PLAT
LOT 2, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF PART OF LOT 1, BLOCK 1

BEING A 43.0139-ACRE PARCEL
N. BUTLER SURVEY - ABSTRACT NO. 20
R. BALLARD SURVEY - ABSTRACT NO. 29A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019-____

\RockwallWashingtonStreet11ac\PLAT 2019

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ALVAPLAST U.S., INC., A DELAWARE CORPORATION, AND ALVAPLAST U.S. DEVELOPMENT, LLC., ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29. ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1, BLOCK 1, INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS; SAID TRACT BEING THE SAME 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION RECORDED IN INSTRUMENT NUMBER 2150000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING THE SAME 14.53 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND 16.69 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN GENERAL WARRANTY DEED TO ALVAPLAST U.S. DEVELOPMENT, LLC., IN INSTRUMENT NUMBER 20170000020975 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD FOR A DISTANCE OF 788.63 FEET TO A 1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 584.08 FEET TO A 5/8" IRON ROD SET FOR CORNER; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK 1;

THENCE SOUTH 88° 32' 20" WEST AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1, PASSING AT A DISTANCE OF 502.55, THE SOUTHWEST CORNER OF SAIS LOT 1 IN BLOCK 1, SAID POINT ALSO BEING THE COMMON CORNER FOR SAID 14.53 ACRE AND 16.69 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 578.23' TO A POINT FOR CORNER, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00° 58' 11" WITH A RADIUS OF 21,774.77 FEET AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

THENCE SOUTHWESTERLY AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT, AND ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 368.53 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88° 04' 12" WEST AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT FOR A DISTANCE OF 100.57 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 16.69 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF PARK PLACE WEST PHASE III ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN COUNTY CLERK'S FILE NUMBER 20180000008712 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 09° 24' 49" WEST AND ALONG THE WEST LINE OF SAID 16.69 ACRE TRACT AND ALONG THE EAST LINE OF SAID PARK PLACE WEST PHASE III ADDITION, PASSING AT A DISTANCE OF 534.46 FEET A NORTHEAST CORNER OF SAID PARK PLACE WEST PHASE III ADDITION, SAME BEING A SOUTHEAST CORNER OF PARK PLACE WEST PHASE II ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET F, PAGE 263 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,039.69 FEET TO A POINT FOR CORNER;

THENCE NORTH 04° 58' 27" WEST FOR A DISTANCE OF 206.69 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 16.69 ACRE TRACT;

THENCE NORTH 81° 27' 00" EAST FOR A DISTANCE OF 407.41 FEET TO A POINT FOR THE NORTHERN-MOST CORNER OF SAID 16.69 ACRE TRACT;

THENCE SOUTH 83° 23' 14" EAST AND CONTINUING ALONG THE NORTH LINE OF SAID 16.69 ACRE TRACT, PASSING AT A DISTANCE OF 216.91 FEET THE COMMON CORNER OF SAID 16.69 ACRE AND 14.53 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 274.94' TO A POINT FOR CORNER;

THENCE SOUTH 85° 37' 16" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID 14.53 ACRE TRACT FOR A DISTANCE OF 435.64' TO A POINT FOR THE NORTHEAST CORNER OF SAID 14.53 ACRE TRACT;

THENCE SOUTH 06° 42' 50" EAST FOR A DISTANCE OF 361.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 83° 53' 38" EAST FOR A DISTANCE OF 385.71 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 50.20 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 83° 53' 38" EAST FOR A DISTANCE OF 32.63 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.02 FEET TO THE **POINT OF BEGINNING AND CONTAINING 43.0139 ACRES (1,873,684 SQUARE FEET) OF LAND,** MORE OR LESS.

PROPOSED EASEMENTS BY THIS PLAT

- FA — 24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
- UT — UTILITY EASEMENT
- W — WATER EASEMENT
- DR — DRAINAGE EASEMENT
- SW — SIDEWALK EASEMENT

LEGEND

O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS	IRON ROD SET
IRF	IRON ROD FOUND

OWNER:
ALVAPLAST U.S., INC.
1480 JUSTIN RD
ROCKWALL, TX 75087
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BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

\RockwallWashingtonStreet11ac\PLAT 2019

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **LOT 2, BLOCK 1, INDALLOY ADDITION,** A SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN **INDALLOY ADDITION** HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

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

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

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

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

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

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

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

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

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

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

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

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

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2019.

ALVAPLAST U.S. DEVELOPMENT, LLC. | ALVAPLAST U.S., INC.

BY: _____ | BY: _____

STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, DAVID PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY
_____
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

FLOOD NOTE

THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" – OTHER AREAS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

ZONE "A" – SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY YHE 1% ANNUAL CHANCE FLOOD: NO BASE FLOOD ELEVATIONS DETERMINED.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

_____
PLANNING & ZONING

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2019.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2019.

_____
MAYOR, CITY OF ROCKWALL

_____ _____
CITY SECRETARY CITY ENGINEER

FINAL PLAT
LOT 2, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF PART OF LOT 1, BLOCK 1

BEING A 43.0139-ACRE PARCEL
N. BUTLER SURVEY – ABSTRACT NO. 20
R. BALLARD SURVEY – ABSTRACT NO. 29A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019 **CASE NO. P2019-___**

N 81 27'

S 85° 37'16" E - 435.64'

98.03'

N 06°10'06" E
154.96'

20' WATER LINE ESMT.
VOL. 425, PG. 133

N 04°58'27" W

S 06°42'50" E - 361.82'

20' WATER LINE ESMT.
VOL. 425, PG. 133

PT. LOT 1 BLOCK 1
INDALLOY ADDITION
CABINET D, SLIDE 273
P.R.R.C.T.

ROCKWALL COMMUNITY PLAYHOUSE
VOLUME 4239, PAGE 203

JACOB M. BAYS
VOLUME 6381, PAGE 120

ROCKWALL PROPERTY CORP.
VOLUME 4667, PAGE 101

S 01°01'31" E
50.20'

N 83°53'38" E - 385.71'

WASHINGTON ST.
(UNDEDICATED ROW, BY USE & OCCUPATION)

R.O.W. & UTILITY EASEMENT
VOLUME 326, PAGE 17

AIRPORT PKWY.
(50' RIGHT-OF-WAY)
FKA ALUMINUM PLANT ROAD
TO CITY OF ROCKWALL
VOL. 67, PG. 116

L1 L2 L3 L4 L5

5/8" IRF

1/2" IRF W/YCAP

5/8" IRS

1/2" IRF

POINT OF BEGINNING
N=7026018.25
E=2599999.67

16.6971 AC.
ALVAPLAST U.S. DEVELOPMENT, LLC.
CCF# 20170000020975
O.P.R.R.C.T.

20' MAINT ESMT
INST# 2006-00236418

14.5327 AC.
ALVAPLAST U.S. DEVELOPMENT, LLC.
CCF# 20170000020975
O.P.R.R.C.T.

20' SWBT CO. EASEMENT
VOLUME 110, PAGE 66

DETENTION POND EASEMENT (BY THIS PLAT)

WSE=559.00

LOT 2, BLOCK 1
43.0139 ACRES

ZONE A
PER GRAPHIC SCALE
(SEE FLOOD NOTE SHEET 2)

R. BALLARD SURVEY - ABSTRACT NO. 29A
N. BUTLER SURVEY - ABSTRACT NO. 20

INDUSTRIAL BOULEVARD
(65' RIGHT-OF-WAY)

RIGHT-OF-WAY
TO THE CITY OF ROCKWALL
VOL. 4306, PG. 207

20' NORTH TEXAS MUNICIPAL
WATER DISTRICT EASEMENT
VOL. 558, PG. 88

LOT 2
ROCKWALL SERVICE CENTER
AND PARK ADDITION
CABINET B, SLIDE 43

11.3736 AC.
ALVAPLAST U.S., INC.
CCF# 20150000002739
O.P.R.R.C.T.

15' UTILITY EASEMENT
VOL. 549, PG. 104

20' WATER EASEMENT
VOL. 4306, PG. 207

20' SANITARY SEWER EASEMENT
CCF# 2013-00488505

10' UTILITY EASEMENT
VOL. 326, PG. 14

N 09°24'49" W - 1039.69'

10' UTILITY ESMT.
VOL. 314, PG. 216

20' DRAINAGE ESMT.
VOL. 4563, PG. 25

10' UTILITY ESMT.
VOL. 402, PG. 290

10' UTILITY ESMT.
VOL. 314, PG. 216

U6 U7 U8 U9 U10 U11 U12 U13

75.69'

C1

S 88°32'20" W - 578.23'

S 88°04'12" W
100.57'

N=7025210.30
E=2599424.73

5/8" IRS

S 88°36'50" W - 584.08'

1/2" IRF

15' UTILITY EASEMENT
VOL. 549, PG. 104

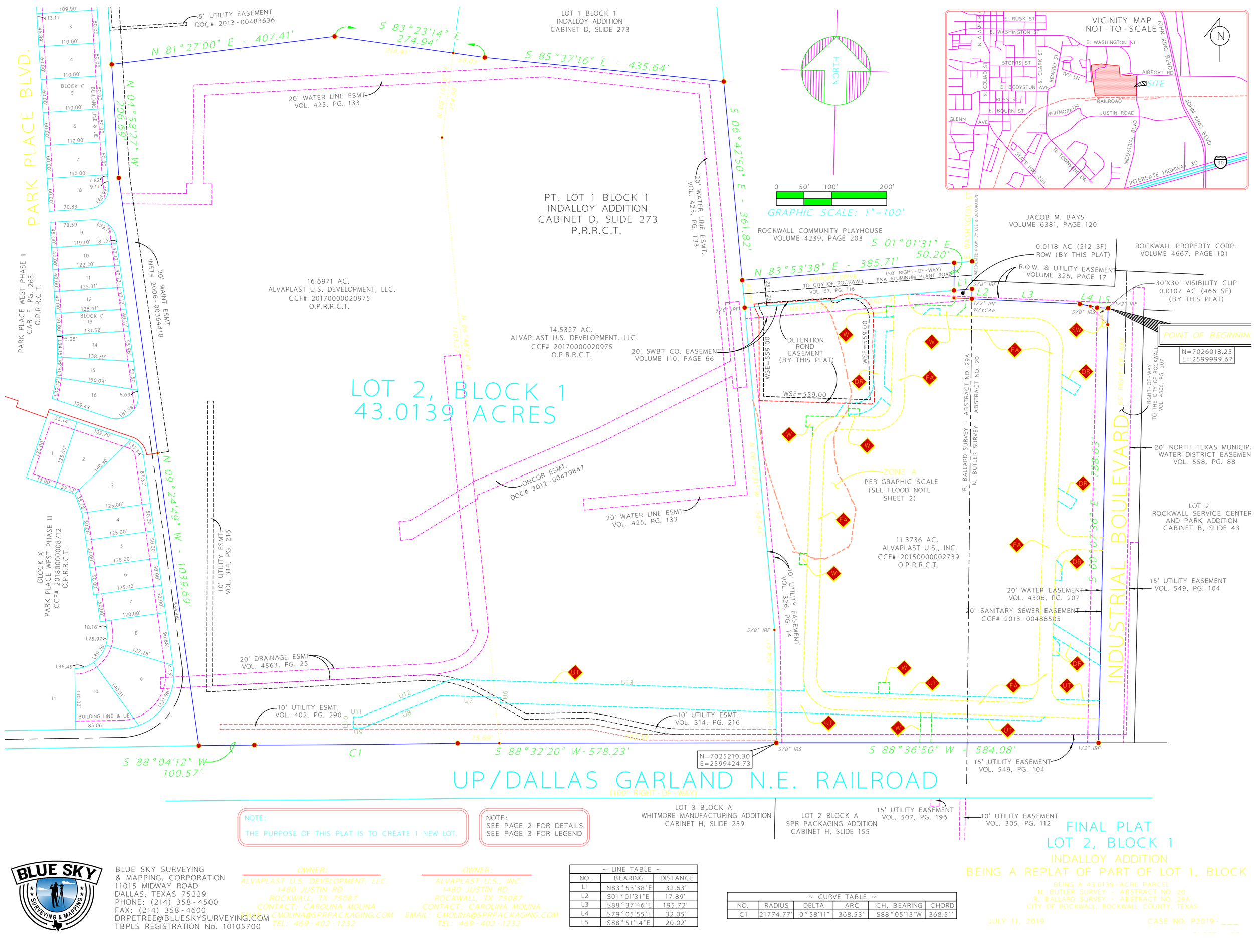
UP/DALLAS GARLAND N.E. RAILROAD
(100' RIGHT-OF-WAY)

LOT 3 BLOCK A
WHITMORE MANUFACTURING ADDITION
CABINET H, SLIDE 239

LOT 2 BLOCK A
SPR PACKAGING ADDITION
CABINET H, SLIDE 155

15' UTILITY EASEMENT
VOL. 507, PG. 196

10' UTILITY EASEMENT
VOL. 305, PG. 112



~ LINE TABLE ~		
NO.	BEARING	DISTANCE
L1	N83°53'38"E	32.63'
L2	S01°01'31"E	17.89'
L3	S88°37'46"E	195.72'
L4	S79°05'55"E	32.05'
L5	S88°51'14"E	20.02'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	21774.77'	0°58'11"	368.53'	S88°05'13"W	368.51'

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

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

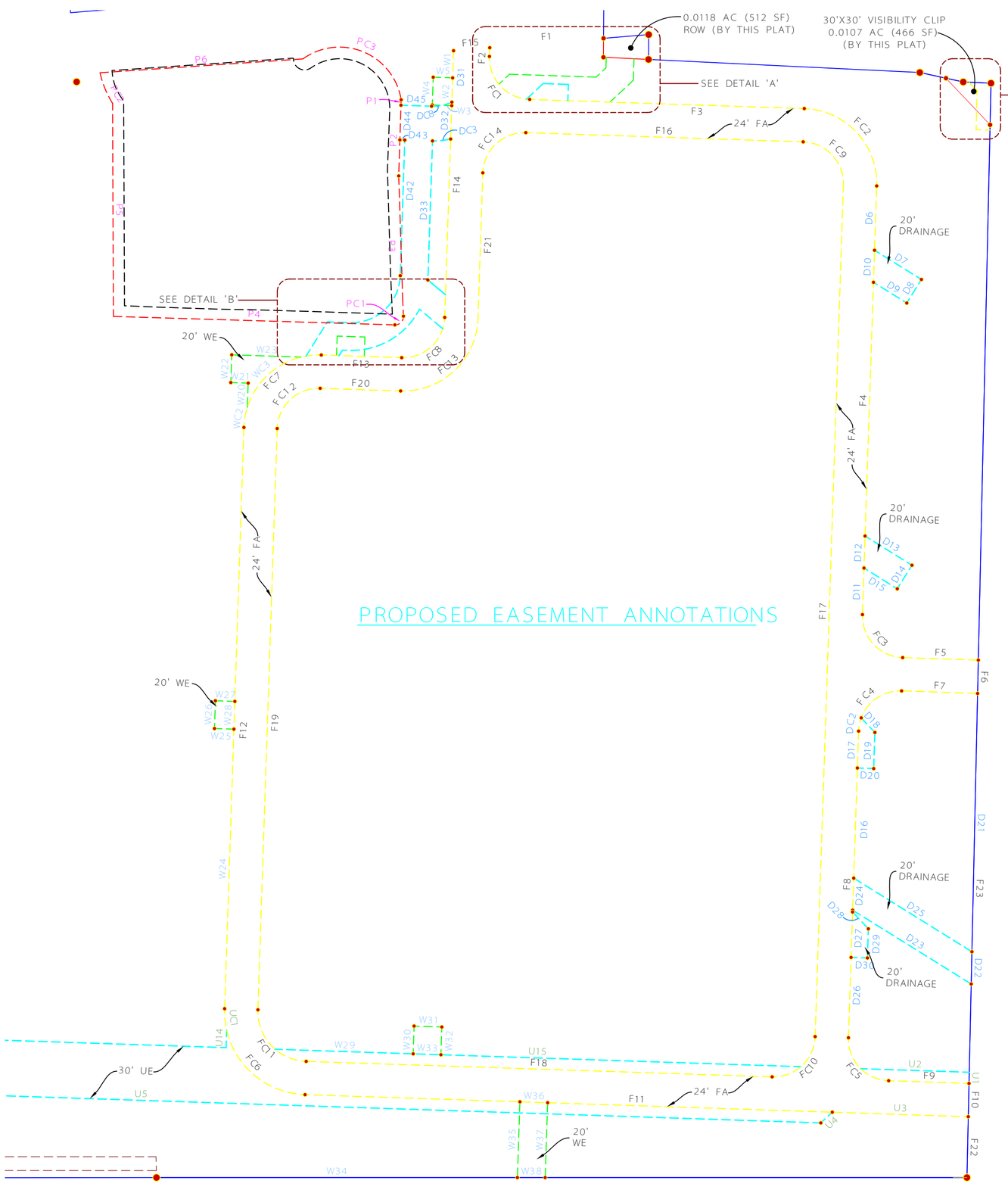
OWNER:
ALVAPLAST U.S., INC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

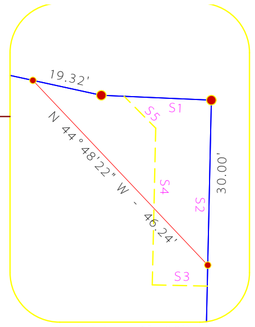
FINAL PLAT
LOT 2, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF PART OF LOT 1, BLOCK

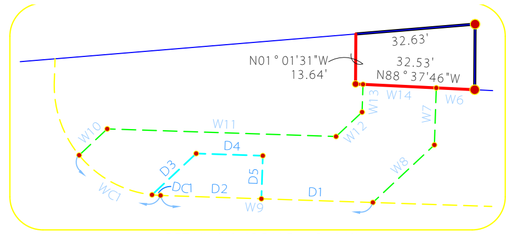
BEING A 43.0139-ACRE PARCEL
N. BUTLER SURVEY - ABSTRACT NO. 20
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

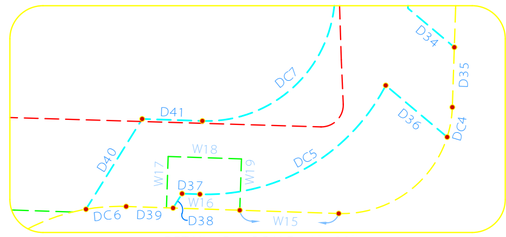
JULY 11, 2019

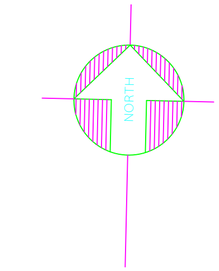
CASE NO. P2019-____

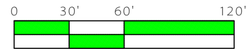












~ LINE TABLE ~		
NO.	BEARING	DISTANCE
F1	S83°53'38"W	82.30'
F2	S00°30'52"W	6.28'
F3	S89°29'08"E	198.00'
F4	S00°30'52"W	309.00'
F5	S89°29'08"E	54.54'
F6	S00°07'36"E	24.00'
F7	N89°29'08"W	54.81'
F8	S00°30'52"W	221.00'
F9	S89°29'08"E	57.95'
F10	S00°07'36"E	24.00'
F11	N89°29'08"W	478.22'
F12	N00°30'52"E	419.00'
F13	S89°29'08"E	58.00'
F14	N00°30'52"E	192.27'
F15	N83°53'38"E	26.17'
F16	S89°29'08"E	200.00'
F17	S00°30'52"W	614.00'
F18	N89°29'08"W	336.00'
F19	N00°30'52"E	419.00'
F20	S89°29'08"E	58.00'
F21	N00°30'52"E	105.00'
F22	N00°07'36"W	43.86'
F23	N00°07'36"W	281.02'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC2	54.00'	90°00'00"	84.82'	N44°29'08"W	76.37'
FC3	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC4	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'
FC5	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC6	60.00'	90°00'00"	94.25'	S44°29'08"E	84.85'
FC7	54.00'	90°00'00"	84.82'	S45°30'52"W	76.37'
FC8	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC9	30.00'	90°00'00"	47.12'	N44°29'08"W	42.43'
FC10	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC11	36.00'	90°00'00"	56.55'	S44°29'08"E	50.91'
FC12	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'
FC13	54.00'	90°00'00"	84.82'	N45°30'52"E	76.37'
FC14	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
W1	S00°31'14"W	19.58'
W2	S00°30'30"W	20.00'
W3	N89°29'08"W	14.00'
W4	N00°30'52"E	20.00'
W5	S89°29'08"E	14.00'
W6	N88°37'46"W	10.48'
W7	S00°30'52"W	15.56'
W8	S45°30'52"W	22.98'
W9	N89°29'08"W	57.91'
W10	N45°30'52"E	10.50'
W11	S89°29'08"E	62.42'
W12	N45°30'52"E	9.73'
W13	N00°30'52"E	7.58'
W14	S88°37'46"E	20.00'
W15	N89°29'08"W	27.00'
W16	N89°29'08"W	20.00'
W17	N00°30'52"E	14.00'
W18	S89°29'08"E	20.00'
W19	S00°30'52"W	14.00'
W20	N00°30'52"E	17.44'
W21	N89°29'08"W	12.50'
W22	N00°30'52"E	20.00'
W23	S89°29'08"E	49.94'
W24	N00°30'52"E	201.50'
W25	N89°29'08"W	14.00'
W26	N00°30'52"E	20.00'
W27	S89°29'08"E	14.00'
W28	S00°30'52"W	20.00'
W29	S89°29'08"E	99.51'
W30	N00°30'52"E	20.00'
W31	S89°29'08"E	20.00'
W32	S00°30'52"W	20.00'
W33	N89°29'08"W	20.00'
W34	N88°36'50"E	260.10'
W35	N00°30'52"E	54.60'
W36	S89°29'08"E	20.00'
W37	S00°30'52"W	53.94'
W38	S88°36'50"W	20.01'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	30.00'	48°46'36"	25.54'	S65°05'50"E	24.78'
WC2	54.00'	15°38'34"	14.74'	S08°20'09"W	14.70'
WC3	54.00'	58°42'54"	55.34'	S45°30'52"W	52.95'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	30.00'	4°28'41"	2.34'	S87°14'48"E	2.34'
DC2	30.00'	18°40'57"	9.78'	S09°51'20"W	9.74'
DC3	57.50'	13°06'41"	13.16'	N82°27'31"E	13.13'
DC4	30.00'	15°49'01"	8.28'	N08°25'23"E	8.26'
DC5	55.00'	64°31'05"	61.93'	N58°15'20"E	58.71'
DC6	54.00'	11°40'16"	11.00'	S84°40'44"W	10.98'
DC7	35.00'	90°00'00"	54.98'	N45°30'52"E	49.50'
DC8	32.50'	26°30'27"	15.04'	N77°15'39"E	14.90'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
PC1	6.00'	93°33'46"	9.80'	N43°33'07"E	8.74'
PC2	70.00'	19°35'53"	23.94'	S23°41'41"E	23.83'
PC3	45.00'	116°49'39"	91.76'	N68°48'02"W	76.67'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
U1	N00°07'36"W	8.00'
U2	N89°29'08"W	78.26'
U3	N89°29'08"W	98.08'
U4	S45°30'52"W	11.31'
U5	N89°29'08"W	980.39'
U6	N00°30'52"E	10.00'
U7	N89°29'08"W	107.54'
U8	S66°07'29"W	152.92'
U9	S88°37'29"W	17.79'
U10	N00°30'52"E	20.01'
U11	N88°37'29"E	13.15'
U12	N66°07'29"E	177.48'
U13	S89°29'08"E	640.06'
U14	N00°30'52"E	12.64'
U15	N89°29'08"W	379.02'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
D1	N89°29'08"W	30.41'
D2	N89°29'08"W	27.50'
D3	N45°30'52"E	16.49'
D4	S89°29'08"E	18.18'
D5	S00°30'52"W	11.75'
D6	S00°30'52"W	46.12'
D7	S59°29'08"E	39.79'
D8	S30°30'52"W	20.00'
D9	N59°29'08"W	28.25'
D10	N00°30'52"E	23.09'
D11	N00°30'52"E	33.54'
D12	N00°30'52"E	23.09'
D13	S59°29'08"E	39.79'
D14	S30°30'52"W	20.00'
D15	N59°29'08"W	28.25'
D16	N00°30'52"E	79.39'
D17	N00°30'52"E	26.58'
D18	S44°29'08"E	14.38'
D19	S00°30'52"W	26.02'
D20	N89°29'08"W	11.75'
D21	S00°07'36"E	186.15'
D22	S00°07'36"E	23.25'
D23	N59°29'08"W	100.63'
D24	N00°30'52"E	23.09'
D25	S59°29'08"E	100.33'
D26	N00°30'52"E	57.87'
D27	N00°30'52"E	32.77'
D28	S44°29'08"E	16.62'
D29	S00°30'52"W	21.02'
D30	N89°29'08"W	11.75'
D31	S00°30'52"W	37.09'
D32	S00°30'52"W	26.56'
D33	S00°30'52"W	100.21'
D34	S51°21'04"E	16.53'
D35	S00°30'52"W	16.36'
D36	N51°21'04"W	21.89'
D37	N89°29'08"W	4.88'
D38	S30°30'52"W	4.62'
D39	N89°29'08"W	12.81'
D40	N30°30'52"E	29.00'
D41	S89°29'08"E	16.42'
D42	N00°30'52"E	97.76'
D43	N89°29'08"W	3.54'
D44	N00°26'49"E	25.00'
D45	S89°29'08"E	22.06'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
P1	S00°26'49"W	3.92'
P2	S00°26'49"W	50.98'
P3	S03°13'45"E	101.15'
P4	N89°40'00"W	202.79'
P5	N01°36'22"W	153.52'
P6	N84°42'53"E	146.56'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
S1	S88°51'14"E	15.88'
S2	S00°07'36"E	33.81'
S3	S89°52'24"W	10.00'
S4	N00°07'36"W	28.50'
S5	N46°11'12"W	8.16'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	60.00'	14°50'08"	15.54'	S06°54'12"E	15.49'

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

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

OWNER:
ALVAPLAST U.S., INC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

FINAL PLAT
LOT 2, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF PART OF LOT 1, BLOCK

BEING A 43.0139-ACRE PARCEL
N. BUTLER SURVEY - ABSTRACT NO. 20
R. BALLARD SURVEY - ABSTRACT NO. 29A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019-___

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ALVAPLAST U.S., INC.,A DELAWARE CORPORATION, AND ALVAPLAST U.S. DEVELOPMENT, LLC ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1, BLOCK 1, INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS; SAID TRACT BEING THE SAME 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION RECORDED IN INSTRUMENT NUMBER 2150000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING THE SAME 14.53 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND 16.69 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN GENERAL WARRANTY DEED TO ALVAPLAST U.S. DEVELOPMENT, LLC IN INSTRUMENT NUMBER 20170000020975 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD FOR A DISTANCE OF 788.63 FEET TO A 1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 584.08 FEET TO A 5/8" IRON ROD SET FOR CORNER; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK 1;

THENCE SOUTH 88° 32' 20" WEST AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1, PASSING AT A DISTANCE OF 502.55, THE SOUTHWEST CORNER OF SAIS LOT 1 IN BLOCK 1, SAID POINT ALSO BEING THE COMMON CORNER FOR SAID 14.53 ACRE AND 16.69 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 578.23' TO A POINT FOR CORNER, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00° 58' 11" WITH A RADIUS OF 21,774.77 FEET AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

THENCE SOUTHWESTERLY AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT, AND ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 368.53 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88°04' 12" WEST AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT FOR A DISTANCE OF 100.57 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 16.69 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF PARK PLACE WEST PHASE III ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN COUNTY CLERK'S FILE NUMBER 20180000008712 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 09° 24' 49" WEST AND ALONG THE WEST LINE OF SAID 16.69 ACRE TRACT AND ALONG THE EAST LINE OF SAID PARK PLACE WEST PHASE III ADDITION, PASSING AT A DISTANCE OF 534.46 FEET A NORTHEAST CORNER OF SAID PARK PLACE WEST PHASE III ADDITION, SAME BEING A SOUTHEAST CORNER OF PARK PLACE WEST PHASE II ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET F, PAGE 263 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,039.69 FEET TO A POINT FOR CORNER;

THENCE NORTH 04° 58' 27" WEST FOR A DISTANCE OF 206.69 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 16.69 ACRE TRACT;

THENCE NORTH 81° 27' 00" EAST FOR A DISTANCE OF 407.41 FEET TO A POINT FOR THE NORTHERN-MOST CORNER OF SAID 16.69 ACRE TRACT;

THENCE SOUTH 83° 23' 14" EAST AND CONTINUING ALONG THE NORTH LINE OF SAID 16.69 ACRE TRACT, PASSING AT A DISTANCE OF 216.91 FEET THE COMMON CORNER OF SAID 16.69 ACRE AND 14.53 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 274.94' TO A POINT FOR CORNER;

THENCE SOUTH 85° 37' 16" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID 14.53 ACRE TRACT FOR A DISTANCE OF 435.64' TO A POINT FOR THE NORTHEAST CORNER OF SAID 14.53 ACRE TRACT;

THENCE SOUTH 06° 42' 50" EAST FOR A DISTANCE OF 361.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 83° 53' 38" EAST FOR A DISTANCE OF 385.71 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 50.20 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 83° 53' 38" EAST FOR A DISTANCE OF 32.63 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.0139 ACRES (1,873,684 SQUARE FEET) OF LAND MORE OR LESS.

PROPOSED EASEMENTS BY THIS PLAT

- FA — 24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
- UT — UTILITY EASEMENT
- W — WATER EASEMENT
- DR — DRAINAGE EASEMENT
- SW — SIDEWALK EASEMENT

LEGEND

O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS	IRON ROD SET
IRF	IRON ROD FOUND

OWNER:
ALVAPLAST U.S., INC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
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BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2, BLOCK 1, INDALLOY ADDITION A SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN INDALLOY ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

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

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

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

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

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

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

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

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

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

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

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

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

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2019.

ALVAPLAST U.S. DEVELOPMENT, LLC. | ALVAPLAST U.S., INC.

BY: _____ | BY: _____

STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, DAVID PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY

_____
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

FLOOD NOTE

THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: NO BASE FLOOD ELEVATIONS DETERMINED.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

_____
PLANNING & ZONING

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2019.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2019.

_____
MAYOR, CITY OF ROCKWALL

_____ _____
CITY SECRETARY CITY ENGINEER

FINAL PLAT
LOT 2, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF PART OF LOT 1, BLOCK

BEING A 43.0139-ACRE PARCEL
N. BUTLER SURVEY - ABSTRACT NO. 20
R. BALLARD SURVEY - ABSTRACT NO. 29A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019 CASE NO. P2019-___

City of Rockwall

Project Plan Review History

				Applied	7/10/2019	LM
Project Number	Z2019-014	**Owner**	GOLIAD REAL, ESTATE LLC	**Approved**		
Project Name	SUP for a Restaurant with a Drive-through	**Applicant**	WIER & ASSOCIATES, INC	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	7/26/2019	DG
Status	P&Z HEARING					

Site Address	**City, State Zip**	**Zoning**
3009 N GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CHILDRENS LIGHTHOUSE ADDITION	1		1	0131-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/10/2019	7/17/2019	7/12/2019	2	APPROVED	
ENGINEERING	Sarah Hager	7/10/2019	7/17/2019	7/25/2019	15	APPROVED	

(7/25/2019 1:02 PM SH)
- Move the driveway to Quail Run Road.
- - All drive aisles to be a min 24'
- Add dumpster drain to oil/wtr seperator, then to storm
- 4% Inspection Fees
- Impact Fees
- Retaining Walls 3' and over must be engineered
- All retaining walls to be rock or stone face. No smooth concrete walls
- Parking to be 18'X9'
- Detention is required. Manning's c-value is per zoning.
- A flood study is required if you touch the floodplain. Review fees apply.
- Must meet all city standards of design and construction

FIRE	Ariana Hargrove	7/10/2019	7/17/2019	7/18/2019	8	APPROVED	
PLANNING	David Gonzales	7/10/2019	7/17/2019	7/23/2019	13	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant, Less than 2,000 SF, with a Drive-Through or Drive-In on a 0.50-acre portion of a larger 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N Goliad Street [SH-205], and take any action necessary.

*PLANNING COMMENTS - DAVID GONZALES – 07.23.2019

All staff comments are to be addressed and resubmitted by Tuesday, August 6, 2019. Please provide two (2) large copies [FOLDED] and one PDF version for a final/subsequent review by staff:

Planning Department General Comments to be addressed/acknowledge are as follows:

• On all future submittals please include the Case Number Z2019-014 on the lower right hand corner.

• When provided, please review the SUP Draft Ordinance prior to the Planning & Zoning public hearing scheduled for August 13, 2019 and return with red lined corrections and/or additions you feel may be necessary for staff review and consideration.

** Planning Staff additional comments to be considered by the P&Z and City Council as conditions of approval (conditions may change at the discretion of Council):

1. Approval of an SUP is required to allow for development and operation of a restaurant less than 2,000 SF with a drive-through or drive-in land use for the subject property.

2. Adherence to all Engineering and Fire Department standards shall be required.

3. Provide staff with a legal description that incoporates only that portion of the lot for the restaurant use being requested and requiring the SUP (i.e. ~0.50-acres).*** Operational Conditions:

1) The development and operation of a restaurant land use shall generally conform to the Concept Plan depicted in Exhibit 'B' of the proposed ordinance;

2) The building elevations shall generally conform to the concept building elevations depicted in Exhibit 'C' of this ordinance; however, the elevations shall be subject to review and recommendation by the Architectural Review Board (ARB).

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SUP request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

*** Meeting Dates to Attend***

Planning - Work Session: July 30, 2019 (6:00 p.m.) [Applicant to present case to P&Z for discussion]

Planning - Public Hearing: August 13, 2019 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
City Council - Public Hearing: August 19, 2019 (6:00 p.m.) [1st Reading of SUP Ordinance]							
City Council - Consent/Action Item: September 3, 2019 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]							

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

LEGEND

- (X) PARKING COUNT
- LANDSCAPE AREA (RE: LANDSCAPE PLAN)
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- RIGHT-OF-WAY DEDICATION

GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB RADIUS ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
3. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
4. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

FEMA NOTE

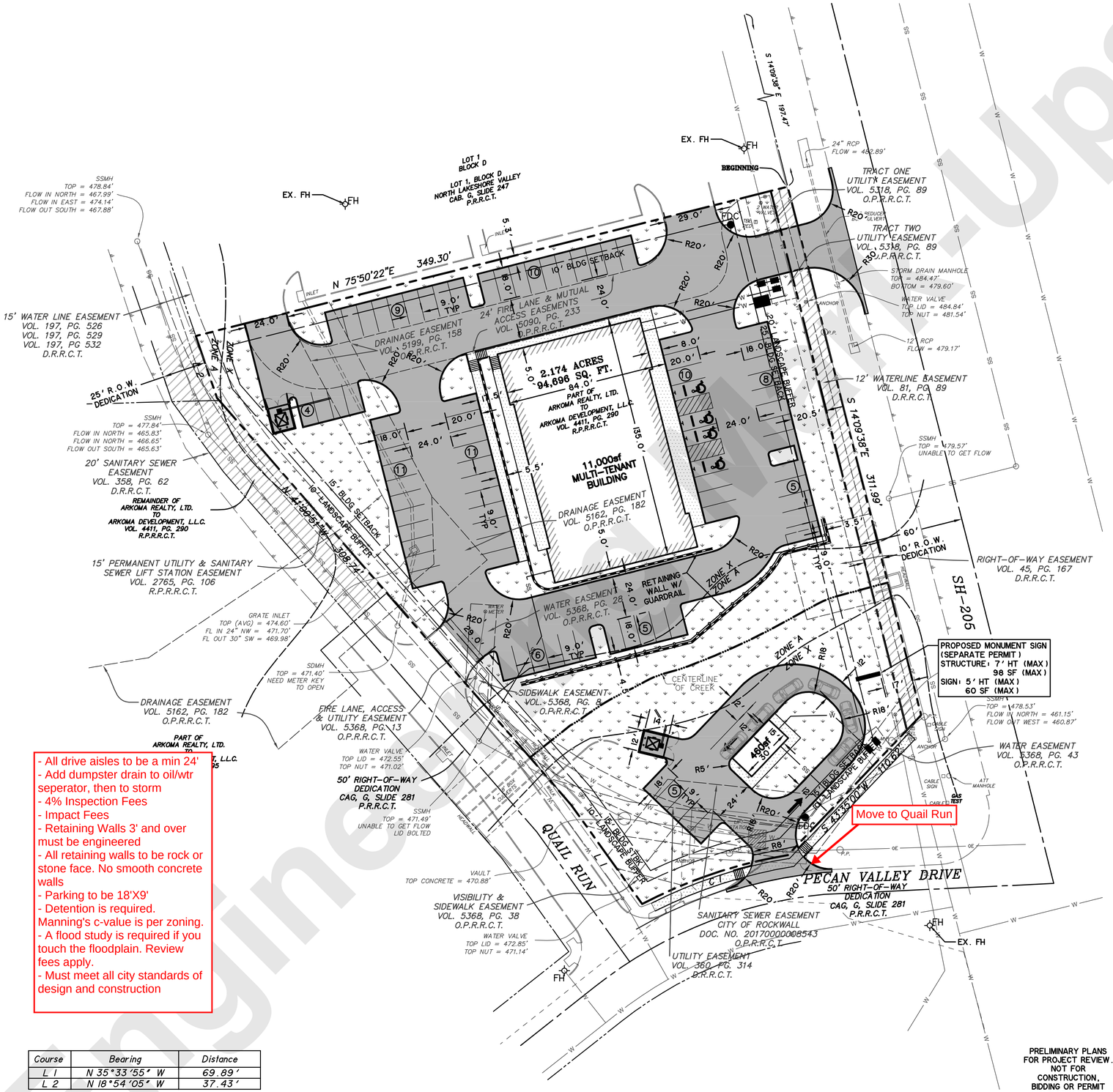
FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES "A" AND "X". PART OF THIS PROPERTY LIES WITHIN ZONES "A", AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

DEVELOPER

GRAND CENTRAL CROSSING, LLC
CONTACT: CHAD DUBOSE
8350 N CENTRAL EXPWY, STE 1300
DALLAS, TEXAS 75206
PHONE: (214) 891-3215
FAX: (214) 891-3203
CHAD@JTEVANS.COM

ENGINEER

WIER & ASSOCIATES
CONTACT: JAKE FEARS, P.E.
2201 E. LAMAR BLVD., SUITE #200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
FAX: (817) 467-7713
JAKEF@WIERASSOCIATES.COM

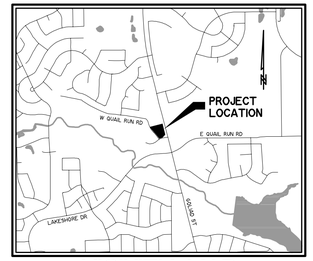


- All drive aisles to be a min 24'
- Add dumpster drain to oil/wtr seperator, then to storm
- 4% Inspection Fees
- Impact Fees
- Retaining Walls 3' and over must be engineered
- All retaining walls to be rock or stone face. No smooth concrete walls
- Parking to be 18'X9'
- Detention is required. Manning's c-value is per zoning.
- A flood study is required if you touch the floodplain. Review fees apply.
- Must meet all city standards of design and construction

Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

0 30 60 90
1" = 30'



VICINITY MAP

1" = 2,000'

SITE DATA CHART

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	MIXED-USE (COMMERCIAL)
LOT AREA	2.174± AC (94,696 SF) NORTH (ARTIFICIAL): 1.682± AC (73,271 SF) SOUTH (ARTIFICIAL): 0.492± AC (21,425 SF)
BUILDING AREA (NORTH)	RETAIL: 8,000 SF RESTAURANT: 3,000 SF TOTAL: 11,000 SF
BUILDING AREA (SOUTH)	RESTAURANT: 460 SF * *(REQUIRES SUP APPROVAL)*
BUILDING HEIGHT	NORTH: 25'-0" SOUTH: 18'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 15' QUAIL RUN RD: 15' INTERNAL: 10'
PARKING REQ'D (NORTH)	8,000 SF RETAIL: 1/250 SF = 32 3,000 SF RESTAURANT: 1/100 SF = 30 TOTAL = 62
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ACCESSIBLE PARKING PROVIDED	4
TOTAL PARKING PROVIDED	84
BUILDING/LOT COVERAGE	12.1%
LANDSCAPE AREA	37,297 SF
LANDSCAPE COVERAGE	39.4%

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE Texas Registration No. 99376 On Date Shown Below.

SUP SITE PLAN
RESTAURANT
105 PECAN VALLEY DR
ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

July 9, 2019

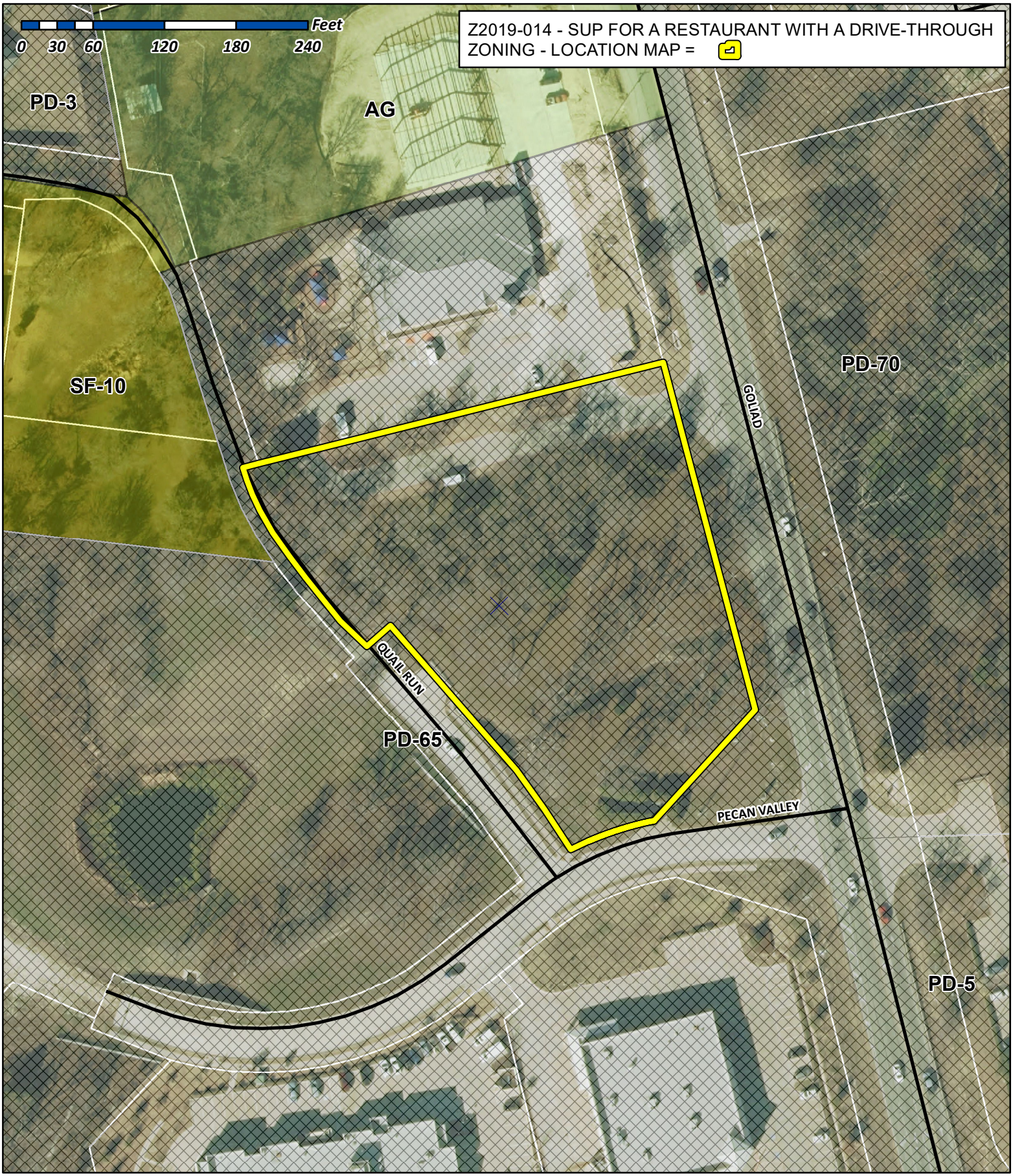
PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

CASE No.: SUP2019-XXX

DATE: 7/9/2019
W.A. No. 19022

Engineering Set-Ups

PRINTED: 7/9/2019 STB FILE: WIER-PAVING.STB LAST SAVED: 7/9/2019 1:39 PM SAVED BY: CASEYO FILE: SUP SITE PLAN.DWG



City of Rockwall

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

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

City of Rockwall

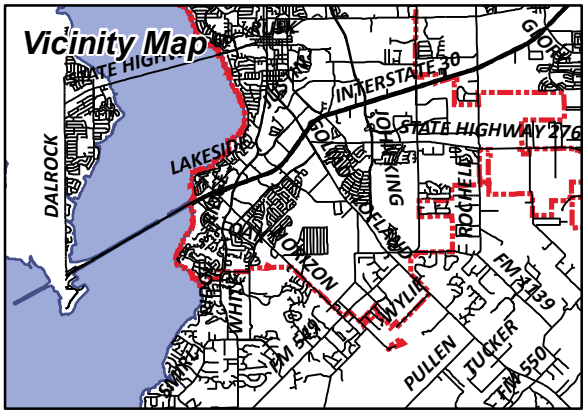
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-014
Case Name: SUP for a Restaurant with a Drive-through
Case Type: Zoning
Zoning: Planned Development 70 (PD-70) District
Case Address: 150 Pecan Valley Drive

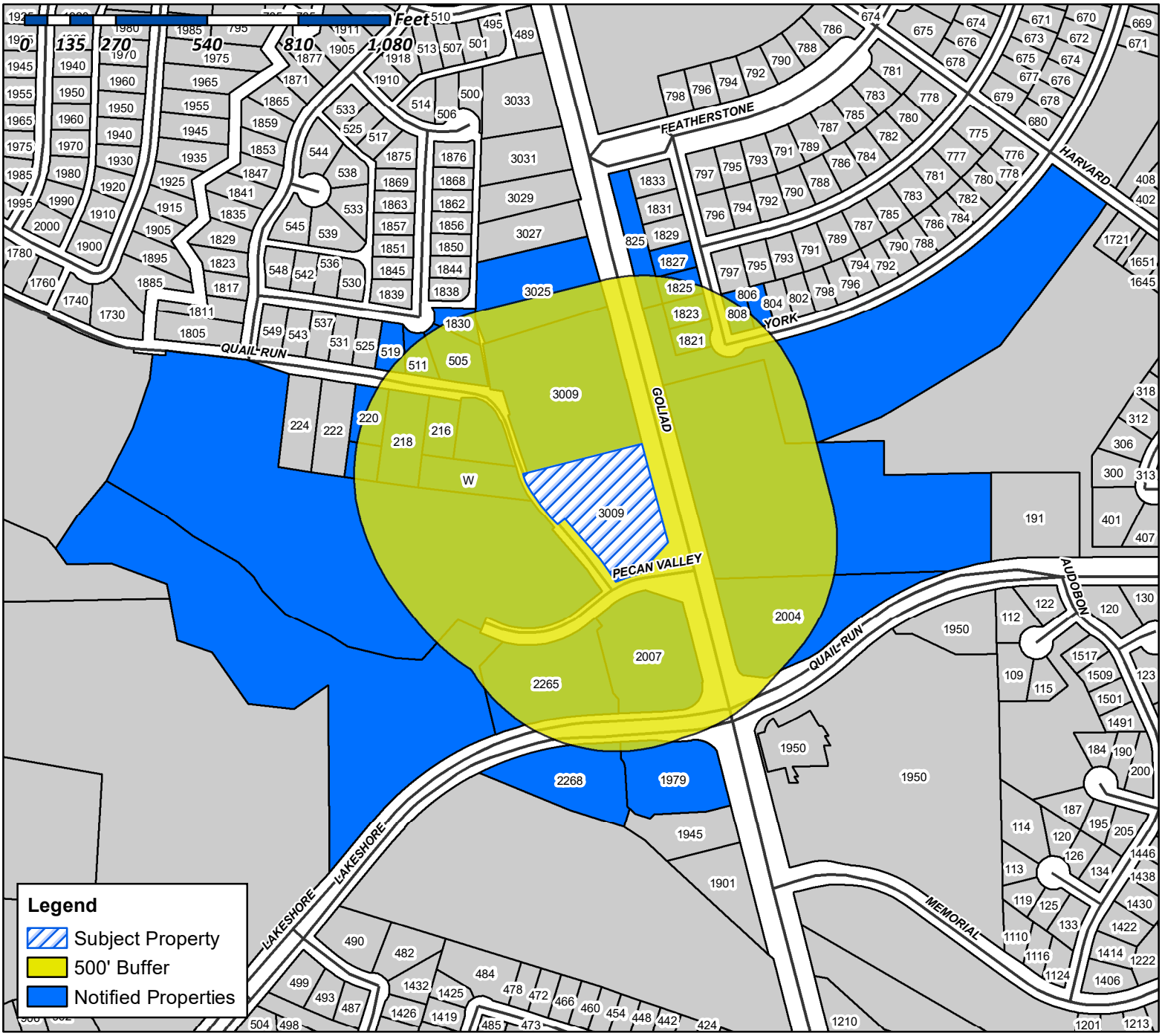
Date Created: *7/10/2019*
For Questions on this Case Call (972) 771-7745



City of Rockwall

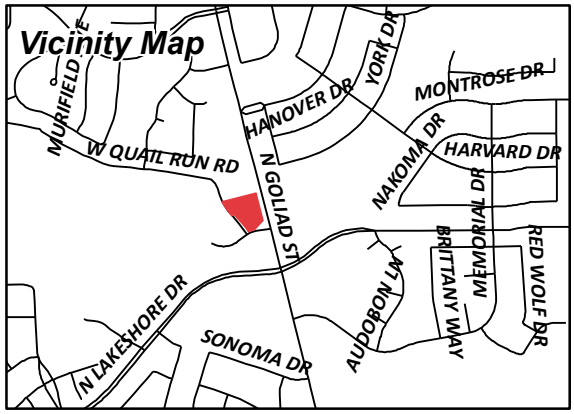
Planning & Zoning Department
385 S. Goliad Street
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For Questions on this Case Call (972) 771-7745



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

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

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

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

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

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

HYDE TRENT D & DEBRA A
218 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2268 N LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

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

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

JASMAN JAMES BLAKE
511 HIDDEN OAK LN
ROCKWALL, TX 75087

MURRAY NANCY J
519 HIDDEN OAK LN
ROCKWALL, TX 75087

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

GOLIAD REAL ESTATE LLC
7700 EASTERN AVENUE SUITE 705
DALLAS, TX 75209

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

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY SUITE 175
IRVING, TX 75063

WIER & ASSOCIATES, INC.
ENGINEERS
SURVEYORS
LAND PLANNERS

PRINCIPALS
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
PHILIP L. GRAHAM, P.E.
JAKE H. FEARS, P.E., LEED AP BD+C
RANDALL S. EARDLEY, P.E.

ASSOCIATES
TOBY W. RODGERS
CASEY D. YORK
PRIYA N. ACHARYA, P.E.
TIM V. WALLACE, P.E.

July 9, 2019

City of Rockwall
Planning & Zoning Dept.
385 S. Goliad St
Rockwall, Texas 75087

RE: LETTER OF EXPLANATION – SPECIFIC USE PERMIT
150 PECAN VALLEY DR (NW CORNER OF GOLIAD & PECAN VALLEY)
W&A# 19022

Dear Planning and Zoning Staff:

The John T. Evans Company, Inc. intends to develop an approximate 2.246-acre parcel of land, zoned as PD-65 within the N. SH-205 Overlay District, and situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas. Said property is generally located at the northwest corner of Goliad St and Pecan Valley Dr and is addressed as 150 Pecan Valley Dr.

This Letter of Explanation is accompanying a submittal for a Specific Use Permit request for the approval to construct a 460-sf drive-through only coffee shop, *a restaurant, less than 2,000-sf, with drive-through or drive-in facilities*. The developable area south of the existing creek is bound by several site constraints, which include easements, right-of-way dedication, and floodplain. The restaurant, if approved, will not be constructed until the proposed City sanitary sewer main re-alignment is in place and the existing lift station is abandoned.

We request that the review of the Specific Use Permit application for the property noted above be acted upon by staff. Please contact the developer, Chad DuBose with John T. Evans Company, Inc., by phone at 214-701-8455 or via email at chad@jtevans.com or the developer's engineer, Jake Fears, P.E. with Wier & Associates, Inc., by phone at 817-269-5011 or via email at jakef@wierassociates.com with any questions or comments.

Respectfully,

Jake Fears, P.E., LEED AP
Senior Associate

2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006-7440
(817) 467-7700
FAX (817) 467-7713

WWW.WIERASSOCIATES.COM

121 S. MAIN ST.
HENDERSON, TEXAS 75654-3559
(903) 722-9030
TOLL FREE FAX (844) 325-0445

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

LEGEND

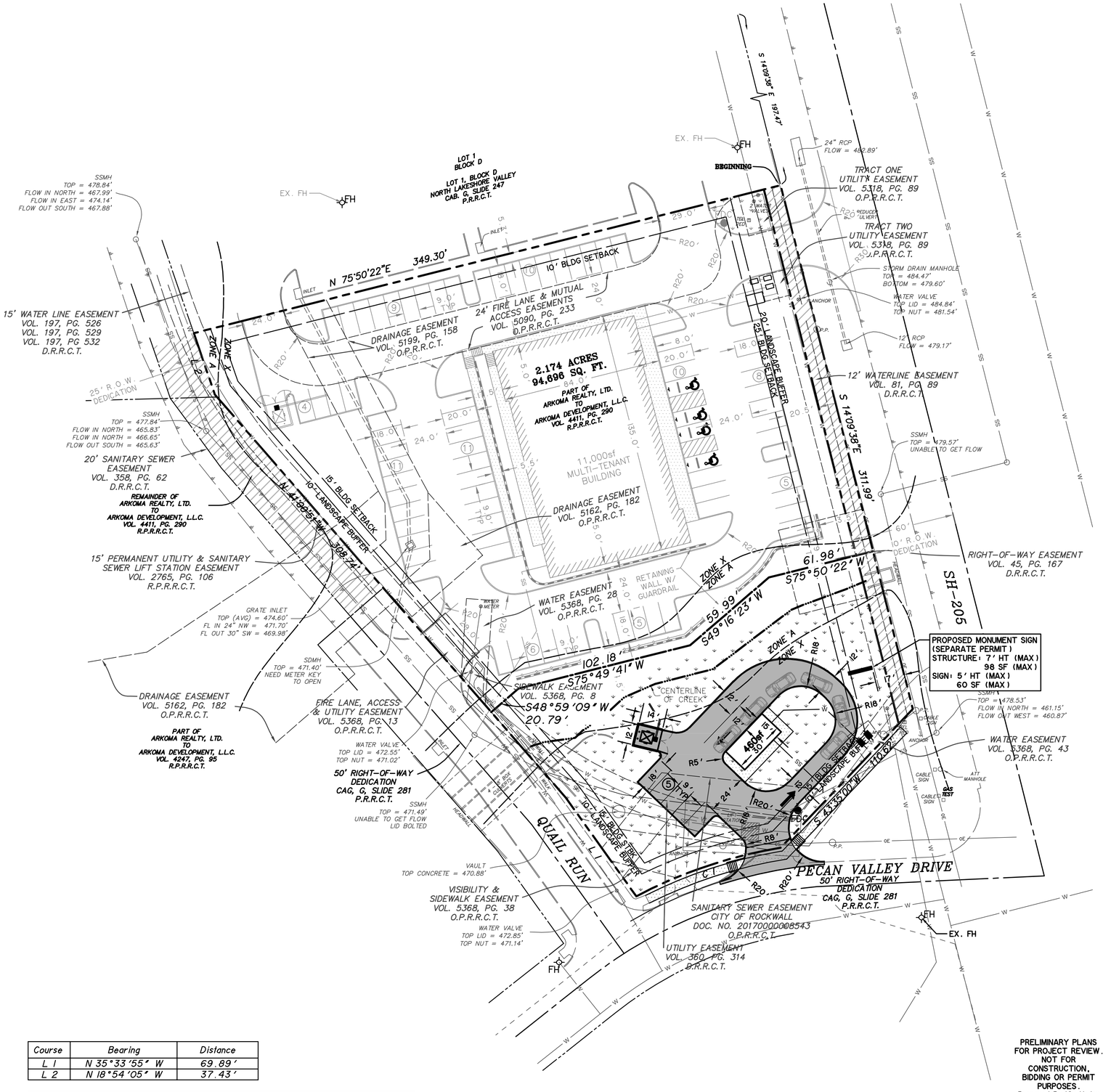
- (X) PARKING COUNT
- LANDSCAPE AREA (RE: LANDSCAPE PLAN)
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- RIGHT-OF-WAY DEDICATION

GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB RADIUS ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
3. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
4. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'A' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A', AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.



Course	Bearing	Distance
L1	N 35°33'55" W	69.89'
L2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

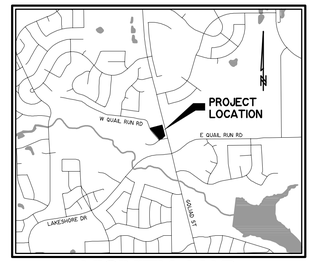
DEVELOPER

GRAND CENTRAL CROSSING, LLC
CONTACT: CHAD DUBOSE
8350 N CENTRAL EXPWY, STE 1300
DALLAS, TEXAS 75206
PHONE: (214) 891-3215
FAX: (214) 891-3203
CHAD@JTEVANS.COM

ENGINEER

WIER & ASSOCIATES
CONTACT: JAKE FEARS, P.E.
2201 E. LAMAR BLVD., SUITE #200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
FAX: (817) 467-7713
JAKEF@WIERASSOCIATES.COM

0 30 60 90
1" = 30'



VICINITY MAP

1" = 2,000'

SITE DATA CHART

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
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BUILDING AREA (NORTH)	RETAIL: 8,000 SF RESTAURANT: 3,000 SF TOTAL: 11,000 SF
BUILDING AREA (SOUTH)	RESTAURANT: 460 SF * *(REQUIRES SUP APPROVAL)*
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LANDSCAPE AREA	37,297 SF
LANDSCAPE COVERAGE	39.4%

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE Texas Registration No. 99376 On Date Shown Below.

SUP SITE PLAN
RESTAURANT
150 PECAN VALLEY DR
ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

July 23, 2019

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

CASE No.: SUP2019-XXX

DATE: 7/23/2019
W.A. No. 19022

PRINTED: 7/23/2019 STB FILE: WIER-PAVING.STB LAST SAVED: 7/19/2019 4:15 PM SAVED BY: JAKEF FILE: SUP SITE PLAN.DWG

DESCRIPTION

All that certain lot, tract or parcel of land situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4411, Page 290 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in the West line of State Highway No. 205 at the Southeast corner of Lot 1, Block D of Lot 1, Block D, North Lakeshore Valley, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 247 of the Plat Records of Rockwall County, Texas, said point being S. 14 deg. 09 min. 38 sec. E. a distance of 197.47 feet from a 5/8" iron rod found at the Northeast corner of the above cited Subject Tract;

THENCE S. 14 deg. 09 min. 38 sec. E. with the West line of State Highway No. 205 a distance of 311.99 feet to a concrete monument found for corner;

THENCE S. 43 deg. 35 min. 00 sec. W. with a Northwest line of State Highway No. 205 a distance of 110.62 feet to an "X" cut in concrete found for corner at the intersection of the Northwest line of State Highway No. 205 with the North line of Pecan Valley Drive (50' right-of-way per plat recorded in Cabinet G, Slide 281, Plat Records of Rockwall County, Texas), said point also being an East corner of the Final Plat of North Lakeshore Valley, Lots 1 & 2, Block B, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 281 of the Plat Records of Rockwall County, Texas (hereinafter called North Lakeshore Valley Plat), said point also being at the beginning of a non-tangent curve to the left;

THENCE in a Southwesterly direction with the North line of Pecan Valley Drive and with said non-tangent curve to the left having a central angle of 18 deg. 24 min. 13 sec., a radius of 275.00 feet, a chord bearing of S. 71 deg. 24 min. 38 sec. W., a chord distance of 87.95 feet and an arc length of 88.33 feet to a 1/2' iron rod set for corner at an interior corner of said North Lakeshore Valley Plat;

THENCE N. 35 deg. 33 min. 55 sec. W. with a Northeast line of said North Lakeshore Valley Plat a distance of 69.89 feet to a 1/2" iron rod set for corner;

THENCE N. 41 deg. 00 min. 51 sec. W. with a Northeast line of said North Lakeshore Valley Plat, passing a 5/8" iron rod found at a North corner of said North Lakeshore Valley Plat at a distance of 160.70 feet, and continuing for a total distance of 308.74 feet to a 1/2" iron rod set for corner;

THENCE N. 18 deg. 54 min. 05 sec. W. a distance of 37.43 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the Southwest corner of Lot 1, Block D;

THENCE N. 75 deg. 50 min. 22 sec. E. with the South line of Lot 1, Block D a distance of 349.30 feet to the POINT OF BEGINNING and containing 2.246 acres or 97,847 square feet of land.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [*ORDINANCE NO. 17-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *RESTAURANT, LESS THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN FACILITIES* ON A 0.2.174-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT DISTRICT 65 (PD-65) AND IDENTIFIED AS TRACT 1 OF THE S. KING SURVEY, ABSTACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Jake Fears, P.E. of Weir & Associates, Inc. for the approval of a Specific Use Permit (SUP) for the purpose constructing a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* on a 2.174-acre tract of land, zoned Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] for General Retail (GR) District land uses, and being identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, generally located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* as stipulated by Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

DRAFT ORDINANCE 07.30.19

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and *Section 6.11, North SH-205 Corridor Overlay (N. SH-205 OV) District,* of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In Facilities* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

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

2) Additional landscaping shall be required along *Pecan Valley Drive* and *N. Goliad Street* to provide headlight screening for vehicles traveling on *N. Goliad Street* from the vehicles in the drive-through cueing lane.

3) The building elevations will be subject to review by the Architectural Review Board (ARB) and shall incorporate architectural elements that give the appearance of a front entry on *N. Goliad Street* and *Quail Run Road*.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the

DRAFT ORDINANCE 07.30.2019

application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF SEPTEMBER, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 19, 2019*

2nd Reading: *September 2, 2019*

DRAFT ORDINANCE 07.30.2019

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the S. King Survey, Abstract No. 131. City of Rockwall, Rockwall County, Texas, and being part of that tract of land described In a Deed from Arkoma Realty, LTD, to Arkoma Development, LLC, as recorded in Volume 4411, Page 290 of the Real Property Records of Rockwall County, Texas (*hereinafter called Subject Tract*), and being more particularly described as follows:

BEGINNING at a ½" Iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called ½" iron rod set) tor corner in the West line of State Highway No. 205 at the Southeast corner of Lot 1, Block D or Lot 1, Block D, North Lakeshore Valley, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 247 of the *Plat Records* of Rockwall County, Texas, said point being S. 14 dee. 09 min. 38 sec. E. a distance of 197.47 feet from a 5/8" Iron rod found at the Northeast corner of the above cited Subject Tract;

THENCE S. 14 deg. 09 min. 38 sec. E. with the West line of State Highway No. 205 a distance or 311.99 feet to a concrete monument round tor corner;

THENCE S. 43 deg. 35 min. 00 sec. W. with a Northwest line of State Highway No. 205 a distance of 110.62 feet to an "X" cut In concrete found for corner at the intersection of the Northwest line of State Highway No. 205 with the North line of Pecan Valley Drive (*50' right-of-way per plat recorded In Cabinet G, Slide 281, Plat Records of Rockwall County, Texas*), said point also being an East corner of the Final Plat of North Lakeshore Valley, Lots 1 & 2, Block B. an Addition to the City of Rockwall, according to the Plat thereof recorded In Cabinet G, Slide 281 or the Plat Records of Rockwall County, Texas (*hereinafter called North Lakeshore Valley Plat*), said point also being at the beginning or a non-tangent curve to the left;

THENCE in a Southwesterly direction with the North line of Pecan Valley Drive and with said non-tangent curve lo the left having a central angle of 16 deg. 24 min. 13 sec. a radius of 275.00 feet, a chord bearing of S. 71 deg. 24 min. 38 sec. W., a chord distance of 87.95 feet and an arc length of 88.33 feet to a ½" iron rod set for corner at an interior corner of said North Lakeshore Valley Plat;

THENCE N. 35 deg. 33 min. 55 sec. W. with a Northeast line or said North Lakeshore Valley Plat a distance of 69.89 feet lo a ½" iron rod set Cor corner;

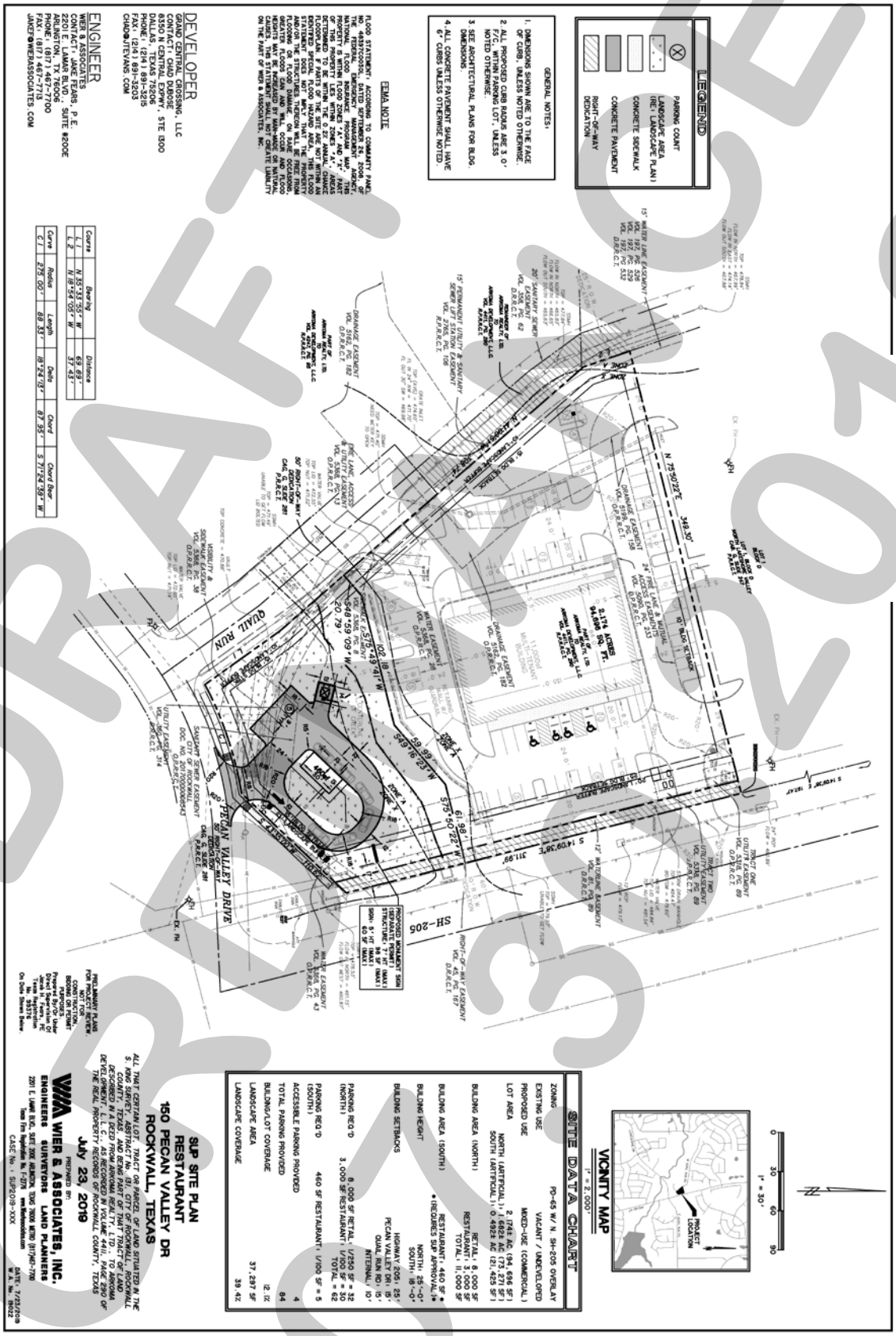
THENCE N. 41 deg. 00 min. 51 sec. W. with a Northeast line of said North Lakeshore Valley Plat. passing a 5/8" iron rod found at a North corner of said North Lakeshore Valley Plat at a distance of 160.70 feet, and continuing for a total distance of 308.74 feet to a ½" iron rod set for corner;

THENCE N. 18 deg. 54 min. 05 sec. W. a distance of 37.43 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the Southwest corner of Lot 1, Block D;

THENCE N. 75 deg. 50 min. 22 sec. E. with the South line of Lot I. Block D a distance or 349.30 feet to the *POINT OF BEGINNING* and containing 2.246 acres or 97,847 square feet of land.

DRAFT ORDINANCE 07.30.2019

Exhibit 'B':
Concept Plan



DRAFT
07/30/2019

City of Rockwall

Project Plan Review History

Project Number	Z2019-015	**Owner**	JUCHA, RHETT BARRY	**Applied**	7/10/2019 LM
Project Name	SUP for Kwik Kar	**Applicant**	GREG WALLIS	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
2581 HORIZON RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HORIZON CARWASH ADDITION	4	1	4	4011-0001-0004-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/15/2019	7/22/2019	7/15/2019		APPROVED	
ENGINEERING	Sarah Hager	7/10/2019	7/17/2019	7/25/2019	15	APPROVED	

(7/25/2019 11:41 AM SH)
- How do you plan to use the existing drainage cut?
- This parking needs to be 20'X9' and curb return to 20'.
- All drive aisles to be a min 24'
- Add dumpster drain to oil/wtr sep to storm
- 4% Inspection Fees
- Impact Fees
- Retaining Walls 3' and over must be engineered
- All retaining walls to be rock or stone face. No smooth concrete walls
- Parking to be 20'X9'
- Paving to be 3600psi (6.5 sack mix)
- Must have sand traps approved for car wash
- using the same tap as the existing building
- Must meet all city standards of design and construction

FIRE	Ariana Hargrove	7/10/2019	7/17/2019	7/18/2019	8	APPROVED	
PLANNING	Korey Brooks	7/10/2019	7/17/2019	7/25/2019	15	COMMENTS	Comments

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

Z2019-015 SUP for Minor Auto Repair Garage

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

I.1 This a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097].

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

M.3 For reference, include the case number (Z2019-015) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the August 13, 2019 Planning & Zoning Commission meeting.

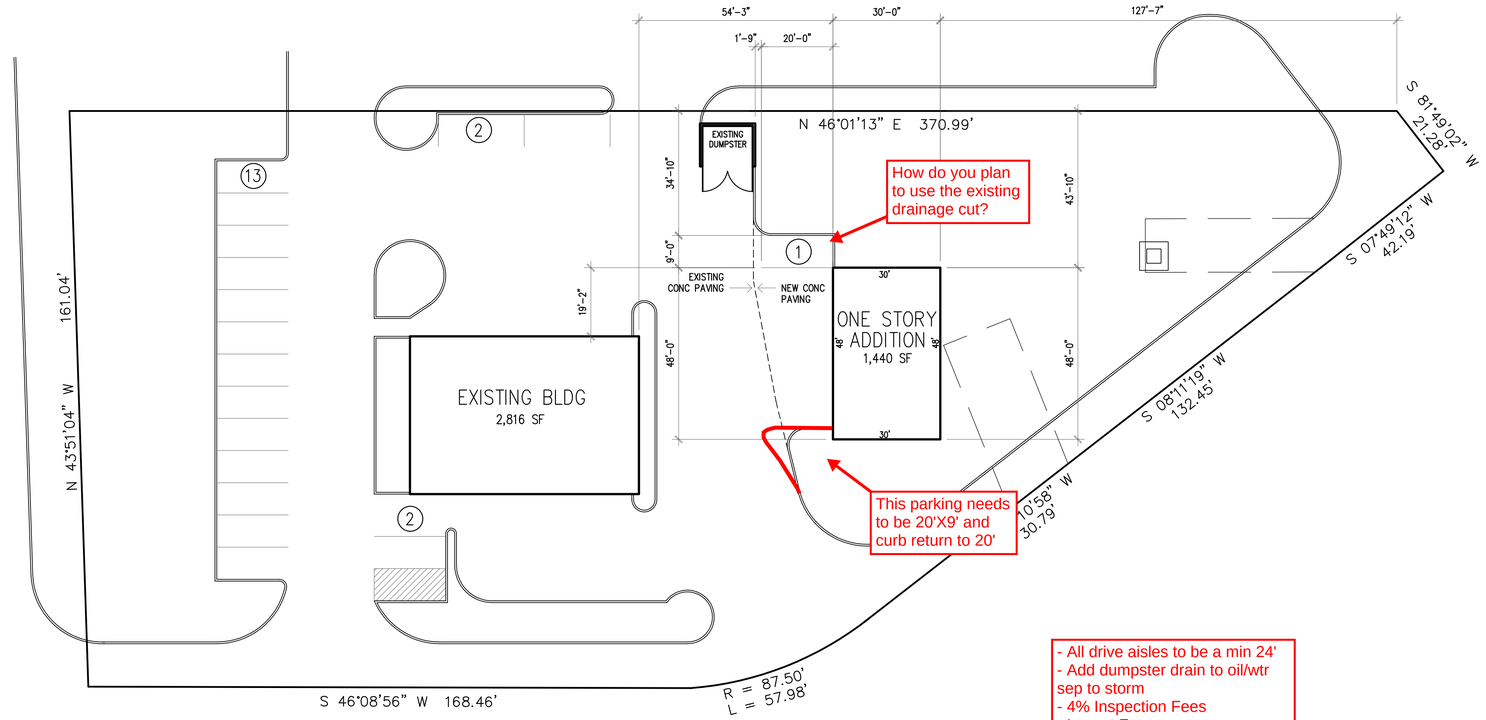
M.5 Will any additional lighting be added? If so, a Photometric Plan will be required.

M.6 A ten (10) foot landscape buffer incorporating ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. The landscape buffer shall also include 1 canopy tree per 50-linear feet of frontage.

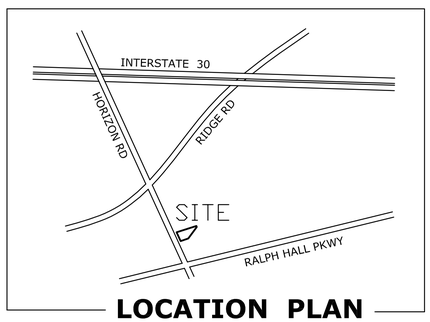
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 6, 2019. The Planning and Zoning Worksession for this case is July 30, 2019. The Planning and Zoning Meeting for this case is August 13, 2019.

I.8 The projected City Council meeting date and subsequent approval for this request is August 19, 2019 and September 3, 2019.

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



- All drive aisles to be a min 24'
- Add dumpster drain to oil/wtr sep to storm
- 4% Inspection Fees
- Impact Fees
- Retaining Walls 3' and over must be engineered
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LOCATION PLAN

ABSTRACT NO. 9 – WILLIAM BLEVINS SURVEY

1. ZONING: C
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3. PROPERTY AREA (GROSS): 48,383 SF 1.11 AC
4. BUILDING AREA: 1,440 SF
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BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE
HORIZON VILLAGE ADDITION BLOCK 1
LOT 4
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
2596 HORIZON ROAD
ROCKWALL, TEXAS 75032

CASE #SP2019-000

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SCALE IN FEET

NORTH

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MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

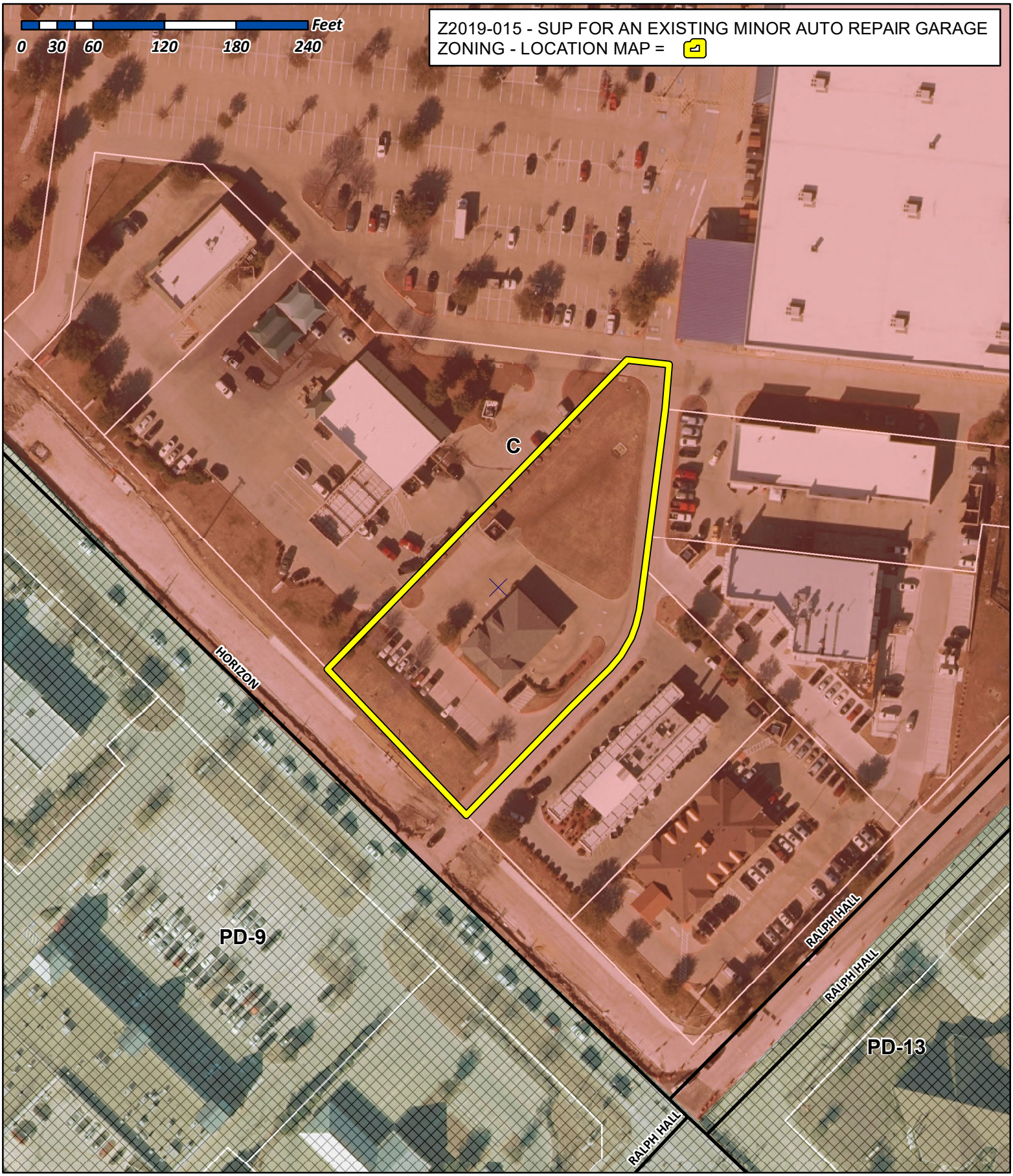
No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 20'-0"
Date:	MM/DD/YEAR
Project No.:	AAAAAA
Designed:	GW
Drawn:	GW
Checked:	WM

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City of Rockwall

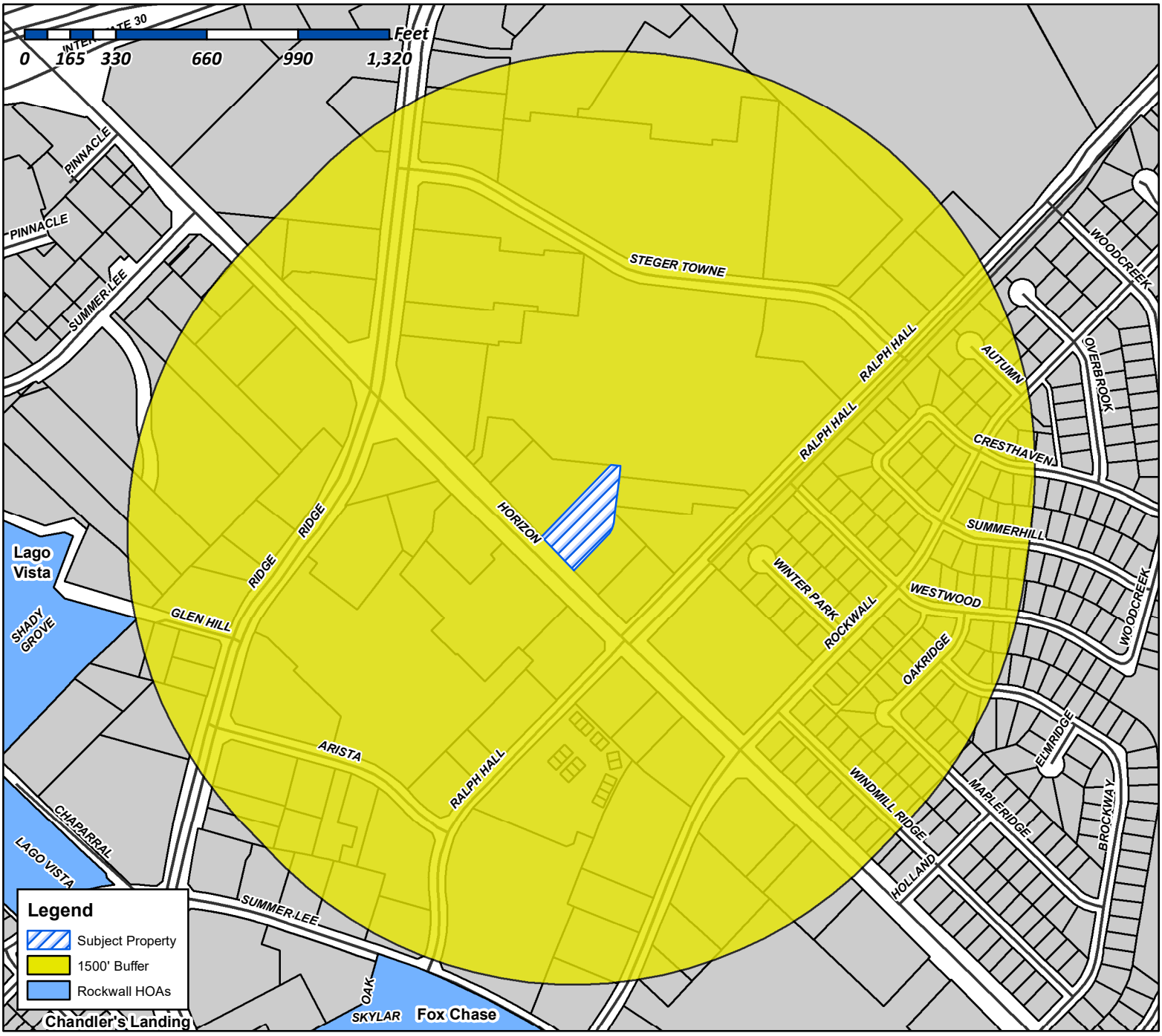
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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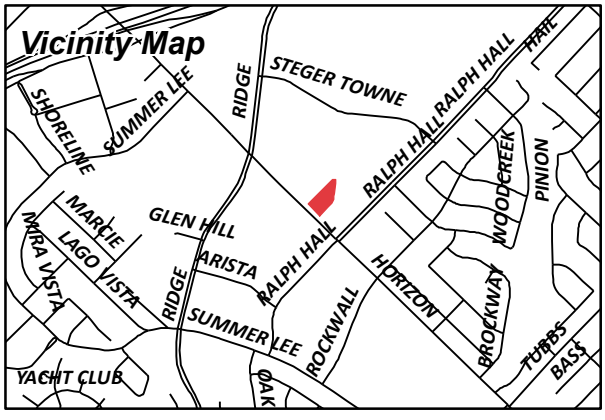
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Case Number: Z2019-015
Case Name: SUP for an Existing Minor Repair Garage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3581 Horizon Road

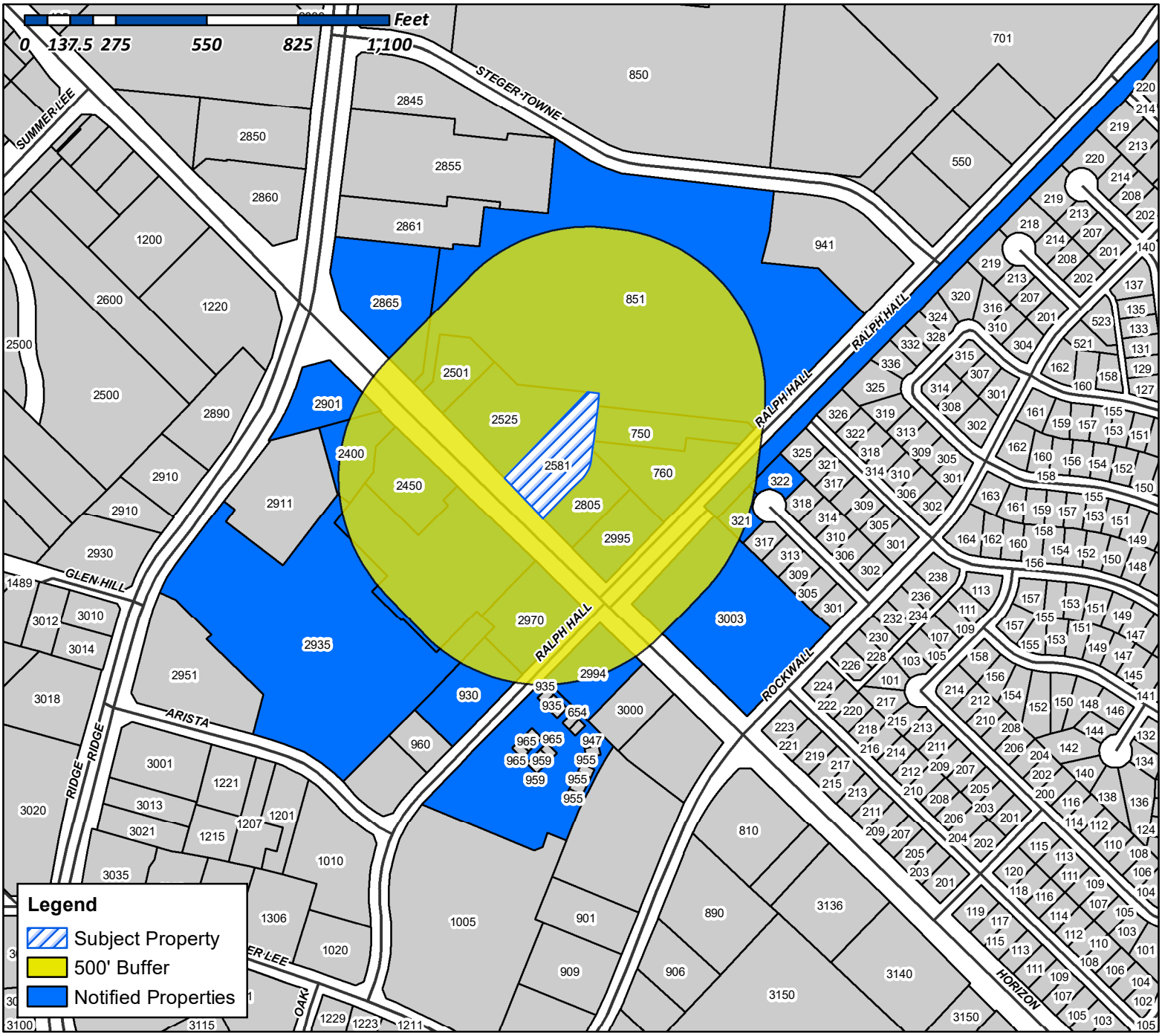


Date Created: *7/12/2019*
For Questions on this Case Call (972) 771-7745

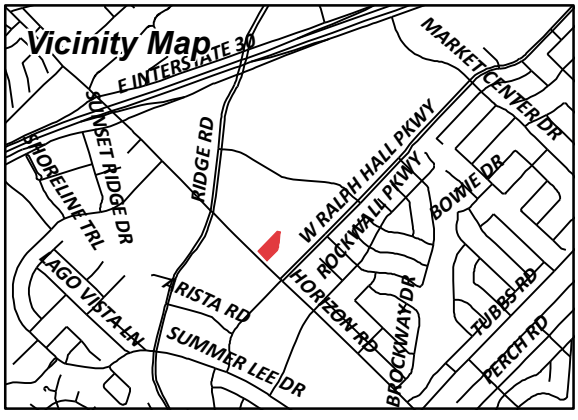
City of Rockwall

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Case Number: Z2019-015
Case Name: SUP for an Existing Minor Repair Garage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2581 Horizon Road



Date Created: *7/16/2019*

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

LOWES HOME CENTERS INC
1000 LOWES BLVD
MOORESVILLE, NC 28117

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

HVCSG LLC
1027 WOODBRIDGE PLACE
HEATH, TX 75032

NEW BLB CORPORATION
1100 SIENNA CT
BURLESON, TX 76028

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO,DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2501 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL PARTNERS LTD
2525 HORIZON RD
ROCKWALL, TX 75032

JUCHA RHETT BARRY
2581 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2805 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2970 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2994 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2995 HORIZON RD
ROCKWALL, TX 75032

OUR SAVIOR EVANG LUTHERAN
CHURCH C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

SWAGERTY TOMMY & DEBORAH K HARGROVE
321 WINTER PARK
ROCKWALL, TX 75032

BROOM JUDY M
322 WINTER PARK
ROCKWALL, TX 75032

SOUTHTRUST BANK
C/O WELLS FARGO
333 MARKET ST 10TH FLOOR 0
SAN FRANCISCO, CA 94105

HASTINGS CLAIMS SERVICE INC
732 WINDSONG LN
ROCKWALL, TX 75032

CURRENT RESIDENT
750 RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

CURRENT RESIDENT
760 RALPH HALL
ROCKWALL, TX 75032

CURRENT RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

ROCKWALL HORIZON RIDGE LP
930 W RALPH HALL PKWY 0
ROCKWALL, TX 75032

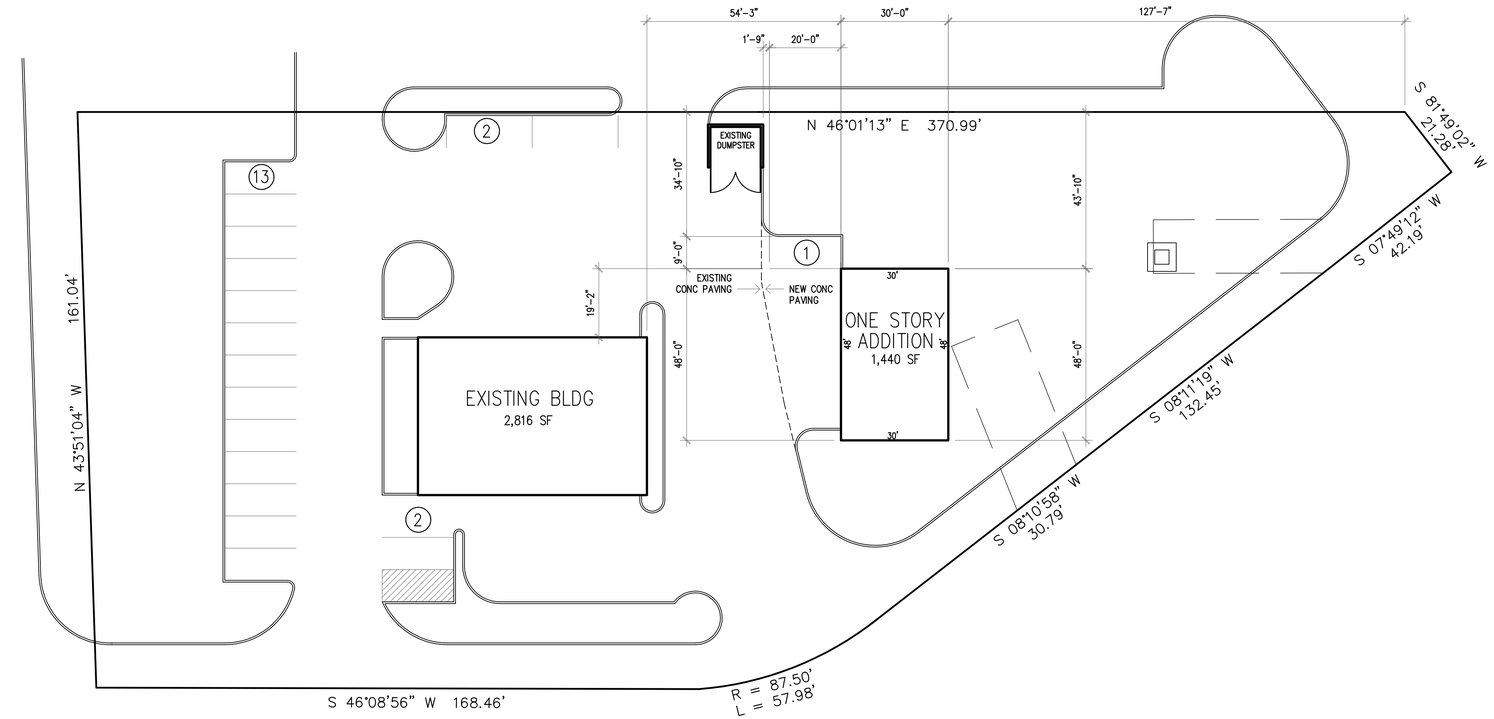
750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY 0
ATLANTA, GA 30355

BANK OF AMERICA
CORPORATE REAL ESTATE ASSESSMENTS
NC1-001-03-81 0
CHARLOTTE, NC 28255

ARMSTRONG RALPH HALL LP
C/O ARMSTRONG DEVELOPMENT PROPERTIES
INC
ONE ARMSTRONG PLACE
BUTLER, PA 16004

ERVIN RICHARD
PO BOX 171373
ARLINGTON, TX 76003

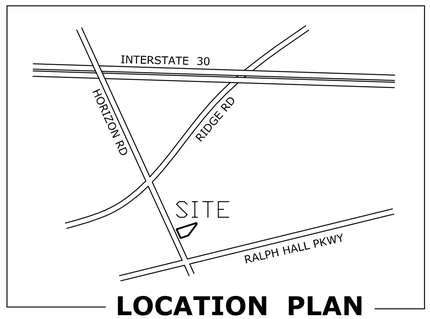
AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160



0 10 20 40

SCALE IN FEET

NORTH



LOCATION PLAN

ABSTRACT NO. 9 – WILLIAM BLEVINS SURVEY

1. ZONING: C
2. PROPOSED USE: OIL CHANGE
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LOT 4
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
2596 HORIZON ROAD
ROCKWALL, TEXAS 75032

CASE #SP2019-000

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MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
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No.	Date	Revision	By

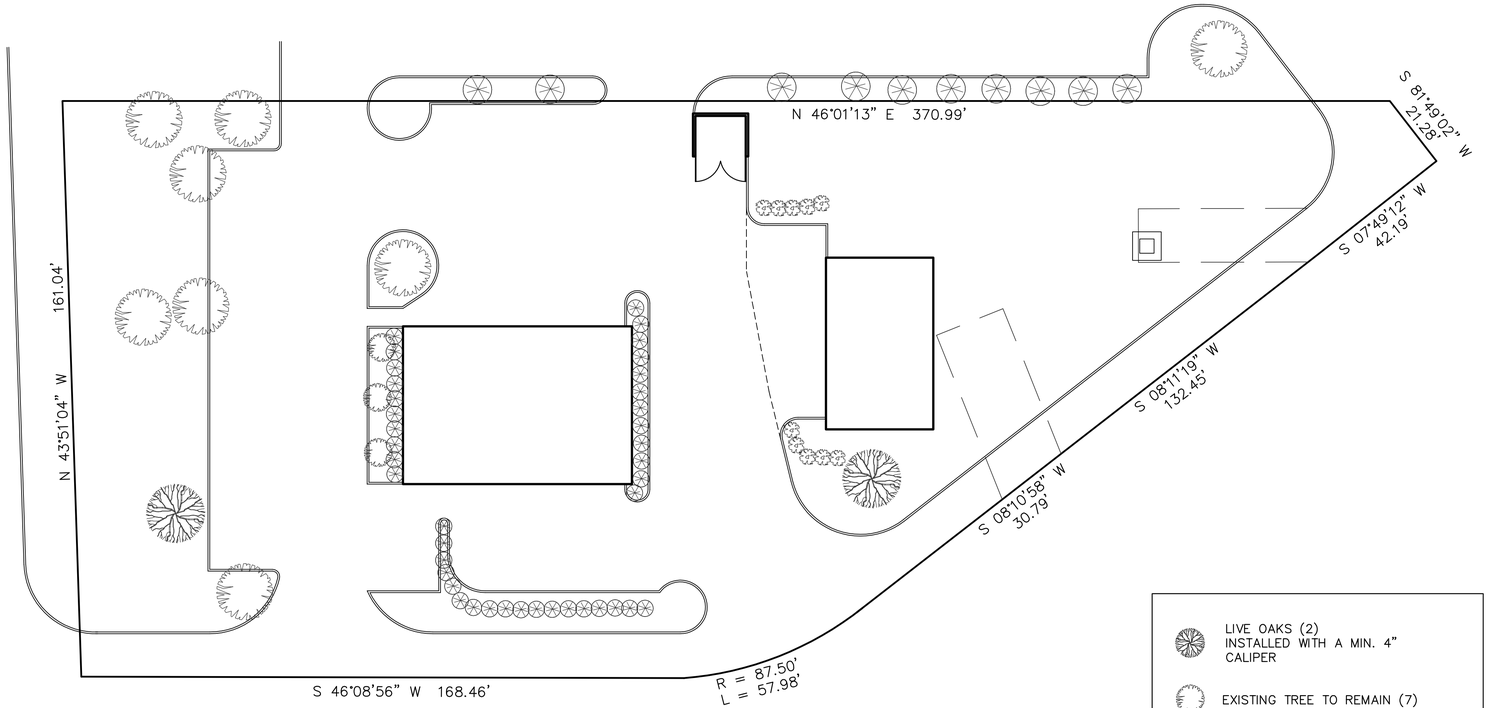
KWIK KAR
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 20'-0"
Date:	MM/DD/YEAR
Project No.:	AAAAAA
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
A1
OF

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



LIVE OAKS (2)
INSTALLED WITH A MIN. 4" CALIPER

EXISTING TREE TO REMAIN (7)

EXISTING SHRUB (40)

NEW INDIAN HAWTHORNE (10)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

		EXISTING	NEW	REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	4	1	3	5
2.	LANDSCAPE BUFFER			25'	35'
3.	TOTAL LANDSCAPE AREA 15% REQUIRED			7,257 SF	19,817 SF

HORIZON VILLAGE

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LOT 4
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
2516 HORIZON ROAD
ROCKWALL, TEXAS 75032

CASE #SP2019-000

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6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS
CHURCHES INSTITUTIONAL
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

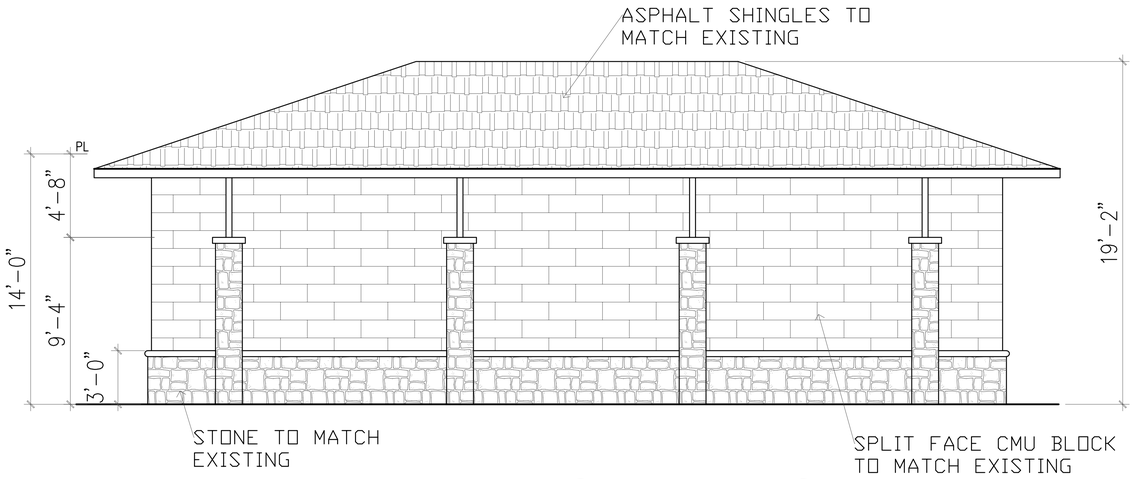
KWIK KAR
ROCKWALL, TEXAS

LANDSCAPE PLAN

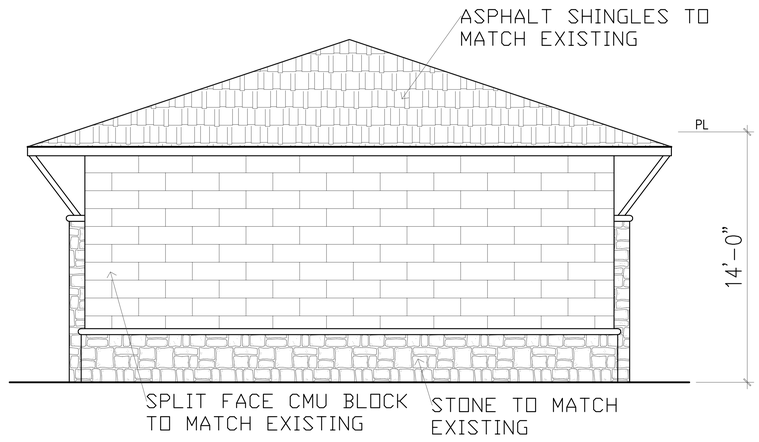
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Date:	MM/DD/YEAR
Project No.:	AAAAAA
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET L1 OF 1

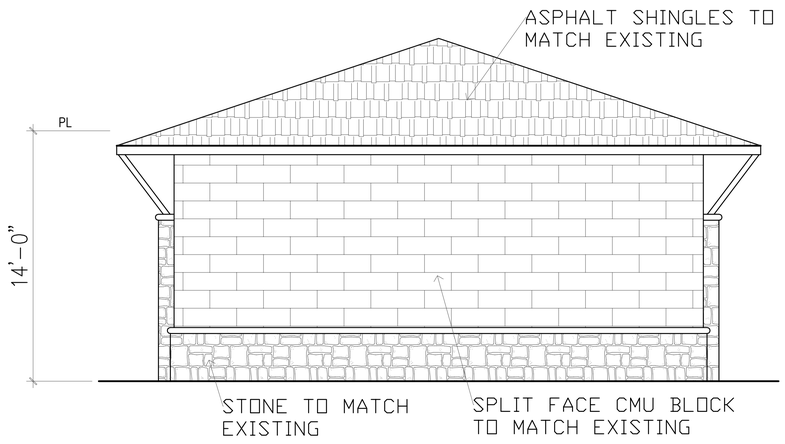
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



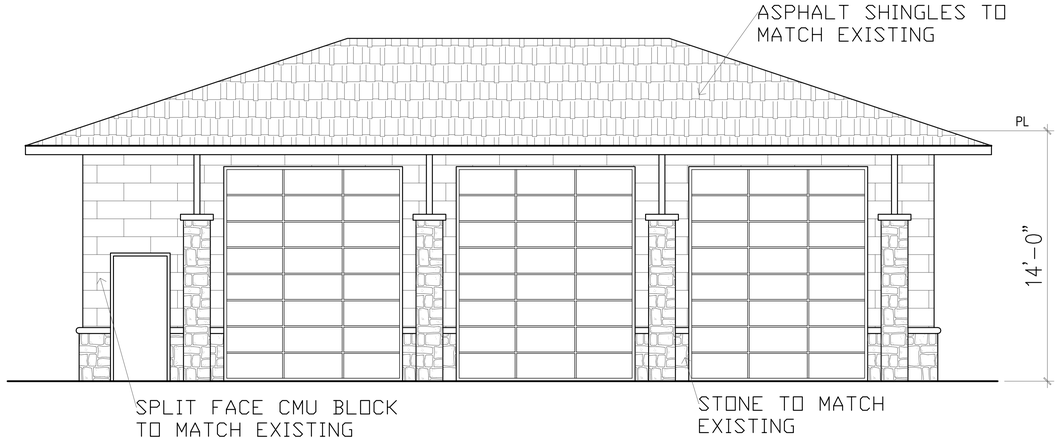
NORTH ELEVATION
100% MASONRY 30% STONE 70% BLOCK



EAST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



WEST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



SOUTH ELEVATION
100% MASONRY 38% STONE 62% BLOCK

PRICING & CONSTRUCTION

GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

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

Date:

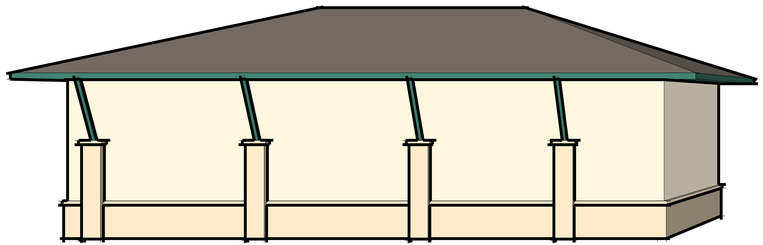
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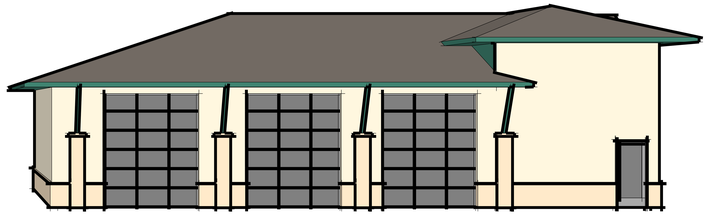
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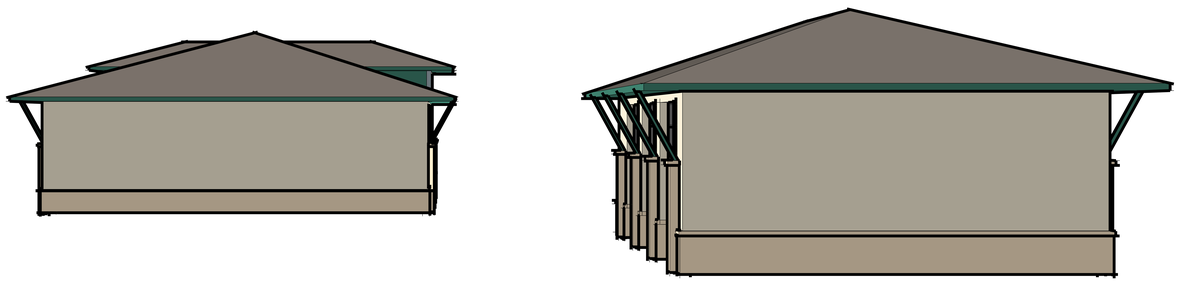
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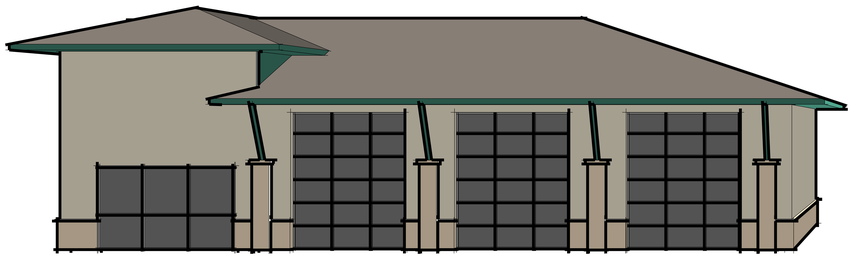
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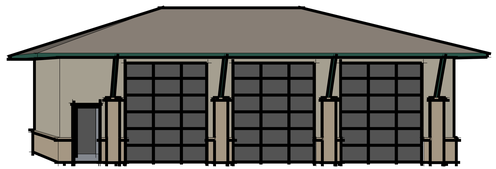
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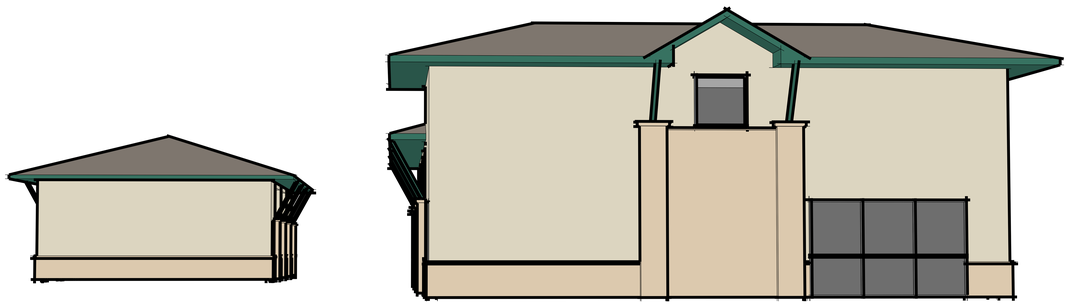


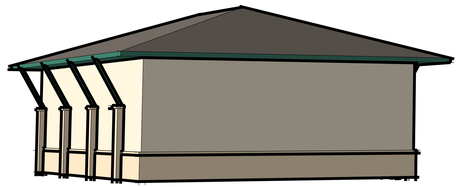


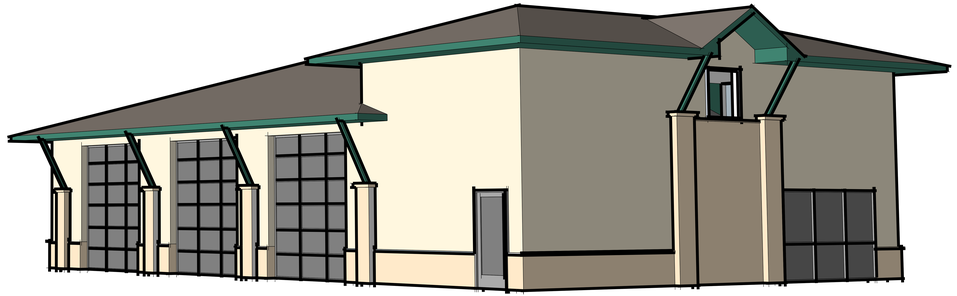


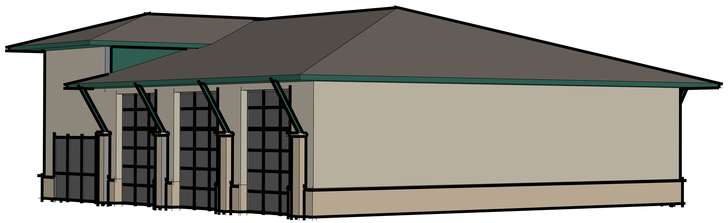


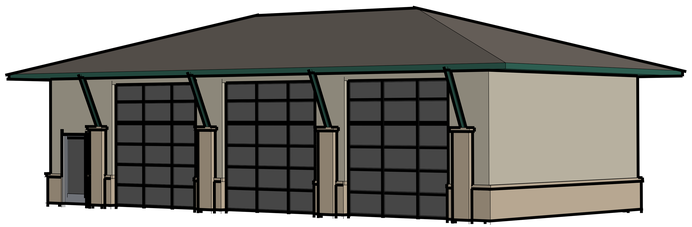












CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *MINOR AUTO REPAIR GARAGE,* IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 1.1107-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK 1, HORIZON VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Greg Wallace of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) to allow a *minor auto repair garage* in a Commercial (C) District on a 1.1107-acre parcel of land being described as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *minor auto repair garage* as stipulated by Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4*, Commercial (C) District,* of Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

DRAFT ORDINANCE 07.30.2019

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *minor auto repair garage* on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The *minor auto repair garage* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B'* and *'C'* of this ordinance;

2) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight.

3) All work must be performed within an enclosed building.

4) The addition shall match the design and materials of the existing buildings.

5) A ten (10)-foot landscape buffer consisting of ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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

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

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

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

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

DRAFT ORDINANCE

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF SEPTEMBER, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

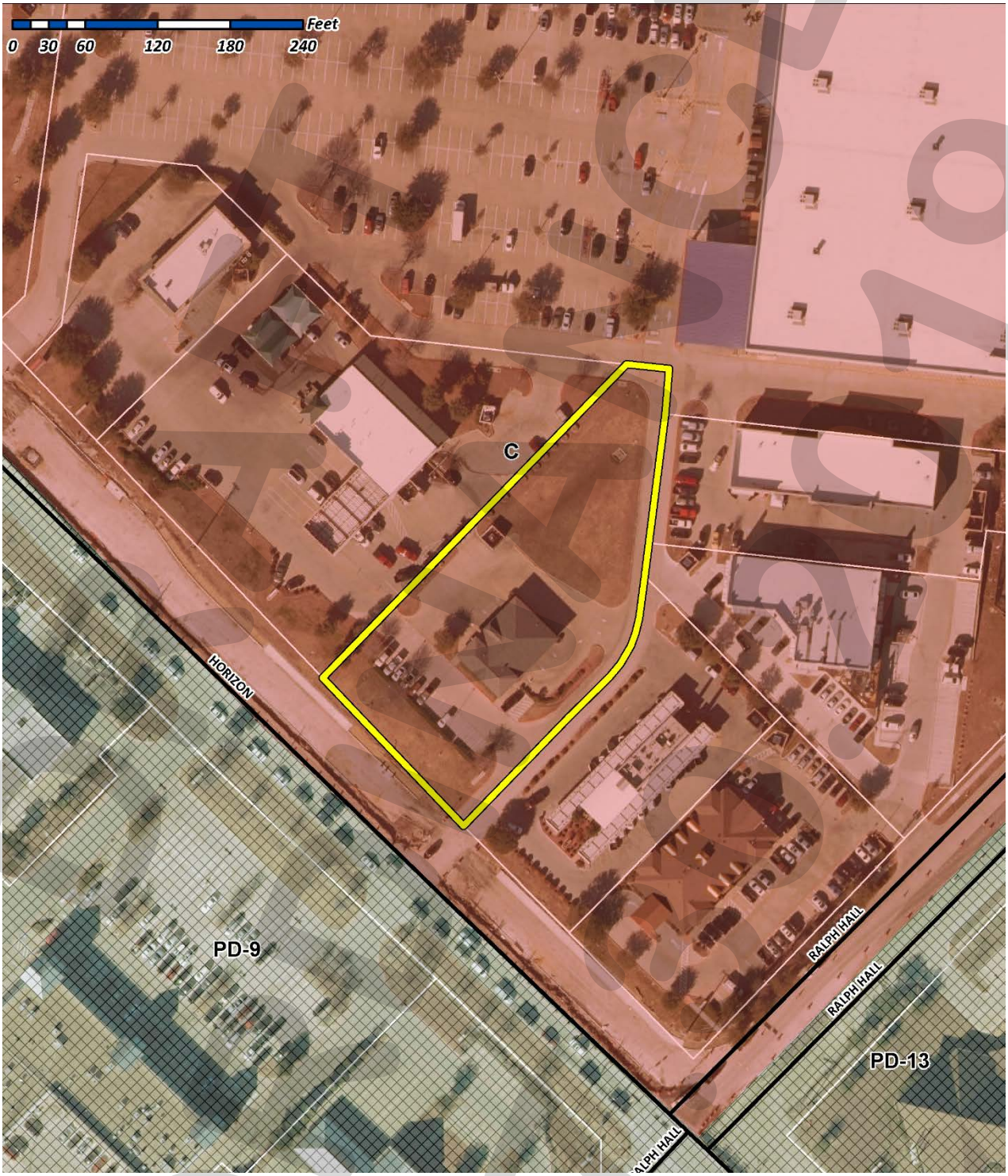
1st Reading: *August 19, 2019*

2nd Reading: *September 3, 2019*

DRAFT ORDINANCE 07.30.2019

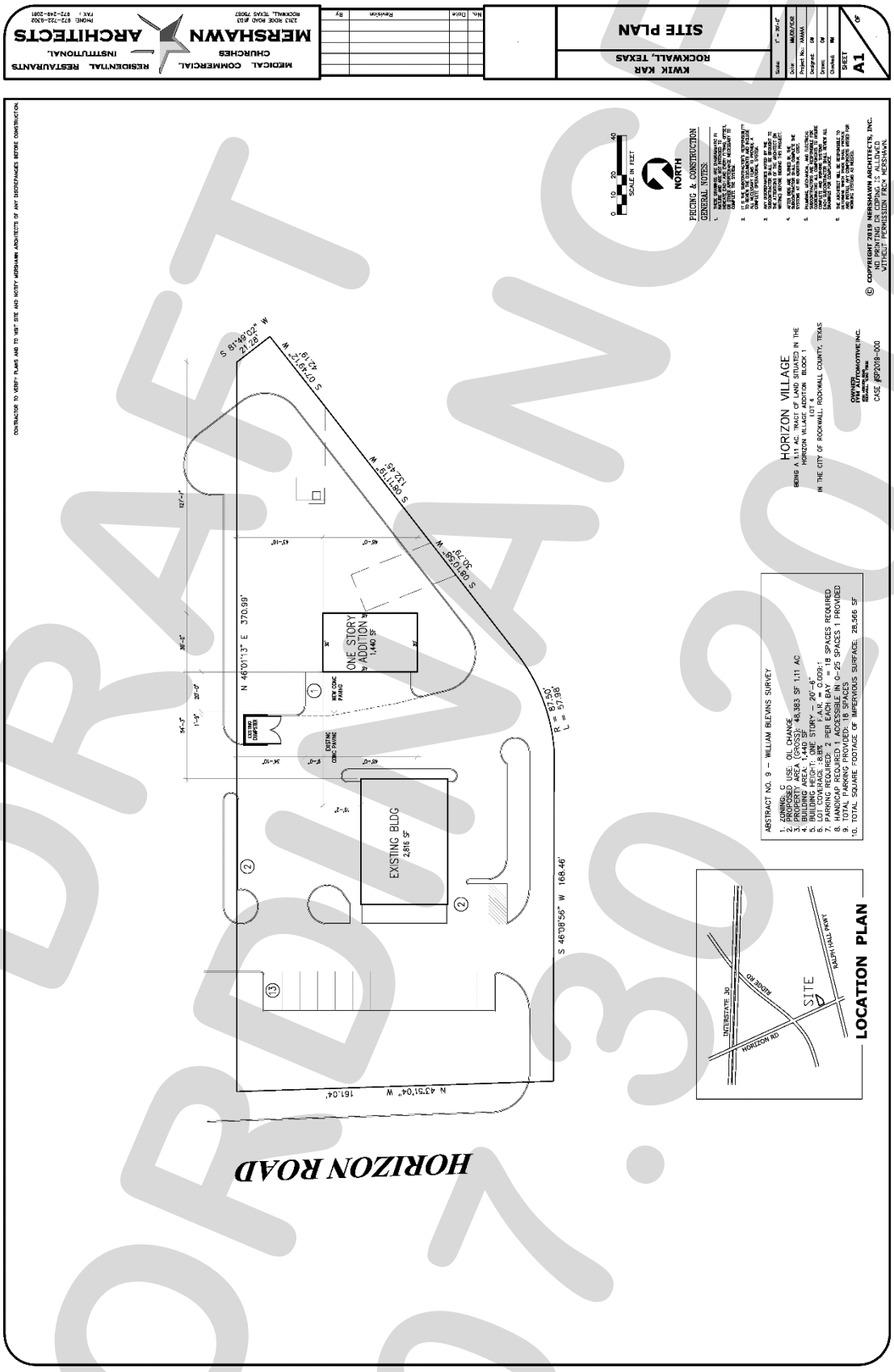
Exhibit 'A'
Zoning Exhibit

Address: *2581 Horizon Road [FM-3097]*
Legal Description: *Lot 1, Block 1, Horizon Village Addition*



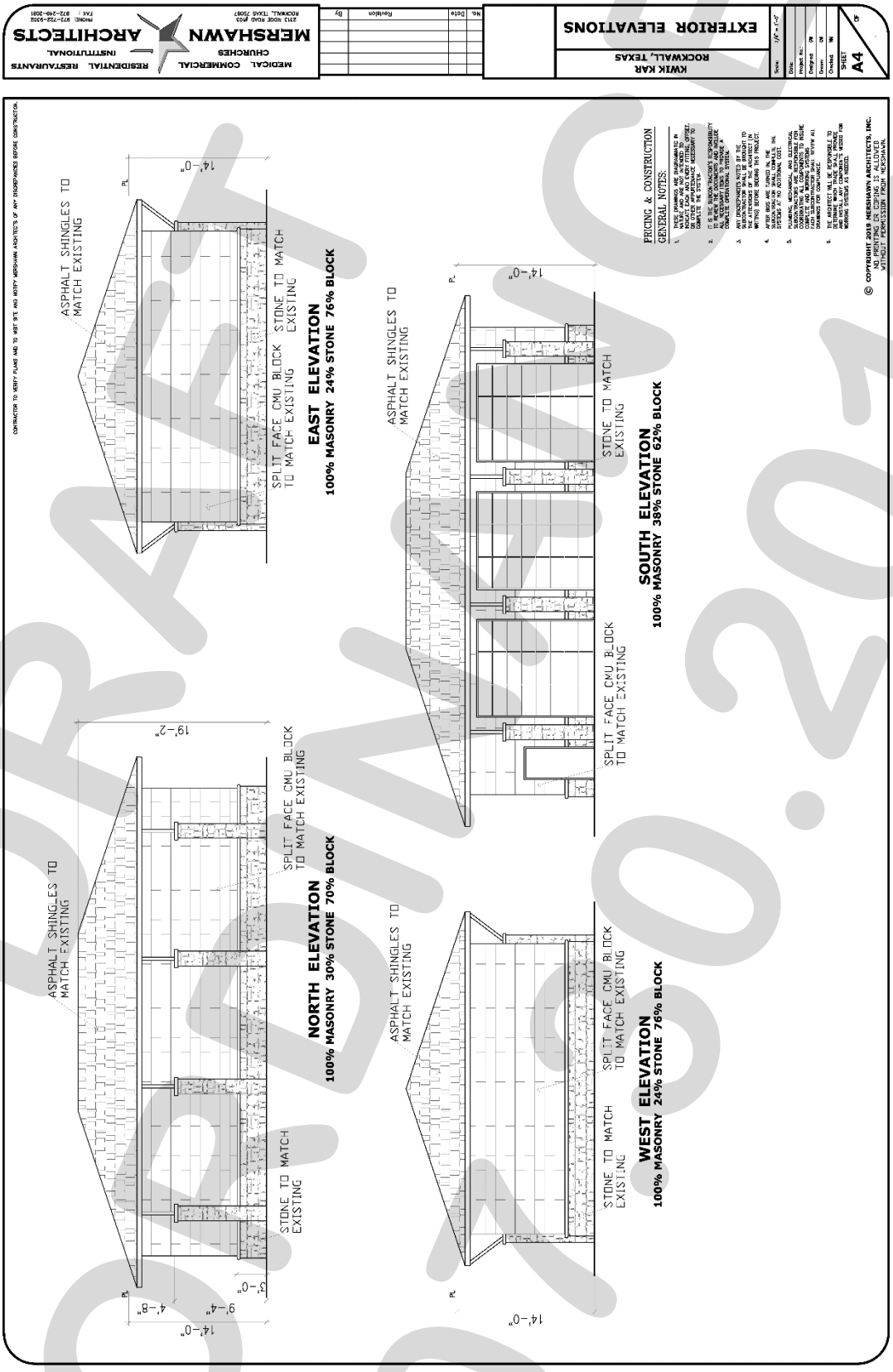
APPROVED

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 07.30.2019

Exhibit 'C':
Conceptual Building Elevations



DRAFT 07.30.2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 30, 2019
SUBJECT:	Legislative Update for Planning and Zoning Related Bills

During the 86th Legislative Session several planning and zoning related bills were approved by the legislature that have major impacts to the City's codes. These bills could affect how the community grows and develops in the future. In order to amend the City's ordinances to address the new laws prior to their effective dates (*i.e. September 1, 2019*), City staff prepared the attached memorandum -- *which provides a synopsis and list of potential impacts of each of the major bills* -- for the City Council's review, and held a work session with the City Council on July 15, 2019 to discuss possible steps that could be taken to continue to ensure that the City require the highest quality development possible. Through this work session staff was directed to make several changes to the Unified Development Code (UDC) and Municipal Code of Ordinances including:

(1) Changes to Article IV, *Permissible Uses*, of the UDC to require a Specific Use Permit (SUP) for residential infill development in established subdivisions.

(2) Changes to the landscape standards contained in Article VIII, *Landscape Standards*, of the UDC to increase the screening requirements.

(3) Changes to Article V, *District Development Standards*, of the UDC to [*1*] increase the residential anti-monotony requirements, [*2*] remove all residential, commercial and industrial building material requirements from the general standards, [*3*] change the variance/exception approval requirements, and [*4*] change the residential accessory building/structure requirements to require a Specific Use Permit (SUP).

(4) Changes to Article X, *Planned Development Regulations*, of the UDC to remove material requirements.

In making these changes staff has found several other sections of the code that require changes or adjustments as a result of the above amendments. Staff has also taken this opportunity to start to *clean up* other language in the code, clarify certain sections, and make the changes that were referenced in the OURHometown 2040 Comprehensive Plan.

In addition to making the changes required by the 86th Legislature, the City Council also directed staff -- *at the work session on July 15, 2019* -- to make changes to the fence standards and move them from the Municipal Code of Ordinances to the UDC. Staff has incorporated this direction into the proposed amendment. Due to the magnitude of the required changes, staff is still in the process of preparing these amendments and will bring a full list of changes along with a draft ordinance to the Planning and Zoning Commission meeting on *August 12, 2019*. For the work session on July 30, 2019, staff would like to update the Planning and Zoning Commission of the Legislature's actions and talk about the strategies that are being employed with this update. Attached to this memorandum are both memorandums that were provided to the City Council at the work session and the full text from the bills being addressed (*i.e. HB347, HB2439, & HB3167*). Should the Planning and Zoning Commission have any questions concerning this update staff will be prepared to address them at the work session on *July 30, 2019*.

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Rick Crowley, *City Manager* Mary Smith, *Assistant City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 15, 2019
SUBJECT:	Legislative Update for Planning and Zoning Related Bills

During the 86th Legislative Session several planning and zoning related bills were approved by the legislature that have major impacts to the City's codes. These bills could affect how the community grows and develops in the future. In order to amend the City's ordinances to address the new laws prior to their effective dates (*i.e. September 1, 2019*), City staff has prepared a synopsis of each of the major bills for the City Council's review. In addition, staff has provided a summary of each of the bills' perceived impacts to the City of Rockwall, the actions necessary to change the codes to address the new laws, and several strategies that the City Council may consider when directing staff to make the necessary changes. Staff has also placed the full text for each bill in the attached packet for the City Council's review. At the end of this memorandum, staff has included several questions for the City Council to answer that will assist staff in the update.

Planning Related Bills Approved by Legislature

- *HB347 (Annexation)*: This bill effectively eliminates the City of Rockwall's ability to unilaterally annex property located within the City's Extraterritorial Jurisdiction (ETJ). More specifically, the bill eliminates the *Tier 1* and *Tier 2* distinction for cities and counties, which was created by SB6 during the 84th Legislative Session.

  Effective Date of HB347: May 24, 2019

  What does HB347 mean for the City of Rockwall?

  HB347 restricts the City's ability to unilaterally annex property, and all future annexations in the City will be voluntary to some degree (*i.e. property owner initiated or through an election of all property owners in the proposed annexation area*).

  Strategies or Actions as a Result of HB3167

  There are no strategies or code amendments associated with the implementation of this bill.

- *HB2439 (Building Materials and Methods)*: This bill effectively restricts a City from enforcing or adopting regulations that prohibit or limit -- *directly or indirectly* -- the use or installation of a building product or material in the construction or renovation of a residential or commercial building that is already regulated by a *National Model Code* (*i.e. the International Building Code*). The bill does allow for certain exclusions including:

  (1) An ordinance or other regulation that regulates outdoor lighting for the purpose of reducing light pollution.

(2) A building located in a place or area designated for its historical, cultural, or architectural importance and significance that a municipality may regulate under Section 211.003(b) of the Texas Local Government Code (TLGC) if: [*1*] the municipality is a certified local government, [*2*] the municipality has an applicable landmark ordinance.
(3) A building located in a place or area designated for its historical, cultural, or architectural importance and significance by a governmental entity, if designated before April 1, 2019.
(4) A building listed on the National Register of Historic Places or designated as a landmark by a governmental entity.
(5) A building located in an area designated for development, restoration, or preservation in a Main Street City under the Main Street Program established under Section 442.014 of the TLGC.

In addition, the bill states that the Attorney General or an aggrieved party may file an action in district court to enjoin a violation or threatened violation of Section 3000.002, and that the court may grant appropriate relief.

Effective Date of HB2439: September 1, 2019

What does HB2439 mean for the City of Rockwall?

The language used in HB2439 is broad and is targeted at preempting a City's ability to regulate development through a zoning ordinance. For the City of Rockwall, the bill will restrict the ability to regulate building materials (*i.e. requiring masonry materials*) through the Unified Development Code; however, the exceptions may continue to allow the City to regulate building materials in certain areas. After conferring with the City Attorney, staff believes the bill will continue to allow the City the ability to regulate building materials in the current manner in the City's various overlay districts (*based on Exception #3 above*), the Downtown (DT) District (*based on Exception #5 above*), the Old Town Rockwall (OTR) Historic District and Planned Development District 50 (PD-50) (*based on Exception #2 above*), the City's locally designated landmarks (*based on Exception #4 above*), Planned Development District 32 (PD-32) (*based on Exception #3 above*), and through future Specific Use Permit (SUP) ordinances. There are still some questions as to whether or not the bill will have an effect on the City's existing Planned Development Districts; however, the City Attorney has stated a belief that state law would preempt these ordinances. There is also some ambiguity on if the City will be able to -- *with the owner(s)/applicant(s) permission* -- be able to regulate building materials through future Planned Development Districts. Much of the uncertainty of this bill will be solved when/if a City gets challenged based on their interpretation of the bill. Staff should note that this bill also has implications on the City's ability to adopt local amendments to the International Building Code (IBC).

For the City's future development, this bill has implications associated with:

(1) *Residential Accessory Buildings*. All residential accessory buildings adhering to the size requirements would be permitted to be constructed out of metal.
(2) *Residential Structures*. Mobile and modular homes would be permitted within the City limits in areas that are not listed in the above exceptions. This may also include the Lake Rockwall Estates Subdivision, which has been transitioning largely due to the one (1) time replacement on mobile and modular homes required by Planned Development District 70 (PD-70). Residential structures that represent infill development in areas of the City that are not covered by deed restrictions would be permitted to be built using materials that were not previously permitted in these subdivisions. This could change the established aesthetics in these areas and could have a potential impact on property values. Materials previously prohibited, such as logistics containers, would also be permitted to be used in the construction of new homes.
(3) *Non-Residential Structures*. The City's major roadways are currently covered by the overlay districts, which it appears will be largely unaffected by the requirements of HB2439; however, many of the commercial areas outside of the overlay districts are adjacent to residential subdivisions. Since non-residential structures -- *not situated within the areas listed in the above*

exceptions -- would be exempted from the building material standards, this could mean more metal buildings adjacent to residentially zoned properties.

Strategies or Actions as a Result of HB2439

Based on the approval of this bill staff will be required to amend large portions of the City's Unified Development Code. Through these amendments there are several opportunities or strategies, that the City Council may choose to adopt, which would continue to ensure the City is demanding the highest quality development in lieu of the restrictions of HB2439. Some of these include:

(1) Increasing the anti-monotony standards for residential properties. This is currently being implemented in the City's Planned Development District ordinances and could be implemented in the *General Residential District Standards*.
(2) The use of Specific Use Permits (SUP's) [*which the City Attorney has stated that the City could require building material requirements through*] could be expanded. This could also be reapplied to residential accessory structures (*as was previously done prior to the update of the code by Ordinance No. 18-47*).
(3) Apply the overlay district standards -- *with the exception of the building material standards* -- to all development within the City.
(4) Make it more difficult to obtain variances and exceptions. This could be achieved in several ways including: [*1*] making all variances and exceptions subject to a supermajority vote, [*2*] creating a compensatory requirement whereby in order to request a variance the applicant is required to off-set the variance through a list of compensatory measures (*e.g. increased landscaping, increased setbacks, increased landscape buffers, structure/shared parking -- staff is also exploring if the use of building materials could be incorporated in this section since it would be a voluntary selection by the applicant*), and/or [*3*] reducing the number of exceptions and variances approved.
(5) Increase the landscaping standards and make the overlay district landscape standards applicable citywide. Increase the number of trees required in landscape buffers.

DISCLAIMER: These strategies are not meant to directly or indirectly prohibit the use or installation of a building product or material, but rather ensure high quality development in the City.

Staff should note that any of these measures would be discretionary to the City Council and staff would only pursue these measures at the City Council's direction.

- *HB3167 (Development Applications)*: This bill makes numerous changes to how City's process and approve site plan and platting applications. A summary of the specific implications of this bill are as follows:

(1) Puts a 30-day "shot clock" on the approval of all site plans and plats. For site plans this means that the Planning and Zoning Commission is required to approve, approve with conditions, or deny a site plan application within 30-days of the application being filed. For plats, the Planning and Zoning Commission has 30-days to forward a recommendation to the City Council, which then has 30-days from this action to approve, approve with conditions, or deny the plat.
(2) The 30-day "shot clock" may only be extended by the applicant for an additional 30-days if the applicant requests in writing an extension to the deadline and the municipal authority or governing body approves such extension request.
(3) If a site plan or plat is approved with condition or denied by the municipal authority, staff is required to provide a written letter stating all conditions of approval or the reason for disapproval that clearly articulates each condition or reason for disapproval citing the section of the code or law for which the condition or reason for disapproval originates (*i.e. the conditions cannot be arbitrary*).
(4) If a site plan or plat is approved with condition or denied by the municipal authority, the applicant is permitted to respond to staff's written letter (*required in #3 above*) within an undetermined

amount of time (*i.e. the municipal authority is not permitted to set a deadline*). If the municipal authority receives a response from an applicant, the municipal authority is required to respond no later than 15-days from receipt of the response, stating approval if the response adequately address the issues or disapproval stating the reason for each disapproval.

(5) If a site plan or plat is approved by the municipal authority, the site plan or plat is endorsed with a certificate indicating the approval.

(6) The municipal authority responsible for approving plats or the governing body of the municipality may not request or require an applicant to waive a deadline or other approval procedure.

(7) In a legal action challenging a disapproval of a plan or plat, the City has the burden of proving by clear and convincing evidence that the disapproval meets the requirements of the subdivision platting law or any applicable case law, and the court may not use a deferential standard.

Effective Date of HB3167: September 1, 2019

What does HB3167 mean for the City of Rockwall?

Moving forward HB3167 will not affect the City's platting process, as plats are typically approved with condition within 30-days; however, the City will be required to remove the 30-day waiver that is currently on the development application. For plats, the City will have to start stamping and signing all plats (*i.e. master plats and preliminary plats*) with the same certificate that replats and final plats are currently being stamped with. The real effect of HB3167 is in the process in which the City currently approves site plans. The purpose of this law is to accelerate the approval process of site plans; however, for the City of Rockwall this removes much of the flexibility that staff uses to facilitate development request (*i.e. approving all site plans by conditional approval within 30-days and clearing up development issues on the back end*), and is more likely to make the process more difficult on applicants. This is tied to several aspects of the bill including:

(1) The rigid time period for acting on a site plan. Currently, applicants are able to submit site plans at their convenience and staff has not taken a rigid approach to application deadlines (*i.e. staff takes site plan applications before and after the submittal deadline*). Moving forward all site plans will have to be submitted on the deadline date with no early or late applications being accepted. This will be necessary to ensure that action is taken on all site plans within 30-days without exception.

(2) The Planning and Zoning Commission can only approve, approve with condition, or deny a site plan. This means that the Planning and Zoning Commission cannot table a case to request additional information. In circumstances where additional information (*e.g. Traffic Impact Analysis*) is required, the Planning and Zoning Commission will be required to deny the application, and the applicant will be required to resubmit the site plan at the next submittal date.

(3) Due to the laborious requirements associated with approving site plans with conditions under HB3167, staff will be required to deny any site plan that does not return comments on the date required to take the site plan forward. Currently, the City's approval process operates on a 30-day cycle, which makes it difficult for applicants to return all of staff's comments in time to make the Planning and Zoning Commission meeting date. Under the current process staff has been taking these site plans forward for conditional approval to help facilitate the applicant's request in a timely manner. Moving forward staff will be required to deny these requests for not meeting the requirements, and the applicant will be required to resubmit a new application at the next submittal deadline.

In addition, this bill will also require all site plans be stamped with a certificate and signed by the Planning and Zoning Commission chairman. Despite these requirements, staff will continue to look for ways to facilitate all requests in a timely manner; however, in certain cases applicants may be submitting and resubmitting a site plan request multiple times, which will extend the approval process beyond the desired 30-day period.

Strategies or Actions as a Result of HB3167

In order to bring the City's codes and applications into compliance with the requirements of HB3167, staff will need to make amendments to: [1] Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, [2] Article XI, *Zoning-Related Applications*, of the Unified Development Code (UDC), and [3] the Development Application. Beyond these amendments, there really are no strategies that staff can put forth to address the changes associated with HB3167 with the exception of changing the City's site plan process and discontinuing approving site plans conditionally. To make it easier on the Planning and Zoning Commissioners, staff intends on outlining what actions are required by the Planning and Zoning Commission on all future site plan memos. Staff will also include what options the Planning and Zoning Commission has with regard to each action (*i.e. approved, approve with condition or denial*).

Questions for the City Council

(1) Given the ambiguity associated with HB2439 and the possibility for legal challenge, is the City Council comfortable allowing staff to continue to enforce building material restrictions in the City's overlay districts? Planned Development Districts?

(2) Does the City Council want staff to explore amending the *Permissible Use Charts* in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) to increase the use of Specific Use Permits (SUP's)? Require a SUP for residential accessory buildings?

(3) Does the City Council want staff to amend the City's general development standards for residential and/or non-residential development to be more restrictive (*e.g. increased anti-monotony, development standards similar to the overlay district standards applied citywide, increased landscaping requirements*)?

(4) Does the City Council want staff to create compensatory measures for variances and exceptions, and/or change the voting requirements for variances and exceptions?

AN ACT

relating to consent annexation requirements.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

ARTICLE 1. REPEAL OF TIER SYSTEM

SECTION 1.01. The following provisions of Chapter 43, Local Government Code, are repealed:

(1) Sections 43.001(2), (3), (4), and (5);
(2) Section 43.011;
(3) Subchapter B;
(4) Section 43.0505(b);
(5) Section 43.052;
(6) Section 43.053;
(7) Section 43.056(q);
(8) Section 43.0561;
(9) Section 43.0562;
(10) Section 43.0563;
(11) Section 43.0564;
(12) Section 43.061(b);
(13) Section 43.066;
(14) Section 43.067;
(15) Section 43.068;
(16) Section 43.069;
(17) Section 43.0751(o);
(18) Section 43.0752;
(19) Section 43.103;
(20) Section 43.105; and
(21) Subchapter Y.

SECTION 1.02. The heading to Subchapter C-2, Chapter 43, Local Government Code, is amended to read as follows:

SUBCHAPTER C-2. GENERAL ANNEXATION AUTHORITY AND PROCEDURES REGARDING CONSENT ANNEXATIONS[~~: TIER 2 MUNICIPALITIES~~]

SECTION 1.03. The heading to Subchapter C-3, Chapter 43, Local Government Code, is amended to read as follows:

SUBCHAPTER C-3. ANNEXATION OF AREA ON REQUEST OF OWNERS[~~: TIER 2 MUNICIPALITIES~~]

SECTION 1.04. The heading to Subchapter C-4, Chapter 43, Local Government Code, is amended to read as follows:

SUBCHAPTER C-4. ANNEXATION OF AREAS WITH POPULATION OF LESS THAN 200 BY PETITION [~~: TIER 2 MUNICIPALITIES~~]

SECTION 1.05. The heading to Subchapter C-5, Chapter 43, Local Government Code, is amended to read as follows:

SUBCHAPTER C-5. ANNEXATION OF AREAS WITH POPULATION OF AT LEAST 200 BY ELECTION [~~: TIER 2 MUNICIPALITIES~~]

SECTION 1.06. Section 43.1025(c), Local Government Code, is amended to read as follows:

(c) The area described by Subsection (b) may be annexed under the requirements prescribed by Subchapter C-3, C-4, or C-5, as applicable [~~to a tier 2 municipality~~], but the annexation may not occur unless each municipality in whose extraterritorial jurisdiction the area may be located:

(1) consents to the annexation; and
(2) reduces its extraterritorial jurisdiction over the area as provided by Section 42.023.

SECTION 1.07. Section 43.1211, Local Government Code, is amended to read as follows:

Sec. 43.1211. USE OF CONSENT PROCEDURES [~~AUTHORITY OF CERTAIN TIER 2 MUNICIPALITIES~~] TO ANNEX FOR LIMITED PURPOSES. Except as provided by Section 43.0751, beginning December 1, 2017, a [~~tier 2~~] municipality described by Section 43.121(a) may annex an area for the limited purposes of applying its planning, zoning, health, and safety ordinances in the area using the procedures

under Subchapter C-3, C-4, or C-5, as applicable.

ARTICLE 2. CONFORMING CHANGES

SECTION 2.01. The following provisions of the Special District Local Laws Code are repealed:

(1) Section 8374.252(a);
(2) Section 8375.252(a);
(3) Section 8376.252(a);
(4) Section 8377.252(a);
(5) Section 8378.252(a);
(6) Section 8382.252(a);
(7) Section 8383.252(a);
(8) Section 8384.252(a);
(9) Section 8385.252(a); and
(10) Section 8477.302(a).

SECTION 2.02. Section 43.0116(a), Local Government Code, is amended to read as follows:

(a) Notwithstanding any other law and subject to Subsection (b), a municipality may annex all or part of the area located in an industrial district designated by the governing body of the municipality under Section 42.044 under the procedures prescribed by Subchapter C-1 [~~the requirements applicable to a tier 1 municipality~~].

SECTION 2.03. The heading to Subchapter C, Chapter 43, Local Government Code, is amended to read as follows:

SUBCHAPTER C. LIMITATIONS AND REQUIREMENTS REGARDING ANNEXATIONS EXEMPTED FROM CONSENT ANNEXATION PROCEDURES [~~PROCEDURE FOR AREAS ANNEXED UNDER MUNICIPAL ANNEXATION PLAN: TIER 1 MUNICIPALITIES~~]

SECTION 2.04. Section 43.0505(a), Local Government Code, is amended to read as follows:

(a) This [~~Except as provided by Subsection (b), this~~] subchapter applies only to an annexation under Subchapter C-1 [~~a tier 1 municipality~~].

SECTION 2.05. Sections 43.056(a), (b), (j), and (k), Local Government Code, are amended to read as follows:

(a) This section applies to a service plan under Section 43.065 [~~Before the first day of the 10th month after the month in which the inventory is prepared as provided by Section 43.053, the municipality proposing the annexation shall complete a service plan that provides for the extension of full municipal services to the area to be annexed. The municipality shall provide the services by any of the methods by which it extends the services to any other area of the municipality~~].

(b) The service plan, which must be completed [~~in the period provided by Subsection (a)~~] before the annexation, must include a program under which the municipality will provide full municipal services in the annexed area no later than 2-1/2 years after the effective date of the annexation, in accordance with Subsection (e), unless certain services cannot reasonably be provided within that period and the municipality proposes a schedule for providing those services, and must include a list of all services required by this section to be provided under the plan. If the municipality proposes a schedule to extend the period for providing certain services, the schedule must provide for the provision of full municipal services no later than 4-1/2 years after the effective date of the annexation. However, under the program if the municipality provides any of the following services within the corporate boundaries of the municipality before annexation, the municipality must provide those services in the area proposed for annexation on the effective date of the annexation of the area:

(1) police protection;
(2) fire protection;
(3) emergency medical services;
(4) solid waste collection, except as provided by Subsection (o);
(5) operation and maintenance of water and wastewater facilities in the annexed area that are not within the service area of another water or wastewater utility;

(6) operation and maintenance of roads and streets, including road and street lighting;

(7) operation and maintenance of parks, playgrounds, and swimming pools; and

(8) operation and maintenance of any other publicly owned facility, building, or service.

(j) The proposed service plan must be made available for public inspection and explained to the inhabitants of the area at the public hearings held under Section 43.063 [~~43.0561~~]. The plan may be amended through negotiation at the hearings, but the provision of any service may not be deleted. On completion of the public hearings, the service plan shall be attached to the ordinance annexing the area and approved as part of the ordinance.

(k) On approval by the governing body, the service plan is a contractual obligation that is not subject to amendment or repeal except that if the governing body determines at the public hearings required by this subsection that changed conditions or subsequent occurrences make the service plan unworkable or obsolete, the governing body may amend the service plan to conform to the changed conditions or subsequent occurrences. An amended service plan must provide for services that are comparable to or better than those established in the service plan before amendment. Before any amendment is adopted, the governing body must provide an opportunity for interested persons to be heard at public hearings called and held in the manner provided by Section 43.063 [~~43.0561~~].

SECTION 2.06. The heading to Subchapter C-1, Chapter 43, Local Government Code, is amended to read as follows:

SUBCHAPTER C-1. ANNEXATION PROCEDURE FOR AREAS EXEMPTED FROM CONSENT [~~MUNICIPAL~~] ANNEXATION PROCEDURES [~~PLAN: TIER 1 MUNICIPALITIES~~]

SECTION 2.07. Section 43.061(a), Local Government Code, is amended to read as follows:

(a) Unless otherwise specifically provided by this chapter or another law [~~Except as provided by Subsection (b)~~], this subchapter applies only to an annexation under:

(1) Section 43.0115 (Enclave);

(2) Section 43.0116 (Industrial District);

(3) Section 43.012 (Area Owned by Type-A Municipality);

(4) Section 43.013 (Navigable Stream);

(5) Section 43.0751(h) (Strategic Partnership);

(6) Section 43.101 (Municipally Owned Reservoir);

(7) Section 43.102 (Municipally Owned Airport); and

(8) Section 43.1055 (Road and Right-of-Way) [~~area that is proposed for annexation by a tier 1 municipality and that is not required to be included in a municipal annexation plan under Section 43.052(h)~~].

SECTION 2.08. Section 43.062(b), Local Government Code, is amended to read as follows:

(b) This subsection applies only to an area that contains fewer than 100 separate tracts of land on which one or more residential dwellings are located on each tract [~~described by Section 43.052(h)(1)~~]. Before the 30th day before the date of the first hearing required under Section 43.063, a municipality shall give written notice of its intent to annex the area to:

(1) each property owner in an area proposed for annexation, as indicated by the appraisal records furnished by the appraisal district for each county in which the area is located;

(2) each public entity[~~, as defined by Section 43.053,~~] or private entity that provides services in the area proposed for annexation, including each:

(A) municipality, county, fire protection service provider, including a volunteer fire department, and emergency medical services provider, including a volunteer emergency medical services provider; and

(B) municipal utility district, water control and improvement district, or other district created under Section

52, Article III, or Section 59, Article XVI, Texas Constitution; and

(3) each railroad company that serves the municipality and is on the municipality's tax roll if the company's right-of-way is in the area proposed for annexation.

SECTION 2.09. Section 43.0715(c), Local Government Code, is amended to read as follows:

(c) At the time notice of the municipality's intent to annex the land within the district is first given in accordance with Section [~~43.052,~~] 43.0683[~~,~~] or 43.0693, as applicable, the municipality shall proceed to initiate and complete a report for each developer conducted in accordance with the format approved by the Texas Commission on Environmental Quality for audits. In the event the municipality is unable to complete the report prior to the effective date of the annexation as a result of the developer's failure to provide information to the municipality which cannot be obtained from other sources, the municipality shall obtain from the district the estimated costs of each project previously undertaken by a developer which are eligible for reimbursement. The amount of such costs, as estimated by the district, shall be escrowed by the municipality for the benefit of the persons entitled to receive payment in an insured interest-bearing account with a financial institution authorized to do business in the state. To compensate the developer for the municipality's use of the infrastructure facilities pending the determination of the reimbursement amount, all interest accrued on the escrowed funds shall be paid to the developer whether or not the annexation is valid. Upon placement of the funds in the escrow account, the annexation may become effective. In the event a municipality timely escrows all estimated reimbursable amounts as required by this subsection and all such amounts, determined to be owed, including interest, are subsequently disbursed to the developer within five days of final determination in immediately available funds as required by this section, no penalties or interest shall accrue during the pendency of the escrow. Either the municipality or developer may, by written notice to the other party, require disputes regarding the amount owed under this section to be subject to nonbinding arbitration in accordance with the rules of the American Arbitration Association.

SECTION 2.10. Sections 43.0751(b) and (h), Local Government Code, are amended to read as follows:

(b) The governing bodies of a municipality and a district may negotiate and enter into a written strategic partnership agreement for the district by mutual consent. [~~The governing body of a municipality, on written request from a district included in the municipality's annexation plan under Section 43.052, shall negotiate and enter into a written strategic partnership agreement with the district. A district included in a municipality's annexation plan under Section 43.052:~~

[~~(1) may not submit its written request before the date of the second hearing required under Section 43.0561; and~~

[~~(2) must submit its written request before the 61st day after the date of the second hearing required under Section 43.0561.~~]

(h) On the full-purpose annexation conversion date set forth in the strategic partnership agreement pursuant to Subsection (f)(5), the land included within the boundaries of the district shall be deemed to be within the full-purpose boundary limits of the municipality without the need for further action by the governing body of the municipality. The full-purpose annexation conversion date established by a strategic partnership agreement may be altered only by mutual agreement of the district and the municipality. However, nothing herein shall prevent the municipality from terminating the agreement and instituting proceedings to annex the district, on request by the governing body of the district, on any date prior to the full-purpose annexation conversion date established by the strategic partnership agreement

under the procedures prescribed by Subchapter C-1 [~~applicable to a tier 1 municipality~~]. Land annexed for limited or full purposes under this section shall not be included in calculations prescribed by Section 43.055(a).

SECTION 2.11. Section 43.07515(a), Local Government Code, is amended to read as follows:

(a) A municipality may not regulate under Section 43.0751 [~~or 43.0752~~] the sale, use, storage, or transportation of fireworks outside of the municipality's boundaries.

SECTION 2.12. Section 43.101(c), Local Government Code, is amended to read as follows:

(c) A municipality may annex the [~~The~~] area described by this section [~~may be annexed~~] without the consent of any owners or residents of the area under the procedures prescribed by Subchapter C-1 [~~applicable to a tier 1 municipality by:~~

[~~(1) a tier 1 municipality; and~~

[~~(2)~~] if there are no owners other than the municipality or residents of the area[~~, a tier 2 municipality~~].

SECTION 2.13. Section 43.102(c), Local Government Code, is amended to read as follows:

(c) A municipality may annex the [~~The~~] area described by this section [~~may be annexed~~] without the consent of any owners or residents of the area under the procedures prescribed by Subchapter C-1 [~~applicable to a tier 1 municipality by:~~

[~~(1) a tier 1 municipality; and~~

[~~(2)~~] if there are no owners other than the municipality or residents of the area[~~, a tier 2 municipality~~].

SECTION 2.14. Section 43.1055, Local Government Code, is amended to read as follows:

Sec. 43.1055. ANNEXATION OF ROADS AND RIGHTS-OF-WAY [~~IN CERTAIN LARGE COUNTIES~~]. Notwithstanding any other law, a [~~tier 2~~] municipality may by ordinance annex a road or the right-of-way of a road on request of the owner of the road or right-of-way or the governing body of the political subdivision that maintains the road or right-of-way under the procedures prescribed by Subchapter C-1 [~~applicable to a tier 1 municipality~~].

SECTION 2.15. Section 43.141(a), Local Government Code, is amended to read as follows:

(a) A majority of the qualified voters of an annexed area may petition the governing body of the municipality to disannex the area if the municipality fails or refuses to provide services or to cause services to be provided to the area:

(1) if the area was annexed under Subchapter C-1 [~~municipality is a tier 1 municipality~~], within the period specified by Section 43.056 or by the service plan prepared for the area under that section; or

(2) if the area was annexed under Subchapter C-3, C-4, or C-5 [~~municipality is a tier 2 municipality~~], within the period specified by the written agreement under Section 43.0672 or the resolution under Section 43.0682 or 43.0692, as applicable.

SECTION 2.16. Section 43.203(b), Local Government Code, is amended to read as follows:

(b) On receipt of the district's petition, the governing body of the municipality shall enter into negotiations with the district for an agreement to alter the status of annexation that must:

(1) specify the period, which may not be less than 10 years beginning on January 1 of the year following the date of the agreement, in which limited-purpose annexation is in effect;

(2) provide that, at the expiration of the period, the district's annexation status will automatically revert to full-purpose annexation without following procedures provided by Section [~~Sections~~] 43.014 [~~and 43.052 through 43.055~~] or any [~~other~~] procedural requirement for annexation not in effect on January 1, 1995; and

(3) specify the financial obligations of the district during and after the period of limited-purpose annexation for:

(A) facilities constructed by the municipality that are in or that serve the district;

(B) debt incurred by the district for water and sewer infrastructure that will be assumed by the municipality at the end of the period of limited-purpose annexation; and

(C) use of the municipal sales taxes collected by the municipality for facilities or services in the district.

SECTION 2.17. Section 43.905(a), Local Government Code, is amended to read as follows:

(a) A municipality that proposes to annex an area shall provide written notice of the proposed annexation to each public school district located in the area proposed for annexation within the period prescribed for providing the notice of, as applicable:

(1) the hearing under Section 43.0673; or

(2) the first hearing under Section [~~43.0561,~~] 43.063, [~~43.0673,~~] 43.0683, or 43.0693[~~, as applicable~~].

SECTION 2.18. Sections 43.9051(a) and (b), Local Government Code, are amended to read as follows:

(a) In this section, "public entity" includes a county, fire protection service provider, including a volunteer fire department, emergency medical services provider, including a volunteer emergency medical services provider, or special district described[~~, as that term is defined~~] by Section 43.062(b)(2)(B) [~~43.052~~].

(b) A municipality that proposes to annex an area shall provide to each public entity that is located in or provides services to the area proposed for annexation written notice of the proposed annexation within the period prescribed for providing the notice of, as applicable:

(1) the hearing under Section 43.0673; or

(2) the first hearing under Section [~~43.0561,~~] 43.063, [~~43.0673,~~] 43.0683, or 43.0693[~~, as applicable, to each public entity that is located in or provides services to the area proposed for annexation~~].

ARTICLE 3. HEARING REQUIREMENTS FOR CERTAIN CONSENT ANNEXATIONS

SECTION 3.01. Section 43.0673, Local Government Code, is amended to read as follows:

Sec. 43.0673. PUBLIC HEARING [~~HEARINGS~~]. (a) Before a municipality may adopt an ordinance annexing an area under this subchapter [~~section~~], the governing body of the municipality must conduct one [~~at least two~~] public hearing [~~hearings~~].

[~~(b) The hearings must be conducted not less than 10 business days apart.~~]

(c) During the [~~first~~] public hearing, the governing body:

(1) must provide persons interested in the annexation the opportunity to be heard; and

(2) [~~. During the final public hearing, the governing body~~] may adopt an ordinance annexing the area.

(d) The municipality must post notice of the hearing [~~hearings~~] on the municipality's Internet website if the municipality has an Internet website and publish notice of the hearing [~~hearings~~] in a newspaper of general circulation in the municipality and in the area proposed for annexation. The notice for the [~~each~~] hearing must be:

(1) published at least once on or after the 20th day but before the 10th day before the date of the hearing; and

(2) [~~. The notice for each hearing must be~~] posted on the municipality's Internet website on or after the 20th day but before the 10th day before the date of the hearing and must remain posted until the date of the hearing.

ARTICLE 4. TRANSITION AND EFFECTIVE DATE

SECTION 4.01. (a) Except as provided by Subsections (b) and (c) of this section, the changes in law made by this Act apply only to an annexation of an area that is not final on the effective date of this Act. An annexation of an area that was final before the effective date of this Act is governed by those portions of Chapter 43, Local Government Code, that relate to post-annexation

procedures and requirements in effect immediately before the effective date of this Act, and that law is continued in effect for that purpose.

(b) The changes in law made by this Act do not apply to the annexation of an area for which the governing body of a municipality has adopted a resolution to direct the municipality's city manager to prepare a service plan for the area on or before the effective date of this Act. An annexation of an area for which the governing body adopted a resolution to direct the municipality's city manager to prepare a service plan for the area before the effective date of this Act is governed by Chapter 43, Local Government Code, as it existed on January 1, 2019.

(c) Until the fourth anniversary of the date that final judgment in an action described by this subsection is rendered, the changes in law made by this Act do not apply to an annexation of an area described by this subsection, and an annexation of an area described by this subsection is governed by Chapter 43, Local Government Code, as it existed on January 1, 2019. This subsection applies only to an area that is:

(1) wholly located in a county that:

(A) borders the Gulf of Mexico; and

(B) contains an international border; and

(2) proposed to be annexed by a municipality that is a named party in an action:

(A) involving issues of fact or law relating to the annexation; and

(B) commenced before January 1, 2019.

SECTION 4.02. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2019.

_____ _____

President of the Senate Speaker of the House

I certify that H.B. No. 347 was passed by the House on April 9, 2019, by the following vote: Yeas 133, Nays 14, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 347 on May 13, 2019, by the following vote: Yeas 131, Nays 9, 1 present, not voting.

_____

Chief Clerk of the House

I certify that H.B. No. 347 was passed by the Senate, with amendments, on May 8, 2019, by the following vote: Yeas 25, Nays 6.

_____

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

By: Phelan, Rodriguez, Collier, Schaefer H.B. No. 2439

A BILL TO BE ENTITLED
AN ACT

relating to certain regulations adopted by governmental entities for the building products, materials, or methods used in the construction or renovation of residential or commercial buildings.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Title 10, Government Code, is amended by adding Subtitle Z to read as follows:

SUBTITLE Z. MISCELLANEOUS PROVISIONS PROHIBITING CERTAIN GOVERNMENTAL ACTIONS

CHAPTER 3000. GOVERNMENTAL ACTION AFFECTING RESIDENTIAL AND COMMERCIAL CONSTRUCTION

Sec. 3000.001. DEFINITIONS. In this chapter:

(1) "National model code" has the meaning assigned by Section 214.217, Local Government Code.

(2) "Governmental entity" has the meaning assigned by Section 2007.002.

Sec. 3000.002. CERTAIN REGULATIONS REGARDING BUILDING PRODUCTS, MATERIALS, OR METHODS PROHIBITED. (a) Notwithstanding any other law and except as provided by Subsection (d), a governmental entity may not adopt or enforce a rule, charter provision, ordinance, order, building code, or other regulation that:

(1) prohibits or limits, directly or indirectly, the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building; or

(2) establishes a standard for a building product, material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential or commercial building if the standard is more stringent than a standard for the product, material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building.

(b) A governmental entity that adopts a building code governing the construction, renovation, maintenance, or other alteration of a residential or commercial building may amend a provision of the building code to conform to local concerns if the amendment does not conflict with Subsection (a).

(c) This section does not apply to:

(1) a program established by a state agency that requires particular standards, incentives, or financing arrangements in order to comply with requirements of a state or federal funding source or housing program;

(2) a requirement for a building necessary to consider the building eligible for windstorm and hail insurance coverage under Chapter 2210, Insurance Code;

(3) an ordinance or other regulation that:

(A) regulates outdoor lighting for the purpose of reducing light pollution; and

(B) is adopted by a governmental entity that is certified as a Dark Sky Community by the International Dark-Sky Association as part of the International Dark Sky Places Program;

(4) an ordinance or order that:

(A) regulates outdoor lighting; and

(B) is adopted under Subchapter B, Chapter 229, Local Government Code, or Subchapter B, Chapter 240, Local Government Code;

(5) a building located in a place or area designated for its historical, cultural, or architectural importance and significance that a municipality may regulate under Section 211.003(b), Local Government Code, if the municipality:

(A) is a certified local government under the National Historic Preservation Act (54 U.S.C. Section 300101 et seq.); or

(B) has an applicable landmark ordinance that meets the requirements under the certified local government program as determined by the Texas Historical Commission;

(6) a building located in a place or area designated for its historical, cultural, or architectural importance and significance by a governmental entity, if designated before April 1, 2019;

(7) a building located in an area designated as a historic district on the National Register of Historic Places;

(8) a building designated as a Recorded Texas Historic Landmark;

(9) a building designated as a State Archeological Landmark or State Antiquities Landmark;

(10) a building listed on the National Register of Historic Places or designated as a landmark by a governmental entity;

(11) a building located in a World Heritage Buffer Zone; and

(12) a building located in an area designated for development, restoration, or preservation in a main street city under the main street program established under Section 442.014.

(d) A municipality that is not a municipality described by Subsection (c)(3)(A) or (B) may adopt or enforce a regulation described by Subsection (a) that applies to a building located in a place or area designated on or after April 1, 2019, by the municipality for its historical, cultural, or architectural importance and significance, if the municipality has the voluntary consent from the building owner.

(e) A rule, charter provision, ordinance, order, building code, or other regulation adopted by a governmental entity that conflicts with this section is void.

Sec. 3000.003. INJUNCTION. (a) The attorney general or an aggrieved party may file an action in district court to enjoin a violation or threatened violation of Section 3000.002.

(b) The court may grant appropriate relief.

(c) The attorney general may recover reasonable attorney's fees and costs incurred in bringing an action under this section.

(d) Sovereign and governmental immunity to suit is waived and abolished only to the extent necessary to enforce this chapter.

Sec. 3000.004. OTHER PROVISIONS NOT AFFECTED. This chapter does not affect provisions regarding the installation of a fire sprinkler protection system under Section 1301.551(i), Occupations Code, or Section 775.045(a)(1), Health and Safety Code.

Sec. 3000.005. SEVERABILITY. If any provision of a rule, charter provision, ordinance, order, building code, or other regulation described by Section 3000.002(a) is held invalid under this chapter, the invalidity does not affect other provisions or applications of the rule, charter provision, ordinance, order, building code, or other regulation that can be given effect without the invalid provision or application, and to this end the provisions of the rule, charter provision, ordinance, order, building code, or other regulation are severable.

SECTION 2. This Act takes effect September 1, 2019.

AN ACT

relating to county and municipal approval procedure for land development applications.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 212.001, Local Government Code, is amended by amending Subdivision (2) and adding Subdivision (3) to read as follows:

(2) "Plan" means a subdivision development plan, including a subdivision plan, subdivision construction plan, site plan, land development application, and site development plan.

(3) "Plat" includes a preliminary plat, general plan, final plat, and replat.

SECTION 2. Subchapter A, Chapter 212, Local Government Code, is amended by adding Section 212.0085 to read as follows:

Sec. 212.0085. APPROVAL PROCEDURE: APPLICABILITY. The approval procedures under this subchapter apply to a municipality regardless of whether the municipality has entered into an interlocal agreement, including an interlocal agreement between a municipality and county under Section 242.001(d).

SECTION 3. The heading to Section 212.009, Local Government Code, is amended to read as follows:

Sec. 212.009. APPROVAL PROCEDURE: INITIAL APPROVAL.

SECTION 4. Section 212.009, Local Government Code, is amended by amending Subsections (a), (b), (c), and (d) and adding Subsections (b-1) and (b-2) to read as follows:

(a) The municipal authority responsible for approving plats shall approve, approve with conditions, or disapprove [~~act on~~] a plan or plat within 30 days after the date the plan or plat is filed. A plan or plat is [~~considered~~] approved by the municipal authority unless it is disapproved within that period and in accordance with Section 212.0091.

(b) If an ordinance requires that a plan or plat be approved by the governing body of the municipality in addition to the planning commission, the governing body shall approve, approve with conditions, or disapprove [~~act on~~] the plan or plat within 30 days after the date the plan or plat is approved by the planning commission or is [~~considered~~] approved by the inaction of the commission. A plan or plat is [~~considered~~] approved by the governing body unless it is disapproved within that period and in accordance with Section 212.0091.

(b-1) Notwithstanding Subsection (a) or (b), if a groundwater availability certification is required under Section 212.0101, the 30-day period described by those subsections begins on the date the applicant submits the groundwater availability certification to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable.

(b-2) Notwithstanding Subsection (a) or (b), the parties may extend the 30-day period described by those subsections for a period not to exceed 30 days if:

(1) the applicant requests the extension in writing to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable; and

(2) the municipal authority or governing body, as applicable, approves the extension request.

(c) If a plan or plat is approved, the municipal authority giving the approval shall endorse the plan or plat with a certificate indicating the approval. The certificate must be signed by:

(1) the authority's presiding officer and attested by the authority's secretary; or

(2) a majority of the members of the authority.

(d) If the municipal authority responsible for approving plats fails to approve, approve with conditions, or disapprove [~~act on~~] a plan or plat within the prescribed period, the authority on the applicant's request shall issue a certificate stating the date the plan or plat was filed and that the authority failed to act on the plan or plat within the period. The certificate is effective in place of the endorsement required by Subsection (c).

SECTION 5. Subchapter A, Chapter 212, Local Government Code, is amended by adding Sections 212.0091, 212.0093, 212.0095, 212.0096, 212.0097, and 212.0099 to read as follows:

Sec. 212.0091. APPROVAL PROCEDURE: CONDITIONAL APPROVAL OR DISAPPROVAL REQUIREMENTS. (a) A municipal authority or governing body that conditionally approves or disapproves a plan or plat under this subchapter shall provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval.

(b) Each condition or reason specified in the written statement:

(1) must:

(A) be directly related to the requirements under this subchapter; and

(B) include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable; and

(2) may not be arbitrary.

Sec. 212.0093. APPROVAL PROCEDURE: APPLICANT RESPONSE TO CONDITIONAL APPROVAL OR DISAPPROVAL. After the conditional approval or disapproval of a plan or plat under Section 212.0091, the applicant may submit to the municipal authority or governing body that conditionally approved or disapproved the plan or plat a written response that satisfies each condition for the conditional approval or remedies each reason for disapproval provided. The municipal authority or governing body may not establish a deadline for an applicant to submit the response.

Sec. 212.0095. APPROVAL PROCEDURE: APPROVAL OR DISAPPROVAL OF RESPONSE. (a) A municipal authority or governing body that receives a response under Section 212.0093 shall determine whether to approve or disapprove the applicant's previously conditionally approved or disapproved plan or plat not later than the 15th day after the date the response was submitted.

(b) A municipal authority or governing body that conditionally approves or disapproves a plan or plat following the submission of a response under Section 212.0093:

(1) must comply with Section 212.0091; and

(2) may disapprove the plan or plat only for a specific condition or reason provided to the applicant under Section 212.0091.

(c) A municipal authority or governing body that receives a response under Section 212.0093 shall approve a previously conditionally approved or disapproved plan or plat if the response adequately addresses each condition of the conditional approval or each reason for the disapproval.

(d) A previously conditionally approved or disapproved plan or plat is approved if:

(1) the applicant filed a response that meets the requirements of Subsection (c); and

(2) the municipal authority or governing body that received the response does not disapprove the plan or plat on or before the date required by Subsection (a) and in accordance with Section 212.0091.

Sec. 212.0096. APPROVAL PROCEDURE: ALTERNATIVE APPROVAL PROCESS. (a) Notwithstanding Sections 212.009, 212.0091, 212.0093, and 212.0095, an applicant may elect at any time to seek approval for a plan or plat under an alternative approval process adopted by a municipality if the process allows for a shorter approval period than the approval process described by Sections 212.009, 212.0091,

212.0093, and 212.0095.

(b) An applicant that elects to seek approval under the alternative approval process described by Subsection (a) is not:

(1) required to satisfy the requirements of Sections 212.009, 212.0091, 212.0093, and 212.0095 before bringing an action challenging a disapproval of a plan or plat under this subchapter; and

(2) prejudiced in any manner in bringing the action described by Subdivision (1), including satisfying a requirement to exhaust any and all remedies.

Sec. 212.0097. APPROVAL PROCEDURE: WAIVER PROHIBITED. A municipal authority responsible for approving plats or the governing body of a municipality may not request or require an applicant to waive a deadline or other approval procedure under this subchapter.

Sec. 212.0099. JUDICIAL REVIEW OF DISAPPROVAL. In a legal action challenging a disapproval of a plan or plat under this subchapter, the municipality has the burden of proving by clear and convincing evidence that the disapproval meets the requirements of this subchapter or any applicable case law. The court may not use a deferential standard.

SECTION 6. Section 212.014, Local Government Code, is amended to read as follows:

Sec. 212.014. REPLATTING WITHOUT VACATING PRECEDING PLAT. A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

(1) is signed and acknowledged by only the owners of the property being replatted;

(2) is approved[~~, after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard,~~] by the municipal authority responsible for approving plats; and

(3) does not attempt to amend or remove any covenants or restrictions.

SECTION 7. Section 212.015, Local Government Code, is amended by adding Subsections (a-1), (f), and (g) and amending Subsection (b) to read as follows:

(a-1) If a proposed replat described by Subsection (a) requires a variance or exception, a public hearing must be held by the municipal planning commission or the governing body of the municipality.

(b) Notice of the hearing required under Subsection (a-1) [~~Section 212.014~~] shall be given before the 15th day before the date of the hearing by:

(1) publication in an official newspaper or a newspaper of general circulation in the county in which the municipality is located; and

(2) by written notice, with a copy of Subsection (c) attached, forwarded by the municipal authority responsible for approving plats to the owners of lots that are in the original subdivision and that are within 200 feet of the lots to be replatted, as indicated on the most recently approved municipal tax roll or in the case of a subdivision within the extraterritorial jurisdiction, the most recently approved county tax roll of the property upon which the replat is requested. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the municipality.

(f) If a proposed replat described by Subsection (a) does not require a variance or exception, the municipality shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a proposed replat if the municipal planning commission or the

governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (b).

(g) The notice of a replat approval required by Subsection (f) must include:

(1) the zoning designation of the property after the replat; and

(2) a telephone number and e-mail address an owner of a lot may use to contact the municipality about the replat.

SECTION 8. Subchapter A, Chapter 232, Local Government Code, is amended by adding Section 232.0023 to read as follows:

Sec. 232.0023. APPROVAL PROCEDURE: APPLICABILITY. The plat application approval procedures under this subchapter apply to a county regardless of whether the county has entered into an interlocal agreement, including an interlocal agreement between a municipality and county under Section 242.001(d).

SECTION 9. The heading to Section 232.0025, Local Government Code, is amended to read as follows:

Sec. 232.0025. APPROVAL PROCEDURE: TIMELY APPROVAL OF PLATS AND PLANS.

SECTION 10. Section 232.0025, Local Government Code, is amended by amending Subsections (d), (f), (g), (h), and (i), and adding Subsection (d-1) to read as follows:

(d) Except as provided by Subsection (f), the commissioners court or the court's designee shall approve, approve with conditions, or disapprove [~~take final action on~~] a plat application[~~, including the resolution of all appeals,~~] not later than the 30th [~~60th~~] day after the date the [~~a~~] completed [~~plat~~] application is received by the commissioners court or the court's designee. An application is approved by the commissioners court or the court's designee unless the application is disapproved within that period and in accordance with Section 232.0026.

(d-1) Notwithstanding Subsection (d), if a groundwater availability certification is required under Section 232.0032, the 30-day period described by that subsection begins on the date the applicant submits the groundwater availability certification to the commissioners court or the court's designee, as applicable.

(f) The 30-day [~~60-day~~] period under Subsection (d):

(1) may be extended for a [~~reasonable~~] period not to exceed 30 days, if:

(A) requested and agreed to in writing by the applicant and approved by the commissioners court or the court's designee; or

(B) [~~(2) may be extended 60 additional days if~~] Chapter 2007, Government Code, requires the county to perform a takings impact assessment in connection with the [~~a~~] plat application; and

(2) [~~(3)~~] applies only to a decision wholly within the control of the commissioners court or the court's designee.

(g) The commissioners court or the court's designee shall make the determination under Subsection (f)(1) [~~(f)(2)~~] of whether the 30-day [~~60-day~~] period will be extended not later than the 20th day after the date a completed plat application is received by the commissioners court or the court's designee.

(h) The commissioners court or the court's designee may not require [~~compel~~] an applicant to waive the time limits or approval procedure contained in this subchapter [~~section~~].

(i) If the commissioners court or the court's designee fails to approve, approve with conditions, or disapprove a plat application [~~take final action on the plat~~] as required by this subchapter [~~Subsection (d)~~]:

(1) the commissioners court shall refund the greater of the unexpended portion of any [~~plat~~] application fee or deposit or 50 percent of an [~~a plat~~] application fee or deposit that has been paid;

(2) the [~~plat~~] application is granted by operation of law; and

(3) the applicant may apply to a district court in the

county where the tract of land is located for a writ of mandamus to compel the commissioners court to issue documents recognizing the plat application's [~~plat's~~] approval.

SECTION 11. Subchapter A, Chapter 232, Local Government Code, is amended by adding Sections 232.0026, 232.0027, 232.0028, 232.00285, and 232.0029 to read as follows:

Sec. 232.0026. APPROVAL PROCEDURE: CONDITIONAL APPROVAL OR DISAPPROVAL REQUIREMENTS. (a) A commissioners court or designee that conditionally approves or disapproves of a plat application under this subchapter shall provide the applicant a written statement of the conditions for the conditional approval or the reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval.

(b) Each condition or reason specified in the written statement:

(1) must:

(A) be directly related to the requirements of this subchapter; and

(B) include a citation to the law, including a statute or order, that is the basis for the conditional approval or disapproval, if applicable; and

(2) may not be arbitrary.

Sec. 232.0027. APPROVAL PROCEDURE: APPLICANT RESPONSE TO CONDITIONAL APPROVAL OR DISAPPROVAL. After the conditional approval or disapproval of a plat application under Section 232.0026, the applicant may submit to the commissioners court or designee that conditionally approved or disapproved the application a written response that satisfies each condition for the conditional approval or remedies each reason for disapproval provided. The commissioners court or designee may not establish a deadline for an applicant to submit the response.

Sec. 232.0028. APPROVAL PROCEDURE: APPROVAL OR DISAPPROVAL OF RESPONSE. (a) A commissioners court or designee that receives a response under Section 232.0027 shall determine whether to approve or disapprove the applicant's previously conditionally approved or disapproved plat application not later than the 15th day after the date the response was submitted under Section 232.0027.

(b) A commissioners court or designee that conditionally approves or disapproves a plat application following the submission of a response under Section 232.0027:

(1) must comply with Section 232.0026; and

(2) may disapprove the application only for a specific condition or reason provided to the applicant for the original application under Section 232.0026.

(c) A commissioners court or designee that receives a response under Section 232.0027 shall approve a previously conditionally approved or disapproved plat application if the applicant's response adequately addresses each condition for the conditional approval or each reason for the disapproval.

(d) A previously conditionally approved or disapproved plat application is approved if:

(1) the applicant filed a response that meets the requirements of Subsection (c); and

(2) the commissioners court or designee that received the response does not disapprove the application on or before the date required by Subsection (a) and in accordance with Section 232.0026.

Sec. 232.00285. DEVELOPMENT PLAN REVIEW. (a) In this section, "development plan" includes a preliminary plat, preliminary subdivision plan, subdivision construction plan, site plan, general plan, land development application, or site development plan.

(b) Unless explicitly authorized by another law of this state, a county may not require a person to submit a development plan during the plat approval process required by this subchapter. If a county is authorized under another law of this state to require approval of a development plan, the county must comply with the

approval procedures under this subchapter during the approval process.

Sec. 232.0029. JUDICIAL REVIEW OF DISAPPROVAL. In a legal action challenging a disapproval of a plat application under this subchapter, the county has the burden of proving by clear and convincing evidence that the disapproval meets the requirements of this subchapter or any applicable case law. The court may not use a deferential standard.

SECTION 12. Section 232.0025(e), Local Government Code, is repealed.

SECTION 13. The change in law made by this Act applies only to a plat application filed on or after the effective date of this Act. A development or plan application filed before the effective date of this Act is governed by the law in effect immediately before the effective date of this Act, and that law is continued in effect for that purpose.

SECTION 14. This Act takes effect September 1, 2019.

_____ _____

President of the Senate Speaker of the House

I certify that H.B. No. 3167 was passed by the House on May 2, 2019, by the following vote: Yeas 119, Nays 18, 1 present, not voting.

_____

Chief Clerk of the House

I certify that H.B. No. 3167 was passed by the Senate on May 21, 2019, by the following vote: Yeas 27, Nays 3, 1 present, not voting
.

_____

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Rick Crowley, *City Manager* Mary Smith, *Assistant City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 15, 2019
SUBJECT:	Amendment to Article IX, *Fences*, of Chapter 10, *Building and Building Regulations*, of the Municipal Code of Ordinances

The City's fence standards are located in Article IX, *Fences*, of Chapter 10, *Building and Building Regulations*, of the Municipal Code of Ordinances. Staff is requesting that the City Council consider moving this section to Article VIII, *Landscape Standards*, of the Unified Development Code (UDC) for the purpose of [*1*] bringing the fence standards under the zoning ordinance, [*2*] better distinguishing the standards between residential, commercial, and industrial fences, and [*3*] changing the process for residential front yard fences. By making the proposed changes all variances or exceptions to the fence standards would be able to be acted upon by the Planning and Zoning Commission with the City Council acting as an appeals board. This is similar to how the City currently handles variances and exceptions to the City's *General Residential, Commercial* and *Industrial Design Standards*. If the City Council chooses to direct staff to make the proposed changes, this amendment could be combined with the amendments necessary to address the changes resulting from the 86th Legislative Session. Staff has included a copy of the City's current fence requirements, and will be available at the work session on *July 15, 2019* to answer any questions.

ARTICLE XI, FENCES, CHAPTER 10, BUILDING AND BUILDING REGULATIONS, MUNICIPAL CODE OF ORDINANCES

DIVISION 1: GENERALLY

SECTION 10-402: DEFINITIONS

For the purposes of this article, the term "fence" means any wall or structure of any material, the purpose of which is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building or structure.

(Ord. No. 04-05, § 1(6-124), 1-20-2004)

SECTION 10-403: PERMIT REQUIRED; APPLICATIONS; FEES

No fence shall be constructed within the city without the owner or person in control of such premises, or his agent or contractor, having secured a permit therefor from the building official or his designee. A fence repair permit shall be required for the replacement of 25 linear feet or more of fencing and/or the replacement of five or more posts. When five or more posts are replaced, replacement posts must be metal posts. Applications shall be made and a permit issued on forms promulgated by the code official for such purpose. The fees for such permits shall be in amounts as established from time to time by resolution of the city council.

(Ord. No. 04-05, § 1(6-125), 1-20-2004)

SECTION 10-404: EXCEPTIONS

The following shall be exceptions to the terms of this article:

(1) Dikes and retaining walls for the purpose of diverting water and retaining soil shall not be considered fences within the terms of this article.
(2) Fences existing and in place at the time of the enactment of the ordinance from which this article is derived shall be excused from the permit provisions hereof. However, such fences shall be maintained to comply with the provisions hereof. Any such fence or any fence in an area annexed by the city after the effective date of the ordinance from which this article is derived shall be subject to the provisions of this article in the event of reconstruction, modification, enlargement, extension, alteration or any construction thereto other than normal maintenance thereof.

(Ord. No. 04-05, § 1(6-132), 1-20-2004)

SECTIONS 10-405—10-423: RESERVED

DIVISION 2: CONSTRUCTION STANDARDS

SECTION 10-424: SPECIAL PERMIT FOR REQUIRED FRONT YARD

(a) No fence shall be constructed in the required front yard of a residential property or of a tract or parcel of land adjacent to I-30 without first being granted a special permit by the city council. The city council may authorize the issuance of a special permit for the construction of a front yard fence subject to the provisions of this division. The city council, in considering and determining action on any request for a special permit, may require from the applicant plans, drawings, and other information concerning the proposed front yard fence. The city council may establish conditions of construction of any fence for which a special permit is authorized. However, no front yard fence proposed in a residential subdivision may be constructed without complying with any approved active deed restrictions for the subdivision.

(1) No fence shall be placed in the required front yard of a residential property in excess of 42 inches in height and constructed of wood or 48 inches in height and constructed of wrought iron, or in a non-residentially zoned area in excess of eight feet in height and shall be constructed of wrought iron. No opaque fences will be allowed in the required front yard.

(b) Exceptions.

(1) Model homes meeting the requirements as follows:

a. The maximum height of front yard fence is not to exceed 42 inches.
b. No opaque fences allowed in the front yard, fences must be 50 percent see-through.
c. The fence must be architecturally harmonious with the development and of split rail, picket, vinyl, or wrought iron.
d. These fences are only temporary and must be removed, or city council approval sought at such time permanent residency will be established.

(2) Single-Family—Estate (SF-E) meeting the requirements as follows:

a. No opaque fences allowed in the front yard, fences must be 50 percent see-through.
b. Front yard fences shall be no more than 48 inches in height.
c. Front yard fences shall be architecturally harmonious with the development, and of split rail, picket, vinyl, wrought iron or painted steel pipe.

(Ord. No. 04-05, § 1(6-126), 1-20-2004; Ord. No. 06-10, § 1(6-126), 3-20-2006; Ord. No. 11-23, § 1, 6-6-2011; Ord. No. 17-15, § 1, 3-20-2017)

SECTION 10-425: STANDARDS; SPECIFICATIONS; PROHIBITIONS

The following regulations shall apply to the construction of fences within the city, except for additional standards or requirements referenced in article V and article X of the Unified Development Code:

(1) No fence, guy wire, brace, light standard, sign, vee arm barbed wire base and arm, or any structure attached to a fence shall protrude over any property line.

(2) No chainlink fence shall be allowed within ten feet of the property lines unless completely screened from adjacent public areas and properties by either structure or solid landscape screening.

(3) Precast solid fencing shall require special approval by the planning and zoning commission.

(4) Fence height requirements. All fence heights shall be measured vertically from the inside natural or mean grade elevation of the yard.

a. No residential fence shall exceed eight feet in height.
b. No nonresidential fence shall exceed 12 feet in height.

(5) Fences may be placed in the required yards, as regulated in this article, and meeting the following conditions:

a. Corner lots in residentially zoned areas which have rear lot lines adjacent to alleys, or other rear lot lines. Fences may be constructed not to exceed eight feet in height along the side yard and rear yard lines as indicated on appendix B, attached to the ordinance from which this section is derived.
b. Corner lots in residentially zoned areas where the rear lot line is adjacent to a side lot line of an adjoining lot. Only fences not exceeding 42 inches in height and meeting the material requirements of a front yard fence in residentially zoned areas shall be constructed beyond the side building line

as indicated on appendix C, attached to the ordinance from which this section is derived. Fences constructed on or behind the building line shall not exceed eight feet in height.

c. Where an alley 15 feet or greater in width intervenes between the above-described lots, or a natural barrier of 15 feet or greater in width exists, such as creeks, railroads or easements where fences are prohibited, a fence not exceeding eight feet in height may be erected on the street side of the property line, indicated on appendix D, attached to the ordinance from which this section is derived.
d. Through lots in residentially zoned areas with street frontage on both the front and rear property line. Fences may be constructed not to exceed eight feet in height along the side yard and rear yard lines on through lots where all lots within the block have a rear yard along the same street frontage, as indicated on appendix E - Example 1, attached to the ordinance from which this section is derived.
e. When both front and rear yards are located along the same street frontage within a block, fences constructed within the designated rear yard shall not exceed 42 inches in height and shall meet the material requirements of a front yard fence in residentially zoned areas, as indicated on appendix E, Example 2, attached to the ordinance from which this section is derived, unless a variance to this request is granted by the zoning board of adjustment, as provided in section 10-447.

(6) Fences may be constructed of materials subject to the provisions of this article and the other codes and ordinances of the city.

a. Permitted materials are wood pickets, chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made from powder-coated steel, aluminum or covered with a corrosion protection finish), brick, split face CMU blocks, stone, vinyl, fiberglass composite, painted steel pipe where allowed, barbed wire where allowed, concrete with stone face/form liner. Stucco is allowed on residential properties.
b. Any other materials that are not manufactured specifically as fencing materials are prohibited.

(7) Solid wood fencing exceeding 48 inches in height must be constructed using metal post set in concrete, or brick or stone columns.

(8) It shall be unlawful for any person to construct or maintain any electrical fence or electrical attachment of any type, dimension, or composition on any fence within the city. Barbed wire fences may be used without restrictions when in conjunction with agricultural related uses; provided, however, no barbed wire fence shall be located on any platted property that is zoned or used as a residential property. In areas where barbed wire fences are allowed, arms or base and arms with barbed wire not to exceed three strands will be permitted. Concertina/razor wire shall be prohibited. Such attachments will be considered part of the fence for the purposes of determining the maximum height of said fence.

(9) The code official may permit temporary fencing for the purpose of protection or securing of construction sites. The duration of use must be stated in the application for a permit. Barbed wire fences may be allowed for temporary use upon approval of the location, height, and construction by the building official.

(Ord. No. 04-05, § 1(6-127), 1-20-2004; Ord. No. 06-10, § 1(6-127), 3-20-2006; Ord. No. 11-23, § 1, 6-6-2011; Ord. No. 17-15, § 1, 3-20-2017)

SECTION 10-426: SWIMMING POOL, SPA AND HOT TUB/BARRIER REQUIREMENTS

(a) The top of the barrier shall be at least 48 inches (1,219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four inches (102 mm).

(b) Openings in the barrier shall not allow passage of a four-inch-diameter (102 mm) sphere.

(c) Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

(d) Placement of members.

(1) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1,143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.
(2) Exception. Boards with a minimum 60-degree angle, cut and placed at the top of the horizontal fence members, may be used on existing fences that will become pool barriers. This exception does not apply to fences adjacent to public right-of-way.

(e) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1,143 mm) or more, spacing between vertical members shall not exceed four inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

(f) Maximum mesh size for chainlink fences shall be a 2.25-inch (57 mm) square unless the fence is provided with slats fastened at the top or the bottom, which reduce the openings to not more than 1.75 inches (44 mm).

(g) Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75 inches (44 mm).

(h) Access gates shall comply with the requirements of subsections (a) through (g) of this section, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1,372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

(1) The release mechanism shall be located on the pool side of the gate at least three inches (76 mm) below the top of the gate; and
(2) The gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

(i) Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

(1) The pool shall be equipped with a powered safety cover in compliance with ASTM F1346;
(2) All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within seven seconds and sound continuously for a minimum of 30 seconds immediately after the door and/or its screen, if present are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means, such as touchpad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds. The deactivation switch shall be located at least 54 inches (1,372 mm) above the threshold of the door; or
(3) Other means of protection, such as self-closing doors with self-latching devices, which are approved by the city council, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by subsection (i)(1) or (i)(2) of this section.

(j) Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or steps, then:

(1) The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
(2) The ladder or steps shall be surrounded by a barrier which meets the requirements of subsections (a) through (i) of this section. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a four-inch-diameter (102 mm) sphere.

(k) Fence barrier exceptions for spas or hot tubs are as follows:

(1) Safety covers for spas and hot tubs must comply with ASTM F1346-91.
(2) There should be a means of fastening the safety cover to the hot tub or spa, such as key locks, combination locks, special tool, or similar devices.
(3) The safety cover should have a label that provides a warning and message regarding the risk of drowning.
(4) The cover should have been tested to demonstrate that it is capable of supporting the weight of one child (50 pounds) and one adult (225 pounds).
(5) There shall be no openings in the cover itself or at any point where the cover joins the surface of the hot tub or spa that would not allow a four-inch sphere to pass through.
(6) Safety covers are to be installed in accordance with the manufacture's instructions.

(Ord. No. 04-05, § 1(6-128), 1-20-2004; Ord. No. 06-10, § 1(6-128), 3-20-2006; Ord. No. 08-03, § 1(exh. A, art. IX(6-129)), 1-22-2008)

SECTIONS 10-427—10-445: RESERVED

DIVISION 3. - ADMINISTRATION

SECTION 10-446: INSPECTION UPON COMPLETION

Upon completion of a fence constructed under a permit issued by the building official, an inspection shall be made thereof by the building official or his designated representative. If the fence is constructed in accordance with the provisions of this article, the permit, and the application, the building official will issue written notice of acceptance to the permit holder. Any and all fences in the city shall hereafter be constructed under the provisions of this article and existing fences shall be maintained so as to comply with the requirements of this article at all times.

(Ord. No. 04-05, § 1(6-130), 1-20-2004)

SECTION 10-447: VARIANCES

The city council is hereby authorized, after public notice has been given and a public hearing has been held, to hear and decide on requests for variances as it feels will alleviate an unnecessary hardship on a property owner resulting from the literal enforcement of the requirements in this article.

(Ord. No. 17-15, § 1, 3-20-2017)

Editor's note— Ord. No. 17-15, § 1, adopted March 20, 2017, amended the Code by repealing former § 10-447 and adding a new § 10-447. Former § 10-447 pertained to appeals, and derived from Ord. No. 04-05, adopted January 20, 2004.

SECTION 10-448: MAINTENANCE

(a) No person owning, leasing, occupying, or having charge of any premises shall maintain or keep a fence in dilapidated condition that, although functional, creates an unsightly condition that substantially detracts from the appearance of the neighborhood.

(b) Each structural and decorative member of a fence shall be free of deterioration and be compatible in size, material, and appearance with the remainder of the fence. Fences shall not be externally braced in lieu of replacing or repairing posts, columns, or other structural members.

(c) The fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence. Except, however, for fencing four (4) feet or less in height, the vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.

(d) Upon becoming aware of conditions set forth in subsections (a) through (c) of this section, the Neighborhood Improvement Services Representative shall make a determination as to whether the fence condition is a nuisance and should be abated. If so, the Neighborhood Improvement Services Representative shall give notice to such person having control of the premises to remedy such condition within ten days, unless good cause can be shown that additional time is needed to rectify the condition.

(Ord. No. 04-05, § 1(6-133), 1-20-2004; Ord. No. 17-15, § 1, 3-20-2017)

SECTIONS 10-449—10-465: RESERVED

City of Rockwall

Project Plan Review History

Project Number	P2019-029	**Owner**	ROBERSON, COREY WAYNE	**Applied**	7/12/2019 LM
Project Name	Northgate	**Applicant**	MICHAEL JOYCE PROPERTIES	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	Staff Review			**Status**	

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

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	8		8	0072-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/12/2019	7/19/2019	7/15/2019	3	APPROVED	
ENGINEERING (7/25/2019 1:49 PM SH) - See comments on Site Plan and Master Plat	Sarah Hager	7/12/2019	7/19/2019	7/25/2019	13	COMMENTS	
FIRE	Ariana Hargrove	7/12/2019	7/19/2019	7/18/2019	6	APPROVED	
GIS	Lance Singleton	7/12/2019	7/19/2019				
PLANNING	Korey Brooks	7/12/2019	7/19/2019	7/25/2019	13	COMMENTS	Comments

P2019-029 Preliminary Plat for Northgate Subdivision

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

I.1 This a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.

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

M.3 For reference, include the case number (P2019-029) in the lower right hand corner of all pages on future submittals.

M.4 Please note landscape buffer requirements from PD ordinance. Landscape and Hardscape Standards.

(1) Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height.

(2) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (FM-3549). A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM-3549.

(b) Landscape Buffer and Sidewalks (Clem Road). A minimum 20-foot landscape buffer shall be provided

M.5 Please provide lot mix chart.

M.6 Please provide Block for each block. Currently, it cannot be determined which block a lot is located in.

M.7 Please provide centerline for adjacent roadways (e.g. Clem Road and FM-3549).

M.8 The preliminary plat should not have dedication language.

M.9 The preliminary plat should include preliminary drainage plan and preliminary utility plan. Also, please ensure that all utilities are on the plat.

M.10 It is possible to fit the entire plan on one page?

M.11 The visibility triangles are difficult to see. Also, please see the Unified Development Code regarding the requirements.

M.12 Please provide precise locations of entryway signage.

M.13 Please provide vicinity map for concept plan.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 6, 2019. The Planning and Zoning Worksession for this case is July 30, 2019. The Park Board Meeting for this case is August 6, 2019. The Planning and Zoning Meeting for this case is August 13, 2019.

I.15 The projected City Council meeting date and subsequent approval for this request is August 19, 2019 and September 3, 2019.

P2019-030 Master Plat for Northgate Subdivision

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

I.1 This a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey,Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2019-030) in the lower right hand corner of all pages on future submittals.
M.4 Please see comments above.
M.5 If this will be complete in phases, please indicate.

SP2019-028 Site Plan for Northgate Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments).
I.1 This is a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2019-028) in the lower right hand corner of all pages on future submittals.
M.4 Please note, Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height.

(1) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

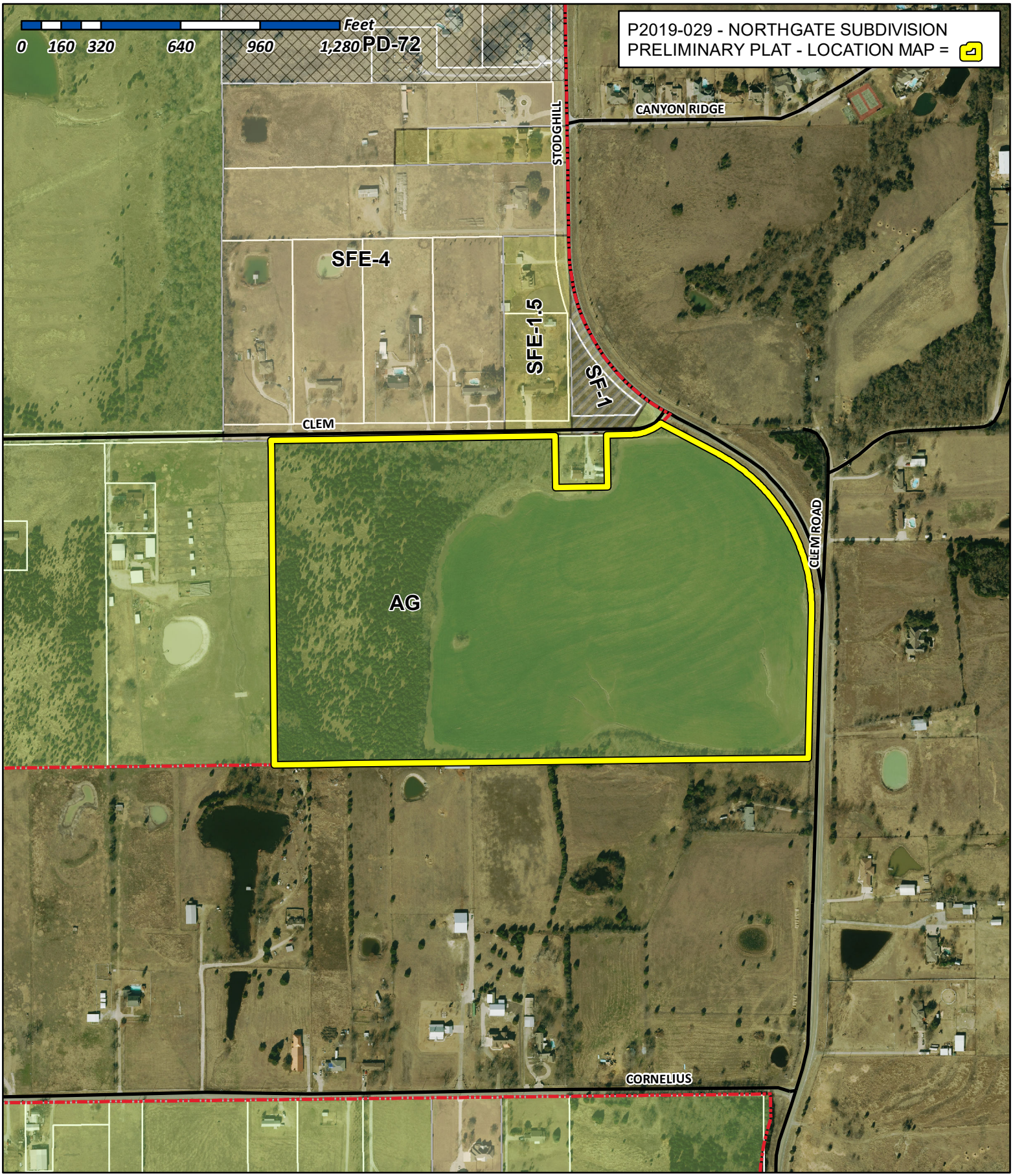
(c) LandscapeBuffer and Sidewalks (FM-3549). A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM-3549.
(d) Landscape Buffer and Sidewalks (Clem Road). A minimum 20-foot landscape buffer shall be provided

(2) Street Trees. Prior to issuance of a Certificate of Occupancy (CO), all residential single-family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by Section 7.1 of this ordinance in the following sizes and proportions:

(i) Three (3), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of the required lots

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the rear yards of the required lots.

(iii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the side yards facing the street.
(3) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
(4) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
a. Streets. All streets (excluding drives, fire lanes and private parking areas) shall be built according to the City's street standards as shown below in Figure 3 of the PD ordinance.
(5) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major and minor entry points for the proposed subdivision (shown in Figure %) of the PD ordinance. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan. The developer shall provide enhanced landscaping areas within the Subject Property as generally depicted in Figure 4 of the PD Ordinance. The final design of these areas shall be provided on the PD Site Plan.



City of Rockwall

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

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

TRACT 5 | TRACT 4 | TRACT 3 | TRACT 2 | TRACT 1

N=7,035,222.472
E=2,605,205.736
MAG NAIL SET w/WASHER "ONEAL 6570" FROM WHICH 1/2" IRF (BENT, DISTURBED) BEARS S66°37'38"W; 1.20'

12' PUBLIC UTILITY EASEMENT CABINET A, SLIDE 54

ZONED: SFE-4

MUSTANG ACRES SUBDIVISION FIRST INSTALLMENT CABINET A, SLIDE 54

15' MT. ZION W.S.C. EASEMENT VOLUME 128, PAGE 50 (APPROXIMATE LOCATION)

30' RIGHT-OF-WAY DEDICATION (BY THIS PLAT)

ZONED: SFE-1.5

CLEM ROAD

(NO RECORD FOUND BY SURVEYOR)

N 88°59'46" E 1,146.71'

1/2" IRF (CM)

443.95' | 419.01' | 702.77' | 137.91'

1,320.98'

25' B.L.
30' RIGHT-OF-WAY DEDICATION (BY THIS PLAT)

V.A.M.

15' D.E.

10' P.U.E.

70' B.L.

1
1.501 ACRES
65,390 SQ. FT.

N 88°59'46" E 419.32'

2
1.502 ACRES
65,438 SQ. FT.

N 88°59'46" E 419.63'

3
1.503 ACRES
65,486 SQ. FT.

N 88°59'47" E 419.94'

4
1.504 ACRES
65,534 SQ. FT.

N 88°59'48" E 420.25'

5
1.520 ACRES
66,212 SQ. FT.

S 85°31'18" W 413.63'

6
5.396 ACRES
235,049 SQ. FT.

ZONED: SF-1
(PD Z2019-012)

1/2" IRS

19
1.500 ACRES
65,335 SQ. FT.

20
1.500 ACRES
65,335 SQ. FT.

21
1.500 ACRES
65,335 SQ. FT.

22
1.500 ACRES
65,335 SQ. FT.

23
1.509 ACRES
65,748 SQ. FT.

TREE LINE

ASHER DRIVE

S 01°00'14" E 838.09'

18
1.000 ACRES
43,570 SQ. FT.

17
1.000 ACRES
43,570 SQ. FT.

16
1.000 ACRES
43,570 SQ. FT.

15
1.000 ACRES
43,570 SQ. FT.

14
1.000 ACRES
43,570 SQ. FT.

MATCHLINE ~ SEE SHEET 2

BRITTON DRIVE

S 89°00'28" W 853.13'

7
1.526 ACRES
66,453 SQ. FT.

8
1.510 ACRES
65,769 SQ. FT.

9
1.511 ACRES
65,831 SQ. FT.

10
1.515 ACRES
65,979 SQ. FT.

11
1.518 ACRES
66,128 SQ. FT.

N 01°00'14" W 496.55'

CRAIG WILLIAM MCCALLUM
CC #20150000001423

APPROXIMATE LOCATION
100-YEAR FLOOD ZONE A
ACCORDING TO FEMA COMMUNITY
MAP NUMBER 48397C0035L
MAP EFFECTIVE SEPTEMBER 26, 2008

CITY OF ROCKWALL
ROCKWALL COUNTY

POINT FROM WHICH 1/2" IRF w/CAP "DC&A" BEARS S60°38'16"E; 1.05' & FENCE CORNER BEARS N89°37'12"E; 0.71'

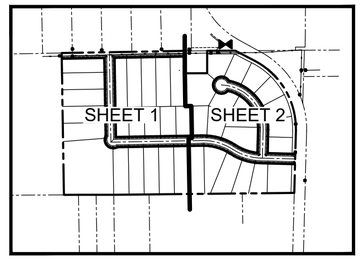
S 89°37'12" W 136.07'

5/8" IRF 328.28' S 89°55'41" W
LORIN PRESTON LARMAN AND JEANNE LARMAN VOLUME 3679, PAGE 25

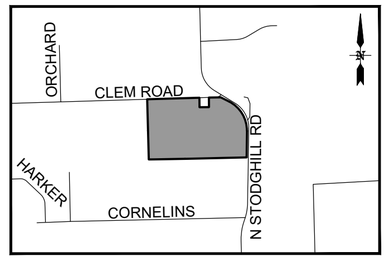
BILLY CONRAD HAGEN VOLUME 103, PAGE 775

1/2" I.R.S. 329.15' S 89°24'55" W
ROBERT PEOPLES AND MEGAN PEOPLES CC #2013000483387

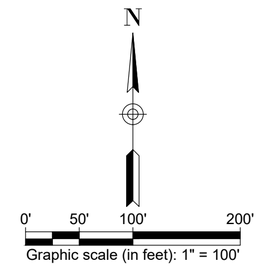
1/2" IPF (CM) 1,353.00'
WILLIAM KYLE ALLEN AND WIFE, DOROTHY E. ALLEN VOLUME 153, PAGE 629



KEY MAP
Scale: 1" = 1,000'



VICINITY MAP
NOT TO SCALE



Graphic scale (in feet): 1" = 100'

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRS	Iron rod set
IRF	Iron rod found
IPF	Iron pipe found
PKF	PK nail found
CMON	Concrete monument found
CM	Controlling monument
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
B.L.	Building line
P.U.E.	Public utility easement
D.E.	Drainage easement
C.A.	Common Area
V.A.M.	10'x10' Visibility, access & maintenance easement
◆	Indicates street name change

NOTE:

1. It shall be the policy of the City of Rockwall to withhold issuing of building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized, or permit thereof issued, as required under Ordinance 83-54.

PRELIMINARY PLAT

NORTHGATE

LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]
62.512 ACRES OUT OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. _____
DATE OF PREPARATION: 6/26/19
DATE OF LAST REVISION: 7/10/19

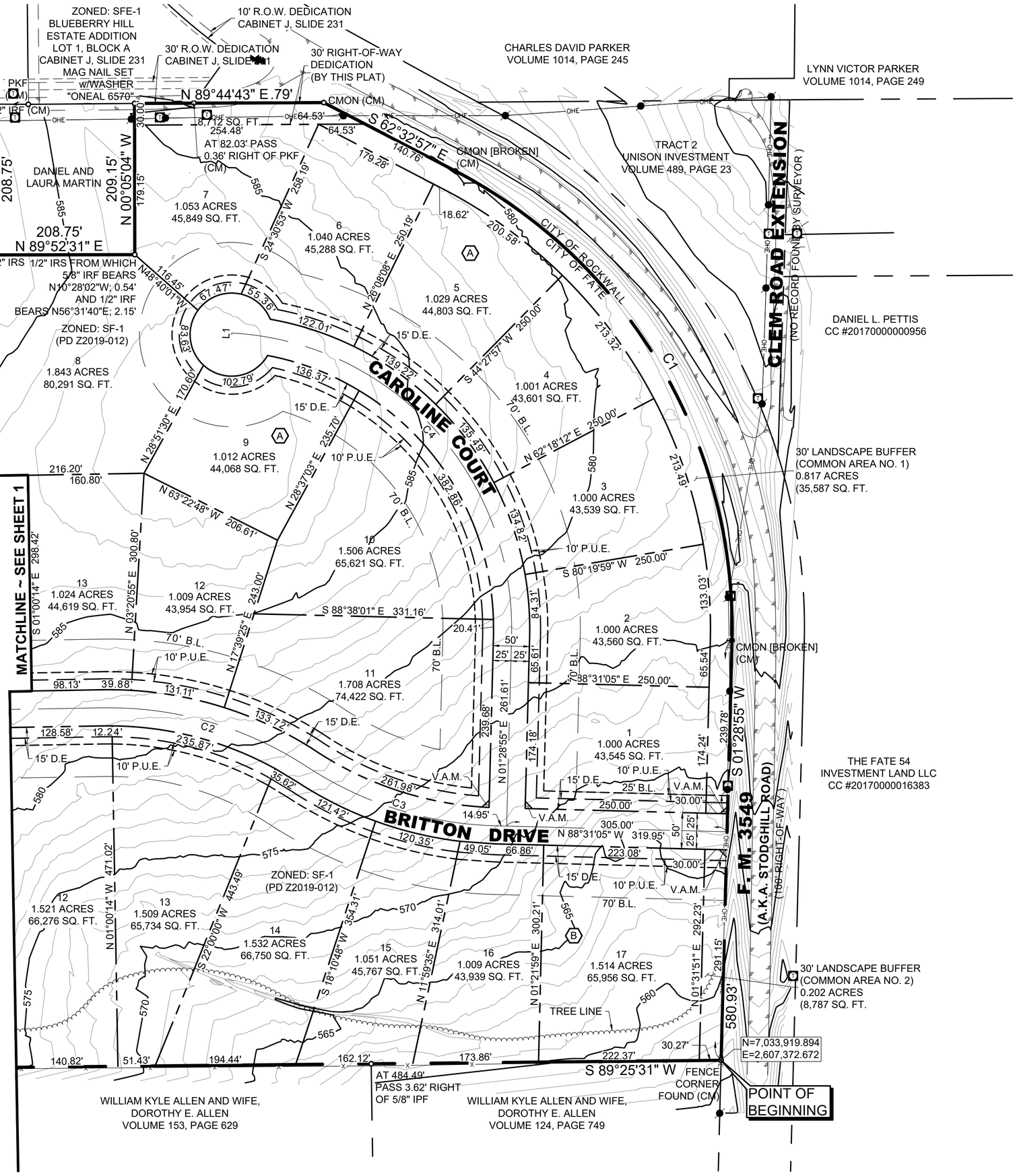
OWNER
Unison Investment
23545 Crenshaw Blvd., Suite 201
Torrance, CA 90505

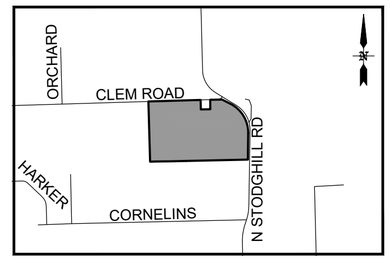
DEVELOPER
Northgate Rockwall LD, LLC
1189 Waters Edge Drive
Rockwall, TX 75087

LAND SURVEYOR
O'Neal Surveying Co.
3111 Cole Avenue, Suite 101
Dallas, Texas 75204
(903) 804-2891
Firm No. 10194132

ENGINEERINGCONCEPTS & DESIGN, L.P
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

Saved: Wednesday, July 10, 2019 in Z:\PROJECTS\08838 Nortgate-Fate-Jay Webb\dwg\Plats\08838 PrePlat Northgate.dwg





VICINITY MAP
NOT TO SCALE

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OWNER
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Saved: Wednesday, July 10, 2019 in Z:\PROJECTS\08838 Nortgate-Fate-Jay Webb\dwg\Plats\08838 PrePlat Northgate.dwg

OWNER'S CERTIFICATION [Public Dedication]

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Unison Investment, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 62.517 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 61.455 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE CORNER FOUND IN THE WEST LINE OF FARM-TO-MARKET ROAD 3549 (100' RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED 61.455 ACRE TRACT;

THENCE SOUTH 89 DEGREES 25 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 484.49 FEET PASS 3.62 FEET RIGHT OF A 5/8" IRON PIPE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 1353.00 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE WILLIAM KYLE ALLEN ET UX 12.888 ACRE TRACT AS DESCRIBED IN VOLUME 153, PAGE 629, (D.R.R.C.T.) AND THE NORTHEAST CORNER OF THE ROBERT PEOPLES AND MEGAN PEOPLES 10.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2013000483387, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 329.15 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 10.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE BILLY CONRAD HAGEN 4.030 ACRE TRACT AS DESCRIBED IN VOLUME 103, PAGE 775, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 328.28 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF THE ABOVE-MENTIONED 4.030 ACRE TRACT AND THE LORIN PRESTON LARMAN AND JEANNE LARMAN 4.962 ACRE TRACT AS DESCRIBED IN VOLUME 3679, PAGE 25, (D.R.R.C.T.) TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JUST MENTIONED 4.962 ACRE TRACT;

THENCE SOUTH 89 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 136.07 FEET TO THE SOUTHWEST CORNER OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF THE CRAIG WILLIAM MCCALLUM 20.057 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 20150000001423, (D.R.R.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "DC&A" BEARS SOUTH 60 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.05 FEET AND A FENCE CORNER BEARS NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 0.71 FEET;

THENCE NORTH 00 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.98 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD (NO RECORD FOUND BY SURVEYOR) AT THE NORTHWEST CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 20.057 ACRE TRACT;

THENCE NORTH 88 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 1146.71 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 00 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 208.75 FEET LEAVING CLEM ROAD TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 208.75 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET FOR AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 209.15 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD AND AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, A DISTANCE OF 261.79 FEET WITH THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549;

THENCE SOUTH 62 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 205.29 FEET WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, TO A BROKEN CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 063 DEGREES 42 MINUTES 40 SECONDS, A RADIUS OF 713.94 FEET AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 30 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 753.61 FEET;

THENCE SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT AND THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, AN ARC LENGTH OF 793.88 FEET TO A BROKEN CONCRETE MONUMENT FOUND;

THENCE SOUTH 01 DEGREES 28 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON EAST LINE OF SAID 61.455 ACRE TRACT, A DISTANCE OF 580.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 62.517 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **NORTHGATE** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **NORTHGATE** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

_____
Mr. Jen-Liang Wu

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Mr. Jen-Liang Wu, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019.

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

[IF APPLICABLE:]

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Daniel Chase O'Neal, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.

_____
Daniel Chase O'Neal
Texas Registered Professional Land Surveyor No. 6570

STANDARD CITY SIGNATURE BLOCK

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

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

WITNESS OUR HANDS, this _____ day of _____, 2019.

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

PRELIMINARY PLAT
NORTHGATE
LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]
62.512 ACRES OUT OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. _____
DATE OF PREPARATION: 6/26/19
DATE OF LAST REVISION: 7/10/19

OWNER
Unison Investment
23545 Crenshaw Blvd., Suite 201
Torrance, CA 90505

DEVELOPER
Northgate Rockwall LD, LLC
1189 Waters Edge Drive
Rockwall, TX 75087

LAND SURVEYOR
O'Neal Surveying Co.
3111 Cole Avenue, Suite 101
Dallas, Texas 75204
(903) 804-2891
Firm No. 10194132

ENGINEERINGCONCEPTS & DESIGN, L.P
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

City of Rockwall

Project Plan Review History

Project Number	P2019-029	**Owner**	ROBERSON, COREY WAYNE	**Applied**	7/12/2019 LM
Project Name	Northgate	**Applicant**	MICHAEL JOYCE PROPERTIES	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	Staff Review			**Status**	

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

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	8		8	0072-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/12/2019	7/19/2019	7/15/2019	3	APPROVED	
ENGINEERING	Amy Williams	7/12/2019	7/19/2019				
FIRE	Ariana Hargrove	7/12/2019	7/19/2019	7/18/2019	6	APPROVED	
GIS	Lance Singleton	7/12/2019	7/19/2019				
PLANNING	Korey Brooks	7/12/2019	7/19/2019	7/25/2019	13	COMMENTS	Comments

P2019-029 Preliminary Plat for Northgate Subdivision

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

I.1 This a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.

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

M.3 For reference, include the case number (P2019-029) in the lower right hand corner of all pages on future submittals.

M.4 Please note landscape buffer requirements from PD ordinance. Landscape and Hardscape Standards.

(1) Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height.

(2) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (FM-3549). A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM-3549.

(b) Landscape Buffer and Sidewalks (Clem Road). A minimum 20-foot landscape buffer shall be provided

M.5 Please provide lot mix chart.

M.6 Please provide Block for each block. Currently, it cannot be determined which block a lot is located in.

M.7 Please provide centerline for adjacent roadways (e.g. Clem Road and FM-3549).

M.8 The preliminary plat should not have dedication language.

M.9 The preliminary plat should include preliminary drainage plan and preliminary utility plan. Also, please ensure that all utilities are on the plat.

M.10 It is possible to fit the entire plan on one page?

M.11 The visibility triangles are difficult to see. Also, please see the Unified Development Code regarding the requirements.

M.12 Please provide precise locations of entryway signage.

M.13 Please provide vicinity map for concept plan.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 6, 2019. The Planning and Zoning Worksession for this case is July 30, 2019. The Park Board Meeting for this case is August 6, 2019. The Planning and Zoning Meeting for this case is August 13, 2019.

I.15 The projected City Council meeting date and subsequent approval for this request is August 19, 2019 and September 3, 2019.

P2019-030 Master Plat for Northgate Subdivision

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

I.1 This a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey,Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2019-030) in the lower right hand corner of all pages on future submittals.
M.4 Please see comments above.
M.5 If this will be complete in phases, please indicate.

SP2019-028 Site Plan for Northgate Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments).
I.1 This is a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2019-028) in the lower right hand corner of all pages on future submittals.
M.4 Please note, Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height.

(1) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

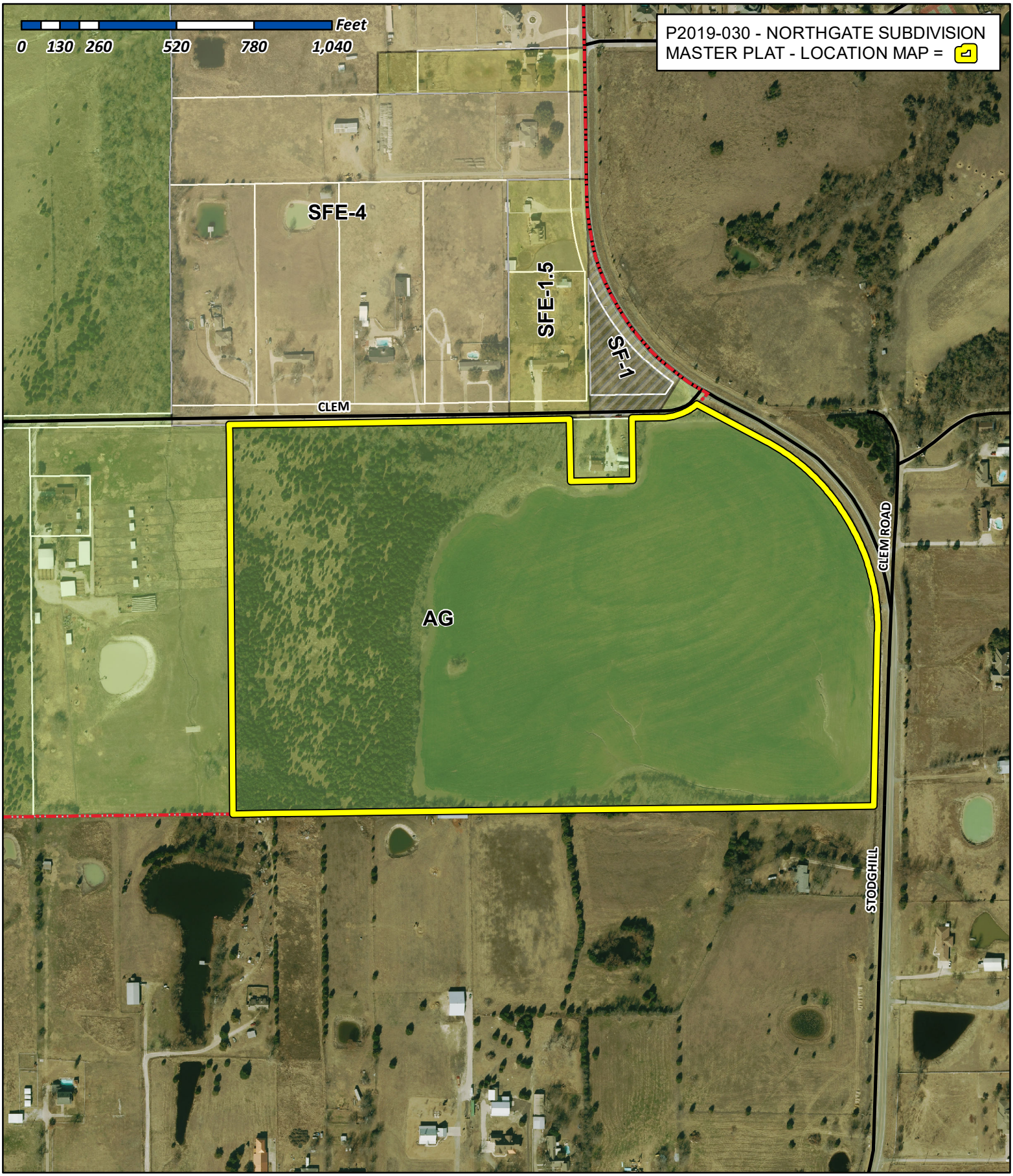
(c) LandscapeBuffer and Sidewalks (FM-3549). A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM-3549.
(d) Landscape Buffer and Sidewalks (Clem Road). A minimum 20-foot landscape buffer shall be provided

(2) Street Trees. Prior to issuance of a Certificate of Occupancy (CO), all residential single-family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by Section 7.1 of this ordinance in the following sizes and proportions:

(i) Three (3), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of the required lots

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the rear yards of the required lots.

(iii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the side yards facing the street.
(3) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
(4) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
a. Streets. All streets (excluding drives, fire lanes and private parking areas) shall be built according to the City's street standards as shown below in Figure 3 of the PD ordinance.
(5) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major and minor entry points for the proposed subdivision (shown in Figure %) of the PD ordinance. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan. The developer shall provide enhanced landscaping areas within the Subject Property as generally depicted in Figure 4 of the PD Ordinance. The final design of these areas shall be provided on the PD Site Plan.



City of Rockwall

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

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

TRACT 5 | TRACT 4 | TRACT 3 | TRACT 2 | TRACT 1

N=7,035,222.472
E=2,605,205.736
MAG NAIL SET w/WASHER "ONEAL 6570" FROM WHICH 1/2" IRF (BENT, DISTURBED) BEARS S66°37'38"W; 1.20'

12' PUBLIC UTILITY EASEMENT CABINET A, SLIDE 54

ZONED: SFE-4

MUSTANG ACRES SUBDIVISION FIRST INSTALLMENT CABINET A, SLIDE 54

15' MT. ZION W.S.C. EASEMENT VOLUME 128, PAGE 50 (APPROXIMATE LOCATION)

30' RIGHT-OF-WAY DEDICATION (BY THIS PLAT)

ZONED: SFE-1.5

CLEM ROAD
(NO RECORD FOUND BY SURVEYOR)

N 88°59'46" E 1,320.98' | 443.95' | 419.01' | 702.77' | 1,146.71'

1/2" IRF (CM)

25' B.L.
30' RIGHT-OF-WAY DEDICATION (BY THIS PLAT)

V.A.M.

15' D.E.

10' P.U.E.

70' B.L.

1 — 1.501 ACRES — 65,390 SQ. FT.

N 88°59'46" E 419.32'

2 — 1.502 ACRES — 65,438 SQ. FT.

N 88°59'46" E 419.63'

3 — 1.503 ACRES — 65,486 SQ. FT.

N 88°59'47" E 419.94'

4 — 1.504 ACRES — 65,534 SQ. FT.

N 88°59'48" E 420.25'

5 — 1.520 ACRES — 66,212 SQ. FT.

S 85°31'18" W 413.63'

ZONED: SF-1 (PD Z2019-012)

1/2" IRS

TREE LINE
TREELINE

ASHER DRIVE

S 01°00'14" E 838.09'

19 — 1.500 ACRES — 65,335 SQ. FT.
20 — 1.500 ACRES — 65,335 SQ. FT.
21 — 1.500 ACRES — 65,335 SQ. FT.
22 — 1.500 ACRES — 65,335 SQ. FT.
23 — 1.509 ACRES — 65,748 SQ. FT.

18 — 1.000 ACRES — 43,570 SQ. FT.
17 — 1.000 ACRES — 43,570 SQ. FT.
16 — 1.000 ACRES — 43,570 SQ. FT.
15 — 1.000 ACRES — 43,570 SQ. FT.
14 — 1.000 ACRES — 43,570 SQ. FT.

MATCHLINE ~ SEE SHEET 2

CRAIG WILLIAM MCCALLUM
CC #20150000001423

APPROXIMATE LOCATION
100-YEAR FLOOD ZONE A
ACCORDING TO FEMA COMMUNITY MAP NUMBER 48397C0035L
MAP EFFECTIVE SEPTEMBER 26, 2008

BRITTON DRIVE
S 89°00'28" W 853.13'

6 — 5.396 ACRES — 235,049 SQ. FT.
7 — 1.526 ACRES — 66,453 SQ. FT.
8 — 1.510 ACRES — 65,769 SQ. FT.
9 — 1.511 ACRES — 65,831 SQ. FT.
10 — 1.515 ACRES — 65,979 SQ. FT.
11 — 1.518 ACRES — 66,128 SQ. FT.

N 00°53'26" W 496.55'

CITY OF ROCKWALL
ROCKWALL COUNTY

POINT FROM WHICH 1/2" IRF w/CAP "DC&A" BEARS S60°38'16"E; 1.05' & FENCE CORNER BEARS N89°37'12"E; 0.71'

S 89°37'12" W 136.07'

5/8" IRF

LORIN PRESTON LARMAN AND JEANNE LARMAN VOLUME 3679, PAGE 25

328.28'

S 89°55'41" W

BILLY CONRAD HAGEN VOLUME 103, PAGE 775

1/2" I.R.S.

329.15'

S 89°24'55" W

ROBERT PEOPLES AND MEGAN PEOPLES CC #2013000483387

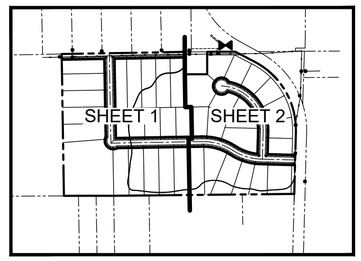
1/2" IPF (CM)

1,353.00'

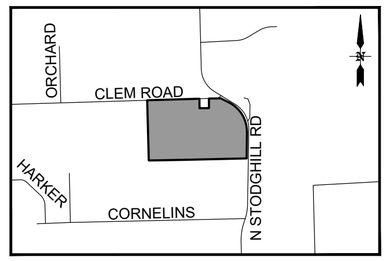
WILLIAM KYLE ALLEN AND WIFE, DOROTHY E. ALLEN VOLUME 153, PAGE 629

TREELINE

DWELLING UNITS/POPULATION DENSITY
40 units ~ 0.65 units/acre



KEY MAP
Scale: 1" = 1,000'



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRS	Iron rod set
IRF	Iron rod found
IPF	Iron pipe found
PKF	PK nail found
CMON	Concrete monument found
CM	Controlling monument
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
B.L.	Building line
P.U.E.	Public utility easement
D.E.	Drainage easement
C.A.	Common Area
V.A.M.	10'x10' Visibility, access & maintenance easement
◆	Indicates street name change

N

0' 50' 100' 200'
Graphic scale (in feet): 1" = 100'

NOTE:

1. It shall be the policy of the City of Rockwall to withhold issuing of building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized, or permit thereof issued, as required under Ordinance 83-54.

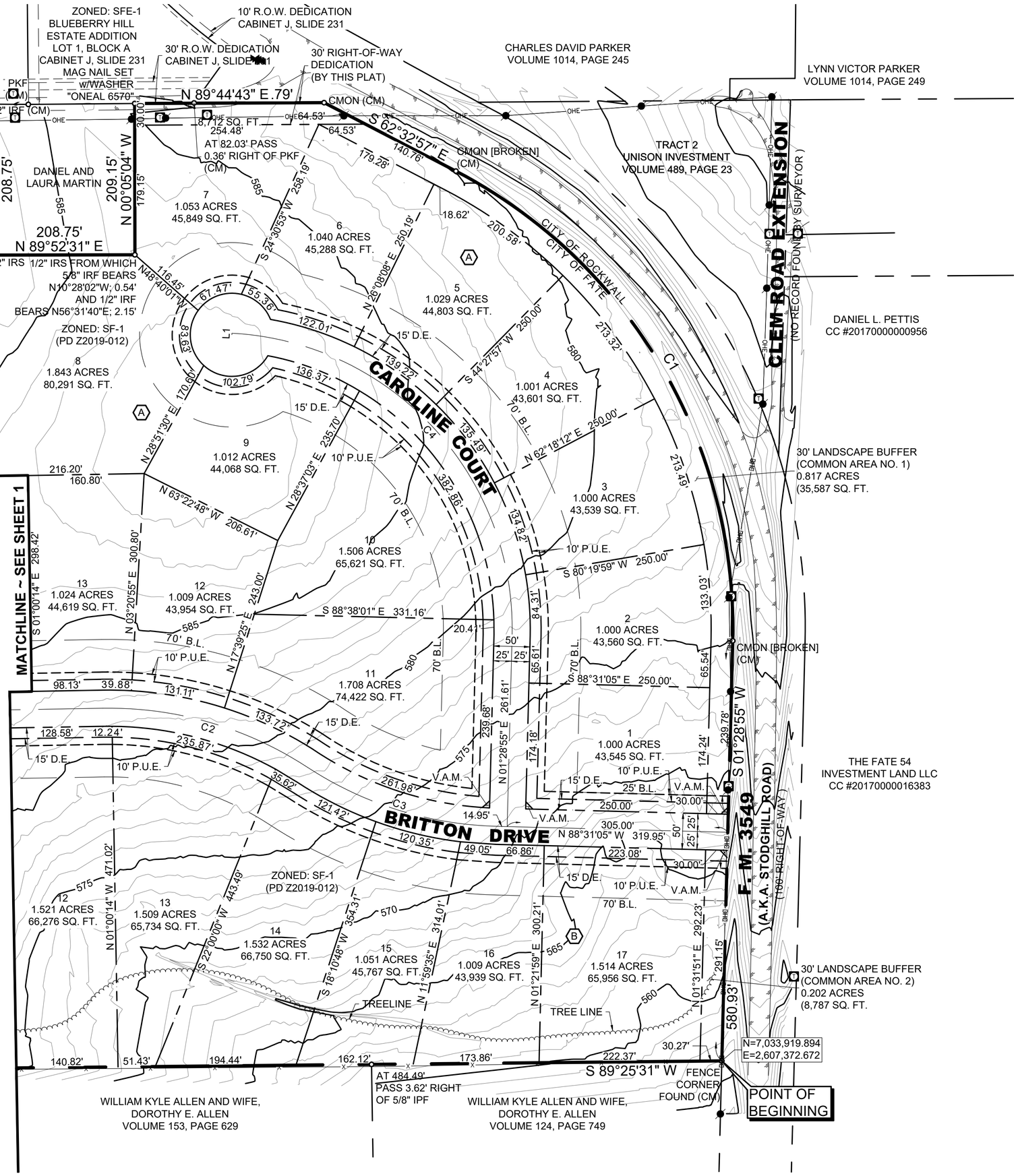
MASTER PLAT
NORTHGATE
LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]
62.512 ACRES OUT OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. _____
DATE OF PREPARATION: 7/1/19
DATE OF LAST REVISION: 7/10/19

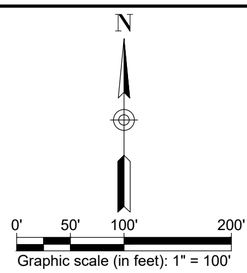
OWNER
Unison Investment
23545 Crenshaw Blvd., Suite 201
Torrance, CA 90505

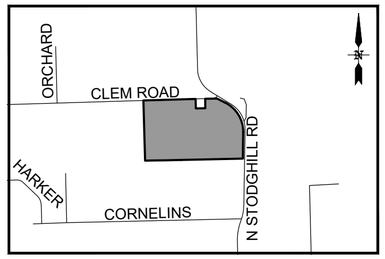
DEVELOPER
Northgate Rockwall LD, LLC
1189 Waters Edge Drive
Rockwall, TX 75087

LAND SURVEYOR
O'Neal Surveying Co.
3111 Cole Avenue, Suite 101
Dallas, Texas 75204
(903) 804-2891
Firm No. 10194132

ENGINEERINGCONCEPTS & DESIGN, L.P
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM







VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRS	Iron rod set
IRF	Iron rod found
IPF	Iron pipe found
PKF	PK nail found
CMON	Concrete monument found
CM	Controlling monument
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
B.L.	Building line
P.U.E.	Public utility easement
D.E.	Drainage easement
C.A.	Common Area
V.A.M.	10'x10' Visibility, access & maintenance easement
◆	Indicates street name change

NOTE:

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OWNER'S CERTIFICATION [Public Dedication]

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Unison Investment, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 62.517 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 61.455 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE CORNER FOUND IN THE WEST LINE OF FARM-TO-MARKET ROAD 3549 (100' RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED 61.455 ACRE TRACT;

THENCE SOUTH 89 DEGREES 25 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 484.49 FEET PASS 3.62 FEET RIGHT OF A 5/8" IRON PIPE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 1353.00 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE WILLIAM KYLE ALLEN ET UX 12.888 ACRE TRACT AS DESCRIBED IN VOLUME 153, PAGE 629, (D.R.R.C.T.) AND THE NORTHEAST CORNER OF THE ROBERT PEOPLES AND MEGAN PEOPLES 10.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2013000483387, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 329.15 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 10.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE BILLY CONRAD HAGEN 4.030 ACRE TRACT AS DESCRIBED IN VOLUME 103, PAGE 775, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 328.28 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF THE ABOVE-MENTIONED 4.030 ACRE TRACT AND THE LORIN PRESTON LARMAN AND JEANNE LARMAN 4.962 ACRE TRACT AS DESCRIBED IN VOLUME 3679, PAGE 25, (D.R.R.C.T.) TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JUST MENTIONED 4.962 ACRE TRACT;

THENCE SOUTH 89 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 136.07 FEET TO THE SOUTHWEST CORNER OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF THE CRAIG WILLIAM MCCALLUM 20.057 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 20150000001423, (D.R.R.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "DC&A" BEARS SOUTH 60 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.05 FEET AND A FENCE CORNER BEARS NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 0.71 FEET;

THENCE NORTH 00 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.98 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD (NO RECORD FOUND BY SURVEYOR) AT THE NORTHWEST CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 20.057 ACRE TRACT;

THENCE NORTH 88 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 1146.71 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 00 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 208.75 FEET LEAVING CLEM ROAD TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 208.75 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET FOR AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 209.15 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD AND AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, A DISTANCE OF 261.79 FEET WITH THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549;

THENCE SOUTH 62 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 205.29 FEET WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, TO A BROKEN CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 063 DEGREES 42 MINUTES 40 SECONDS, A RADIUS OF 713.94 FEET AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 30 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 753.61 FEET;

THENCE SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT AND THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, AN ARC LENGTH OF 793.88 FEET TO A BROKEN CONCRETE MONUMENT FOUND;

THENCE SOUTH 01 DEGREES 28 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON EAST LINE OF SAID 61.455 ACRE TRACT, A DISTANCE OF 580.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 62.517 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **NORTHGATE** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **NORTHGATE** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

_____
Mr. Jen-Liang Wu

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Mr. Jen-Liang Wu, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019.

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

[IF APPLICABLE:]

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Daniel Chase O'Neal, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.

_____
Daniel Chase O'Neal
Texas Registered Professional Land Surveyor No. 6570

STANDARD CITY SIGNATURE BLOCK

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

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

WITNESS OUR HANDS, this _____ day of _____, 2019.

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

MASTER PLAT
NORTHGATE
LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]
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CITY PROJECT NO. _____
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LAND SURVEYOR
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City of Rockwall

Project Plan Review History

Project Number	SP2019-027	**Owner**	TRUMAN HEIGHTS LLC	**Applied**	7/12/2019 LM
Project Name	259 Ranch Trail	**Applicant**	HORIZON RAOD SELF STORAGE LLC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
231 RANCH TRAIL	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RAINBOW ACRES	22		22	4720-0000-0022-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/12/2019	7/19/2019				
ENGINEERING	Sarah Hager	7/12/2019	7/19/2019	7/25/2019	13	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(7/25/2019 11:32 AM SH) - No grate inlets allowed. - Must show existing and proposed utilities. - Where is the sewer service? - Parking spaces must have 2' clear overhang. - Must loop 8" water line and inlcude an easement on it. - Trees are to be removed from the drainage system easement. The following items are for your information for engineering design. - 4% Engineering Inspection Fees - Impact Fees - Must meet City Standards. - Minimum easement width is 20' - Must have sheet flow conditions before crossing property lines or will need an easement. - Maximum 4:1 slope for grades - Must loop water - Must have detention. Manning's C-value is per zoning - Dumpster enclosure must drain to an oil/water separate and then to the storm lines. - Retaining walls 3' and over must be engineered. All retaining walls must be rock or stone face. No smooth concrete walls. - Will need to complete flood study. Review fees apply - Detention Must be over the existing 100-year water surface - Must have 2-Ft freeboard for detention - Must meet all standards of design and construction - Full panel concrete replacement on water ties in Ranch Trail - No grate inlets allowed. - WOUS/Wetland Determination							
FIRE	Ariana Hargrove	7/12/2019	7/19/2019	7/18/2019	6	COMMENTS	
(7/18/2019 4:28 PM AA) Presence of automatic fire sprinkler system shall be indicated on the plans. (Fire sprinkler protection required for all buildings except those that are less than 5,000 sqaure feet and have no interior corridors.) The proposed location of the Fire Department Connections (FDCs) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.							
GIS	Lance Singleton	7/12/2019	7/19/2019	7/16/2019	4	APPROVED	See comment
(7/16/2019 3:54 PM LS) Address will be: 231 RANCH TRAIL, ROCKWALL, TX 75032							
PLANNING	Korey Brooks	7/12/2019	7/19/2019	7/25/2019	13	COMMENTS	Comments

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

SP2019-027 Site Plan for Mini Warehouse Facility on Ranch Trail

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

I.1 This a request by Russell Phillips of Horizon Road Self Storage, LLC for the approval of a site plan for a Mini-Warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road.

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

M.3 For reference, include the case number (SP2019-027) in the lower right hand corner of all pages on future submittals.

M.4 Please note, according to the specific use permit and approved concept elevations, the building containing the office is supposed to have 'masonry veneer' along the entire south façade.

M.5 The maximum number of storage units provided shall not exceed 575 units for the facility.

M.6 The residential unit as an accessory to the permitted use shall not exceed 1,600 square feet.

M.7 The residential unit may exceed one story, but shall not be greater than 36 feet in height.

M.8 No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, trailers, and motor or self-propelled vehicles).

M.9 Businesses shall not be allowed to operate within individual storage units.

M.10 The commercial operation of rental trucks and trailers shall be prohibited.

M.11 The developer shall maintain the treeline at the south, east, and north property lines.

M.12 Please note, according to the approved SUP, any perimeter building with facades that are visible from the street shall be 100% masonry

M.13 Please provide scale and vicinity map on all pages.

M.14 Please provide site data table on all sheets.

M.15 Please note, the plant legend for the siteplan does not line up with the Common Name rows.

M.16 Please show front setback and landscape buffer on plans.

M.17 The landscape plan shows an area where existing trees are to remain toward the southeast property line; however, the remaining callouts for existing trees do not show the trees.

M.18 Please provide owner information and developer information on all sheets.

M.19 Please show and label property line on photometric plan.

M.20 Please provide cut sheets.

M.21 It is difficult to see the locations of the fixtures on the photometric plan.

M.22 Please provide tree mitigation table on the treescape plan (e.g. tree number, type, caliper inches, removed/saved, etc.).

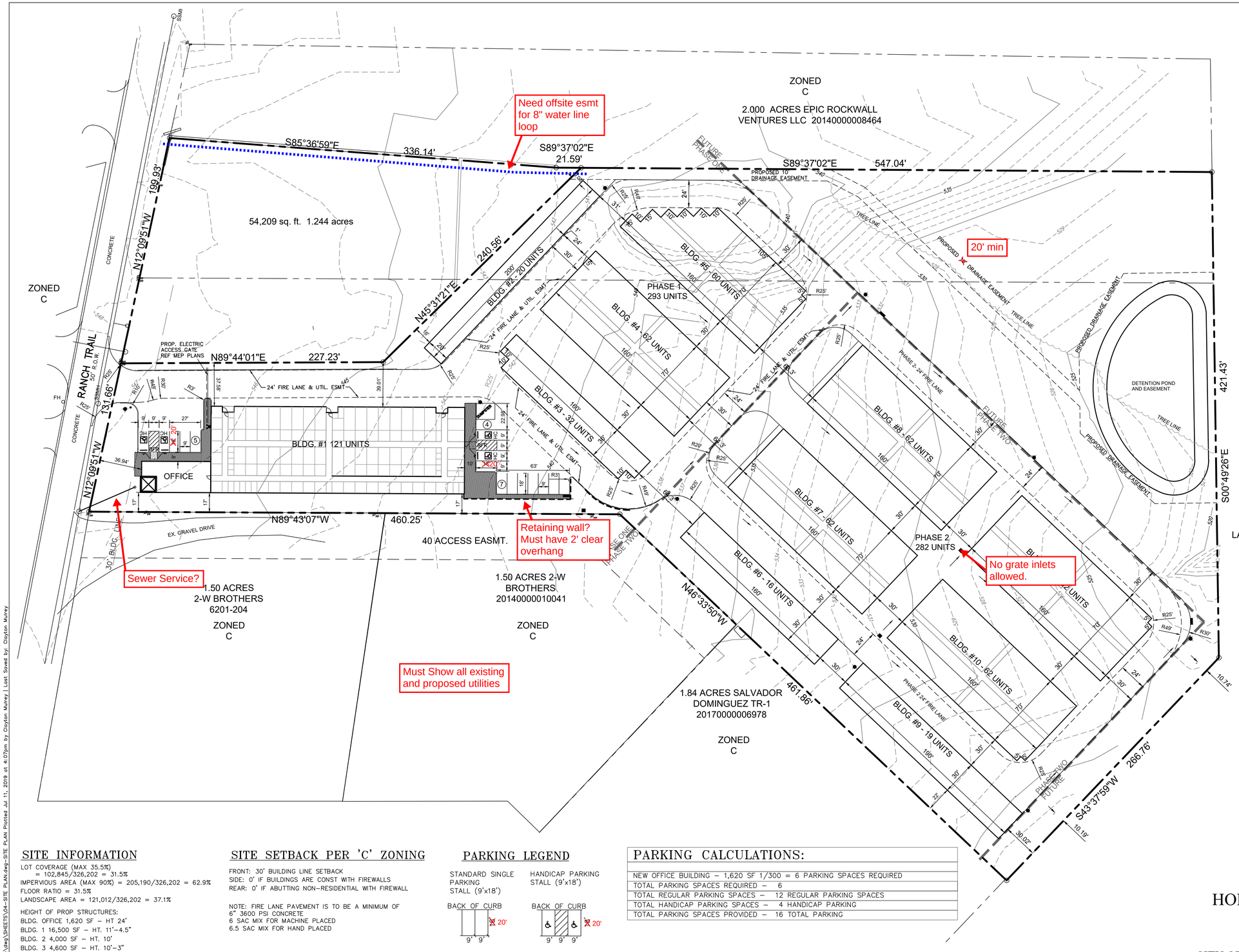
M.23 Please leave signage blank on the building elevations.

M.24 Please note, as shown, a variance to vertical and horizontal articulation is required.

M.25 Please indicate all facades that face the street.

M.26 Please provide specs of materials (e.g. brick vs stone, type of awnings, etc.)

I.27 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 6, 2019. The Planning and Zoning Worksession for this case is July 30, 2019. The Park Board Meeting for this case is August 6, 2019. The Planning and Zoning Meeting for this case is August 13, 2019.



SITE INFORMATION

LOT COVERAGE (MAX 35.5%)
= 102,845/326,202 = 31.5%
IMPERVIOUS AREA (MAX 90%) = 205,190/326,202 = 62.9%
FLOOR RATIO = 31.5%
LANDSCAPE AREA = 121,012/326,202 = 37.1%

HEIGHT OF PROP STRUCTURES:
BLDG. OFFICE 1,620 SF – HT 24'
BLDG. 1 16,500 SF – HT. 11'–4.5"
BLDG. 2 4,000 SF – HT. 10'
BLDG. 3 4,600 SF – HT. 10'–3"
BLDG. 4 11,200 SF – HT. 9'–6"
BLDG. 5 9,650 SF – HT. 9'–10.5"
BLDG. 6 4,800 SF – HT. 10'–3"
BLDG. 7 11,200 SF – HT. 9'–6"
BLDG. 8 11,200 SF – HT. 9'–6"
BLDG. 9 5,700 SF – HT. 10'–3"
BLDG. 10 11,200 SF – HT. 9'–6"
BLDG. 11 11,200 SF – HT. 9'–6"

PROP USE OF STRUCTURES: MINI PUBLIC STORAGE WAREHOUSES

SITE SETBACK PER 'C' ZONING

FRONT: 30' BUILDING LINE SETBACK
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
REAR: 0' IF ABUTTING NON–RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

PARKING LEGEND

STANDARD SINGLE PARKING STALL (9'x18')

BACK OF CURB 20' 9' 9'

HANDICAP PARKING STALL (9'x18')

BACK OF CURB 20' 9' 9' 9'

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

PARKING CALCULATIONS:

NEW OFFICE BUILDING – 1,620 SF 1/300 = 6 PARKING SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED – 6
TOTAL REGULAR PARKING SPACES – 12 REGULAR PARKING SPACES
TOTAL HANDICAP PARKING SPACES – 4 HANDICAP PARKING
TOTAL PARKING SPACES PROVIDED – 16 TOTAL PARKING

SITE PLAN
HORIZON ROAD SELF STORAGE

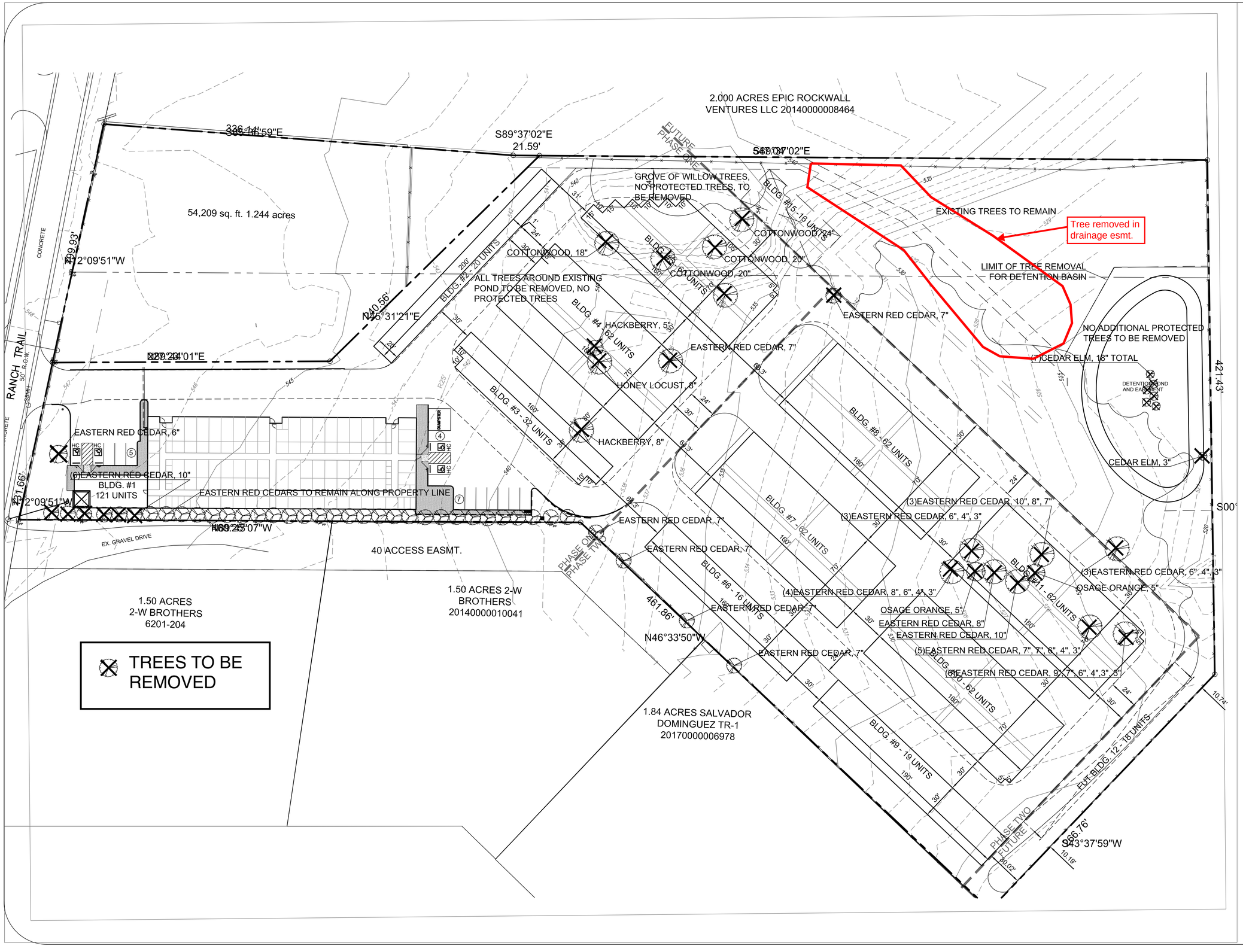
326,202 sf 7.489 Acres
TRACT 23 OF RAINBOW ACRES
WILLIAM W. FORD SURVEY, A-20
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner/Applicant:
ROCKWALL RETAIL INVESTORS, LLC
521 MORAINE WAY
HEATH, TX 75032
Telephone: 469.446.7734

Engineer
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-00II45
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Scale 1"=40' | July 10, 2019 | Project No. 05211 | SP2019-*** | Sheet 1 of 1

Z:\PROJECTS\05211 Rockwall Mini Storage\dwg\SHEETS\04-SITE PLAN.dwg–SITE PLAN Plotted Jul 11, 2019 at 4:07pm by Clayton Mulrey | Last Saved by: Clayton Mulrey



TREESCAPE PLAN

General Notes

No.	Revision/Issue	Date

Firm Name and Address

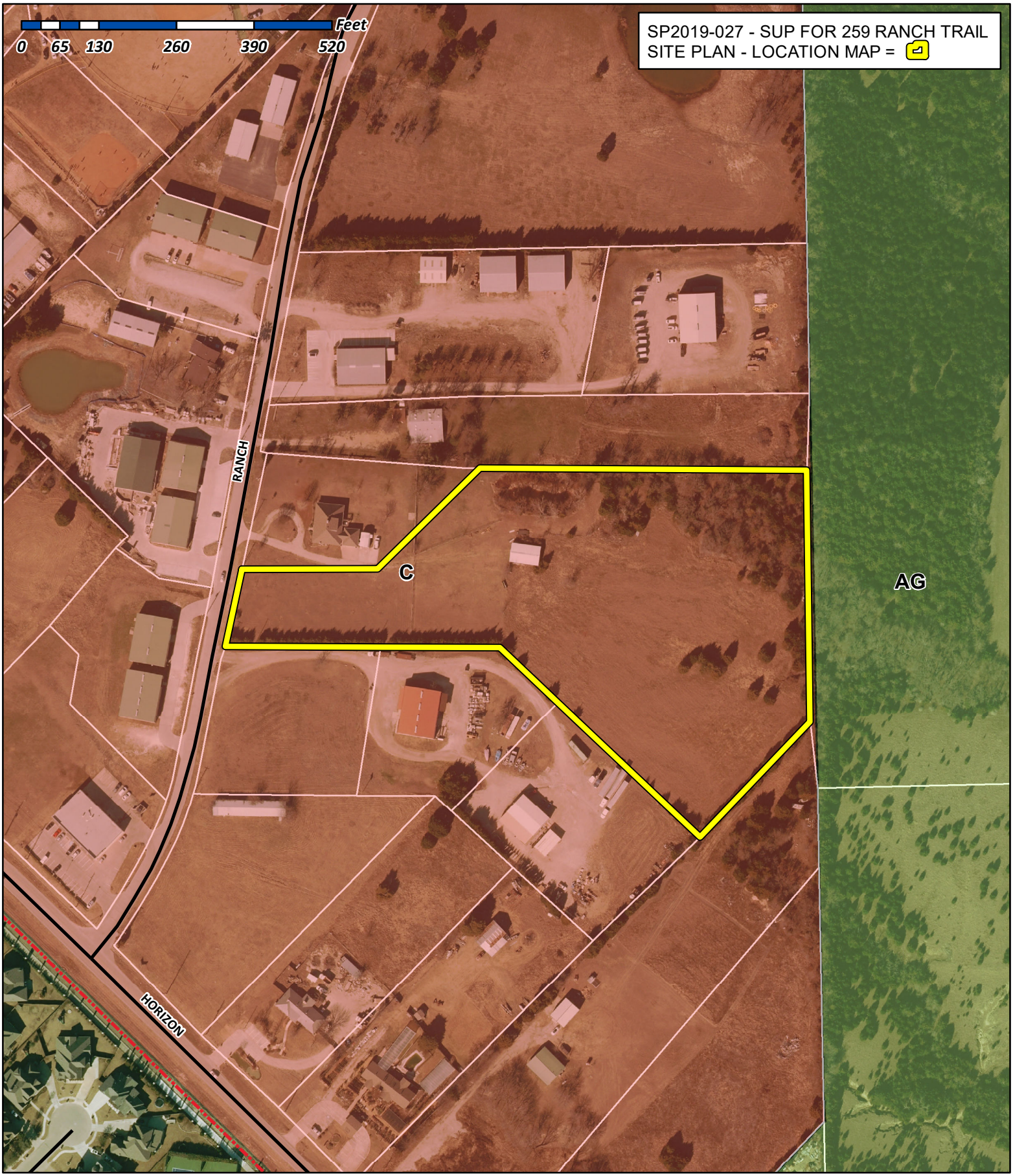
ML Johnson & Associates

Wylie, Texas

Project Name and Address

HORIZON ROAD SELF STORAGE
ROCKWALL, TEXAS

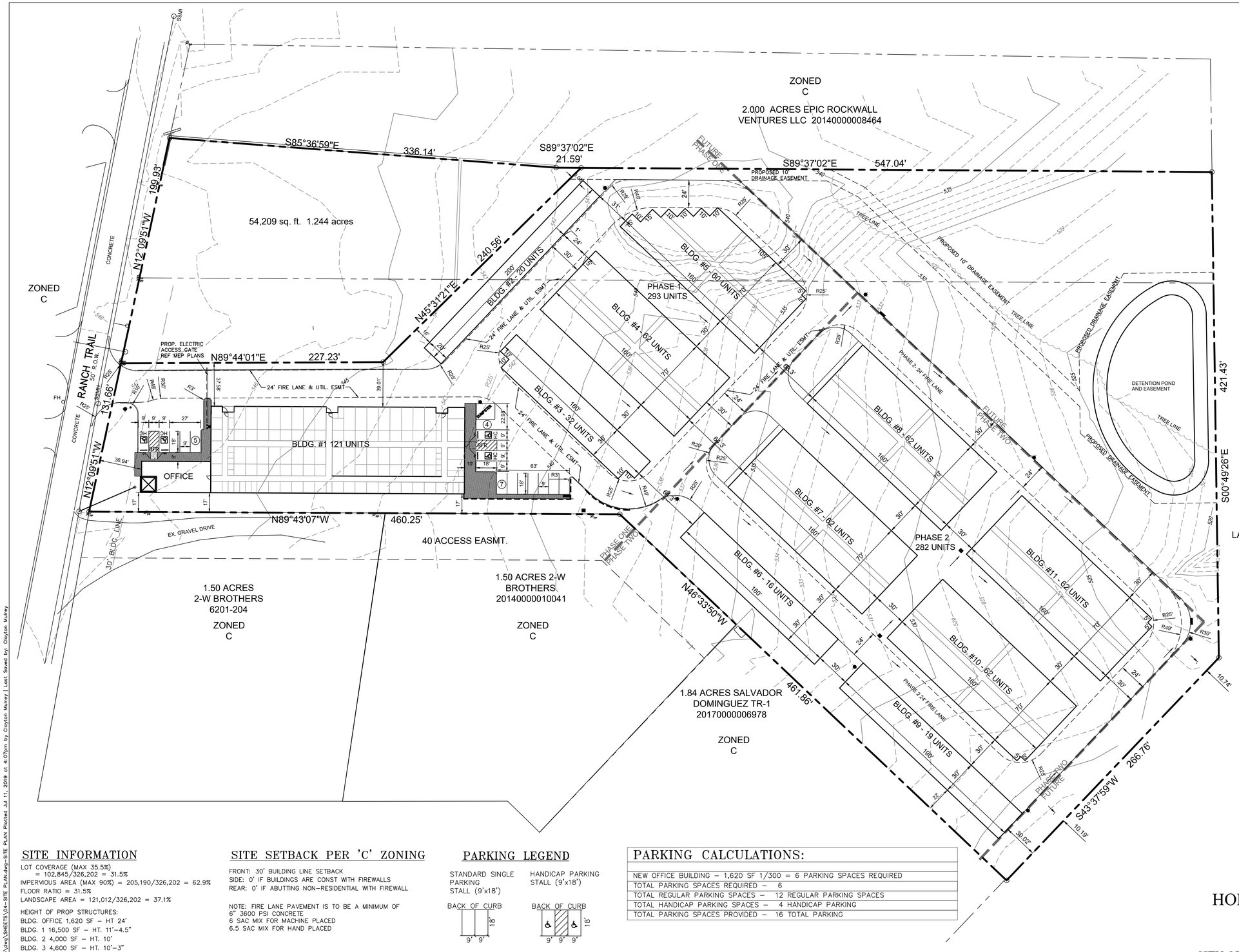
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Date 7/8/2019	1
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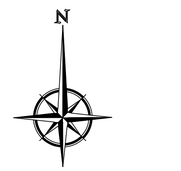


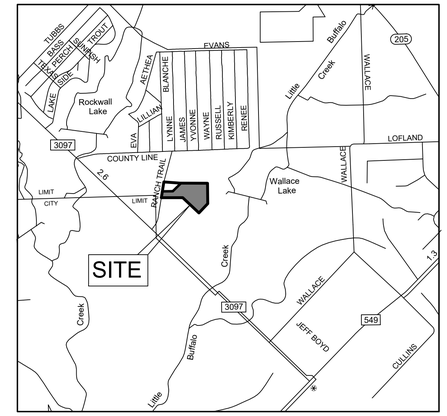
City of Rockwall

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

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







SITE INFORMATION

LOT COVERAGE (MAX 35.5%)
= 102,845/326,202 = 31.5%
IMPERVIOUS AREA (MAX 90%) = 205,190/326,202 = 62.9%
FLOOR RATIO = 31.5%
LANDSCAPE AREA = 121,012/326,202 = 37.1%

HEIGHT OF PROP STRUCTURES:
BLDG. OFFICE 1,620 SF – HT 24'
BLDG. 1 16,500 SF – HT. 11'–4.5"
BLDG. 2 4,000 SF – HT. 10'
BLDG. 3 4,600 SF – HT. 10'–3"
BLDG. 4 11,200 SF – HT. 9'–6"
BLDG. 5 9,650 SF – HT. 9'–10.5"
BLDG. 6 4,800 SF – HT. 10'–3"
BLDG. 7 11,200 SF – HT. 9'–6"
BLDG. 8 11,200 SF – HT. 9'–6"
BLDG. 9 5,700 SF – HT. 10'–3"
BLDG. 10 11,200 SF – HT. 9'–6"
BLDG. 11 11,200 SF – HT. 9'–6"

PROP USE OF STRUCTURES: MINI PUBLIC STORAGE WAREHOUSES

SITE SETBACK PER 'C' ZONING

FRONT: 30' BUILDING LINE SETBACK
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF
6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

PARKING LEGEND

STANDARD SINGLE PARKING STALL (9'x18')

HANDICAP PARKING STALL (9'x18')

NOTE: FIRE LANE PAVEMENT IS TO BE A
MINIMUM OF 6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

PARKING CALCULATIONS:

NEW OFFICE BUILDING – 1,620 SF 1/300 = 6 PARKING SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED – 6
TOTAL REGULAR PARKING SPACES – 12 REGULAR PARKING SPACES
TOTAL HANDICAP PARKING SPACES – 4 HANDICAP PARKING
TOTAL PARKING SPACES PROVIDED – 16 TOTAL PARKING

LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
GW	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
B	BOLLARD
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
XFR	ELECTRIC TRANSFORMER
MB	MAILBOX
WV	WATER VALVE
EBX	ELECTRIC BOX
FOM	FIBER OPTIC CABLE MARKER
A/C	AIR CONDITIONER UNIT
ES	ELECTRIC SWITCH
HW	HEADWALL
TS	TRAFFIC SIGN
WF	WATER FAUCET
FH	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
P.R.R.C.T.	PLAT RECORDS ROCKWALL CO. TX.
D.R.R.C.T.	DEEDS RECORDS ROCKWALL CO. TX.
	EDGE OF ASPHALT
—x—	WIRE FENCE
—E—	OVERHEAD ELECTRIC LINE
PFH	PROPOSED FIRE HYDRANT
CO	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTION
	ABANDONED WATER/SEWER LINES REMOVE OVERHEAD DOWNGUY

SITE PLAN
HORIZON ROAD SELF STORAGE

326,202 sf 7.489 Acres
TRACT 23 OF RAINBOW ACRES
WILLIAM W. FORD SURVEY, A-20
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

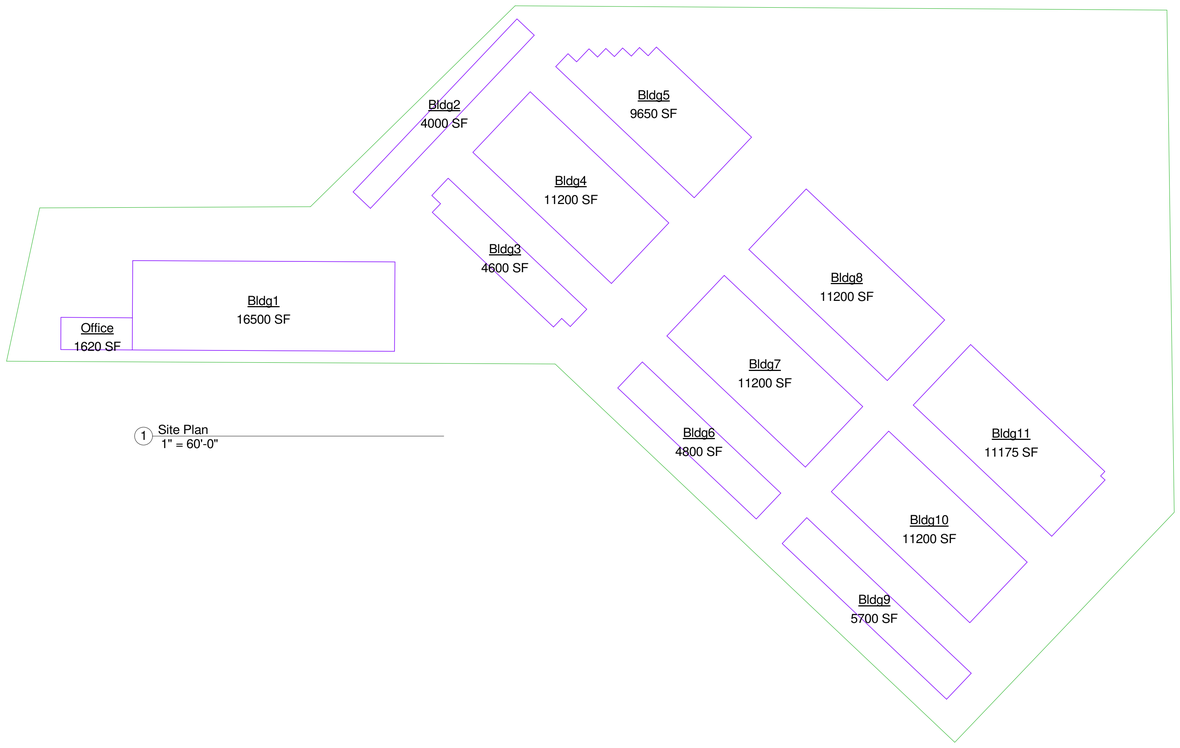
Owner/Applicant:
ROCKWALL RETAIL INVESTORS, LLC
521 MORAINE WAY
HEATH, TX 75032
Telephone: 469.446.7734

Engineer
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-00II45
20I WINDCO CIR, STE 200, WYLIE, TX 75098
972-94I-8400 FAX: 972-94I-840I WWW.ECDLP.COM

Scale 1"=40' | July 10, 2019 | Project No. 05211 | SP2019-*** | Sheet 1 of 1

Z:\PROJECTS\05211 Rockwall Mini Storage\dwg\SHEETS\04-SITE PLAN.dwg-SITE PLAN Plotted Jul 11, 2019 at 4:07pm by Clayton Murey | Last Saved by: Clayton Murey

Horizon Road Self Storage



1 Site Plan
1" = 60'-0"

Unit Mix Schedule - Total			
Count	Name	Rent As	%
11	5x5	275	2%
17	5x10	850	3%
158	10x10	15800	27%
165	10x15	24750	29%
189	10x20	37800	33%
35	10x30	10500	6%
575		89975	100%

Area Schedule (Gross Building)		
Name	Area	Perimeter
Bldg1	16500 SF	590' - 0"
Bldg2	4000 SF	440' - 0"
Bldg3	4600 SF	380' - 0"
Bldg4	11200 SF	460' - 0"
Bldg5	9650 SF	460' - 0"
Bldg6	4800 SF	380' - 0"
Bldg7	11200 SF	460' - 0"
Bldg8	11200 SF	460' - 0"
Bldg9	5700 SF	440' - 0"
Bldg10	11200 SF	460' - 0"
Bldg11	11175 SF	460' - 0"
Office	1620 SF	174' - 0"
Grand total: 12	102845 SF	5164' - 0"

TYPICAL STORAGE BUILDING STRUCTURE = 5'-0"x10'-0" LIGHT GAUGE FRAMING SYSTEM

OFFICE AND TOWER STRUCTURE = STEEL COLUMN AND BEAM

ROOF MATERIALS = 24ga STANDING SEEM ROOFING, GALVALUME

Drawing Schedule			
Sheet Number	Sheet Name	Sheet Issue Date	Revised Date
S001	Cover	04/09/19	06/26/19
S002	Unit Mix	04/09/19	06/25/19
S101	Building 1	06/19/19	06/25/19
S102	Building 2	06/19/19	06/25/19
S103	Building 3	06/19/19	06/25/19
S104	Building 4	06/19/19	06/25/19
S105	Building 5	06/19/19	06/25/19
S106	Building 6	06/19/19	06/25/19
S107	Building 7	06/19/19	06/26/19
S108	Building 8	06/19/19	06/26/19
S109	Building 9	06/19/19	06/26/19
S110	Building 10	06/19/19	06/26/19
S111	Building 11	06/19/19	06/26/19

STORAGE STRUCTURES

3807 Carrollton - Villa Rica Hwy
Villa Rica, GA 30180
770-456-1602

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D:\Alan Hocutt Drafting\1936 Horizon Road Self Storage, Rockwall, TX\06-25-19 Horizon Road Self Storage; Rockwall, TX.rvt

STORAGE STRUCTURES
3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

www.storagestructuresinc.com

Revision Schedule			
Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage

Rockwall, TX

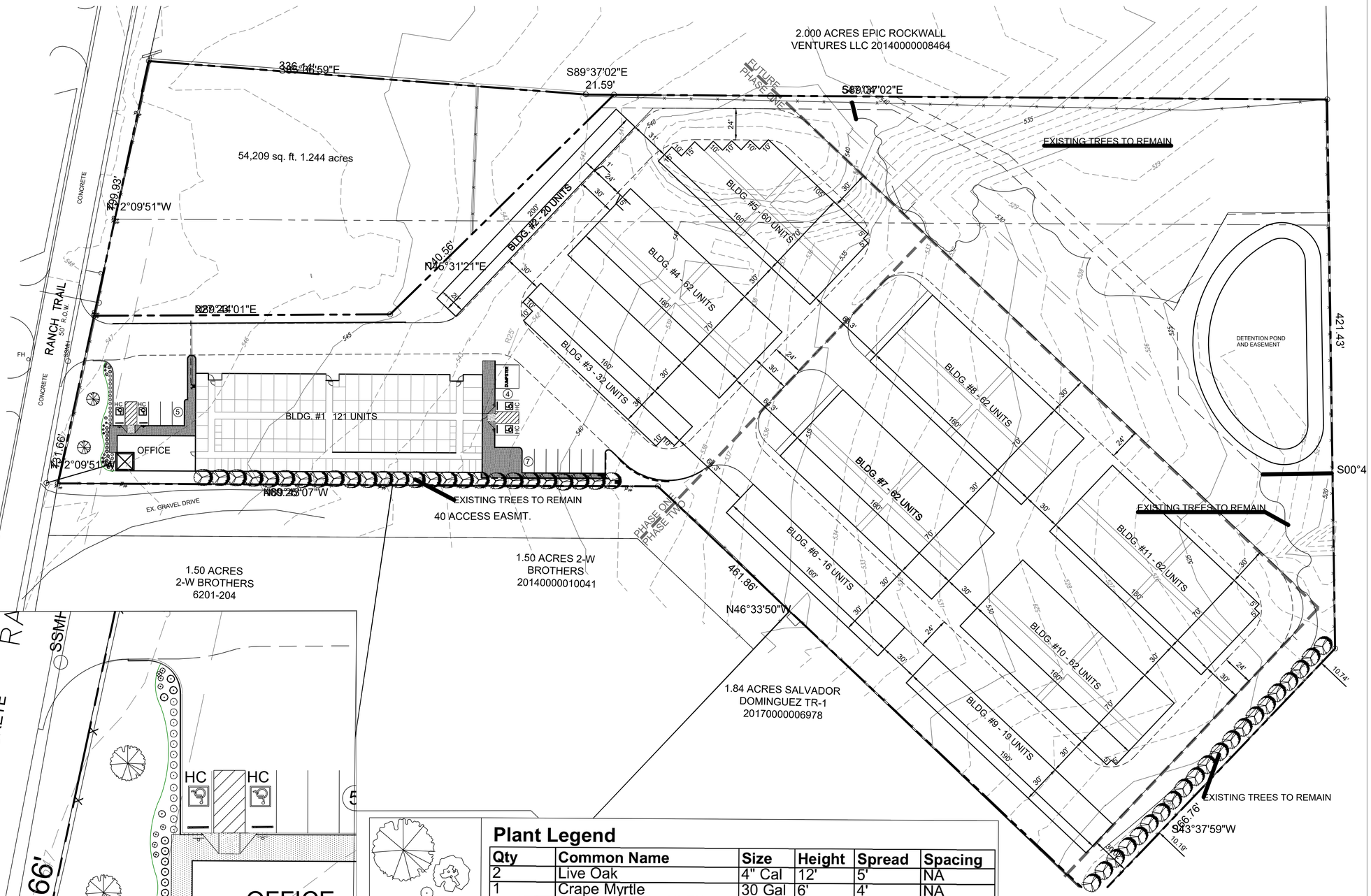
Engineer

Engineer
Address
PE No

SSI Project Number	Project Number
Date	6/26/2019 9:01:51 AM
Designed By	SSI
Drawn By	AH
Checked By	CC

S001

Cover



Plant Legend

Qty	Common Name	Size	Height	Spread	Spacing
2	Live Oak	4" Cal	12'	5'	NA
1	Crape Myrtle	30 Gal	6'	4'	NA
18	Dwarf Burford Holly	3 Gal	24"	18"	3' o.c.
10	Indian Hawthorn	3 Gal	15"	15"	3' o.c.
3	Loropetalum	3 Gal	15"	15"	NA
12	Nandina	3 Gal	15"	15"	3' o.c.
117649	Common Bermuda, sf	NA	NA	NA	NA

General Notes

No.	Revision/Issue	Date

Firm Name and Address

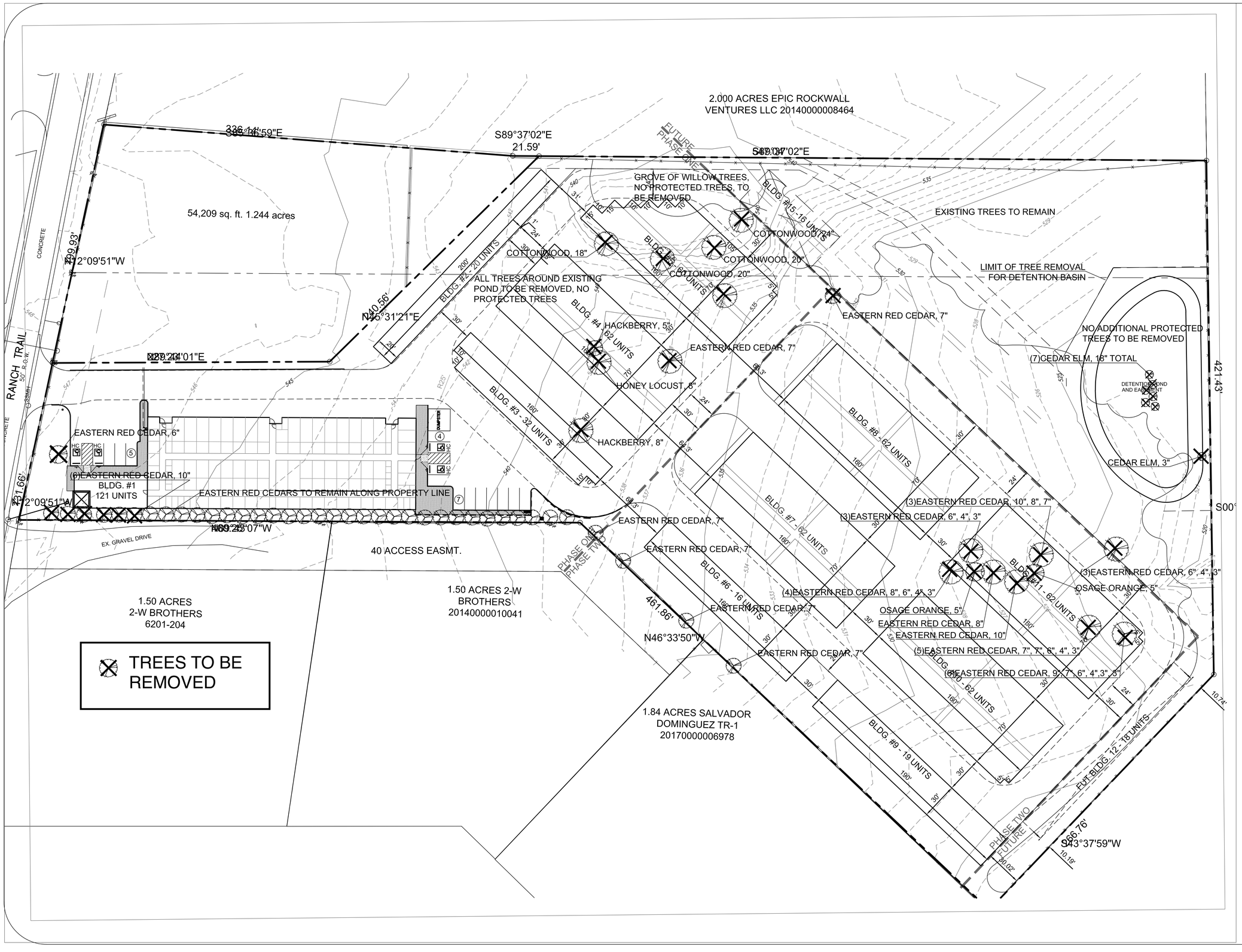
Project Name and Address
HORIZON ROAD SELF STORAGE
ROCKWALL, TEXAS

Project

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Date
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TREESCAPE PLAN

General Notes

No.	Revision/Issue	Date

Firm Name and Address

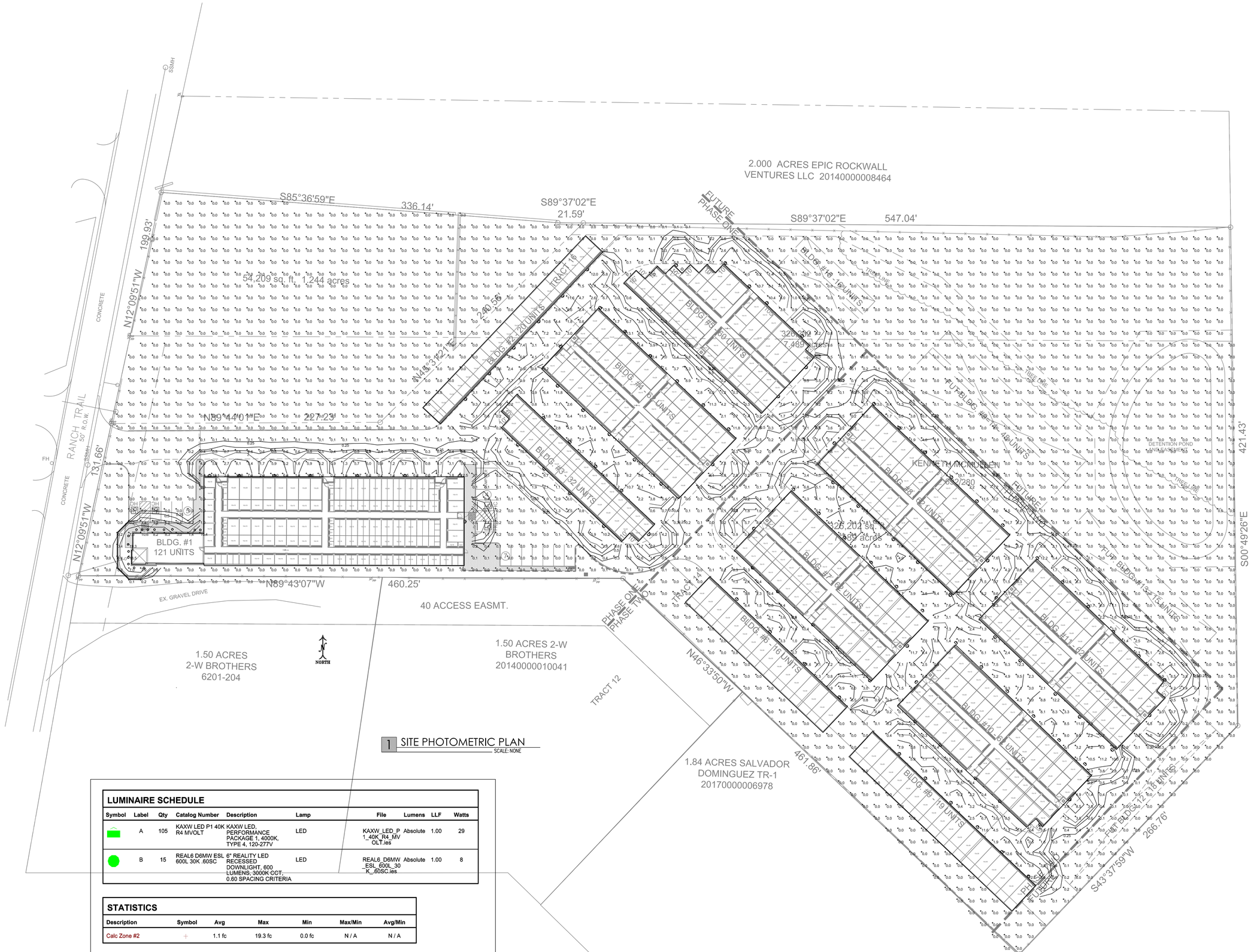
ML Johnson & Associates

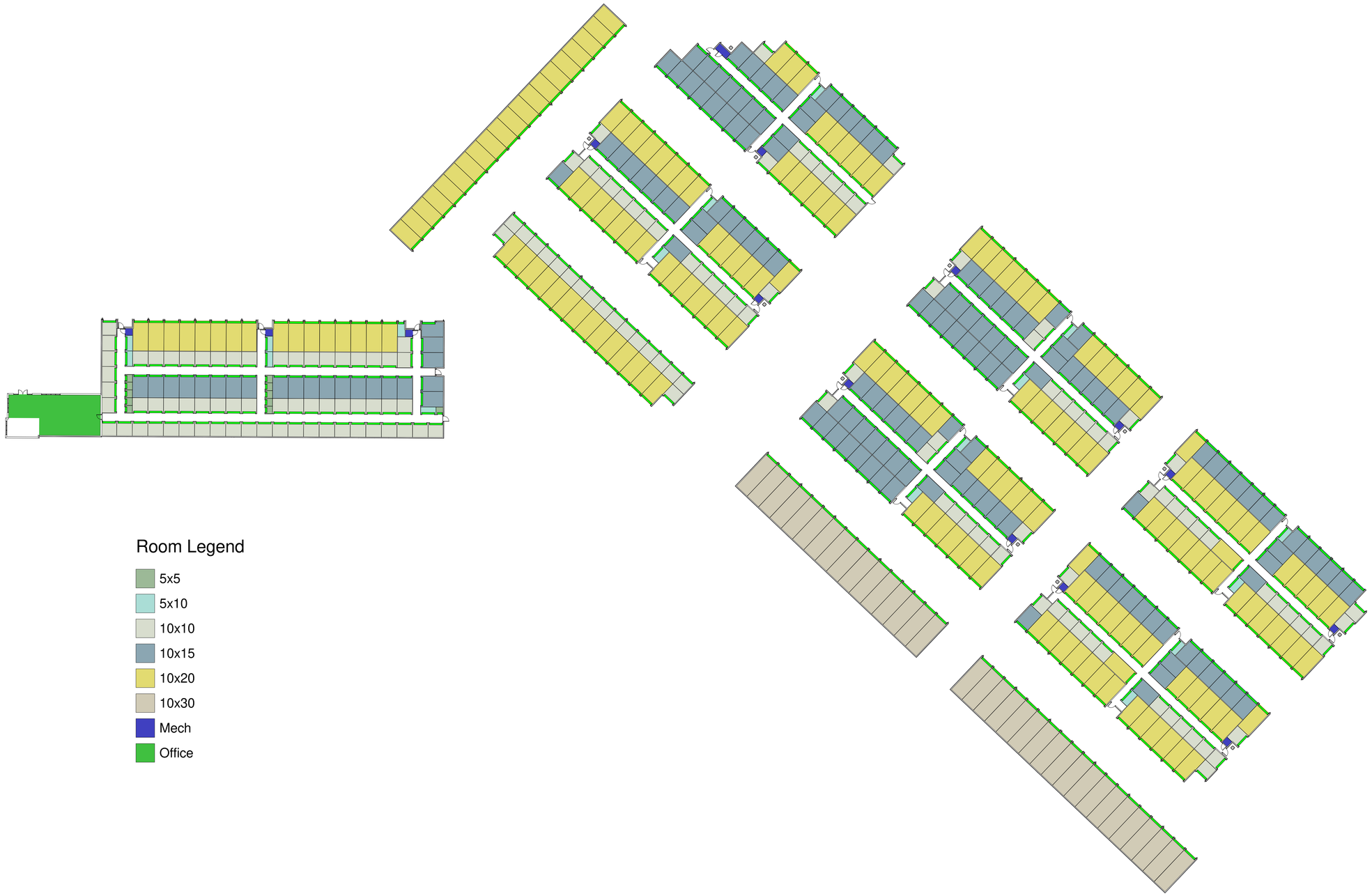
Wylie, Texas

Project Name and Address

HORIZON ROAD SELF STORAGE
ROCKWALL, TEXAS

Project	Sheet
Date 7/8/2019	1
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S85°36'59"E
336.14'
S89°37'02"E
21.59'
S89°37'02"E
547.04'
199.93'
N12°09'51"W
131.66'
RANCH TRAIL
50' R.O.W.
CONCRETE
SSMH
FH
54,209 sq. ft. 1.244 acres
N89°44'0"E
227.23'
421.43'
S00°49'26"E
BLDG. #1
121 UNITS
BLDG #2 - 120 UNITS
BLDG #3 - 60 UNITS
BLDG #4 - 6 UNITS
BLDG #5 - 32 UNITS
BLDG #6 - 116 UNITS
BLDG #7 - 119 UNITS
BLDG #8 - 60 UNITS
BLDG #9 - 48 UNITS
BLDG #10 - 61 UNITS
BLDG #11 - 62 UNITS
BLDG #12 - 156 UNITS
BLDG #13 - 156 UNITS
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Room Legend

- 5x5
- 5x10
- 10x10
- 10x15
- 10x20
- 10x30
- Mech
- Office

1 Unit Mix Color Scheme
1/32" = 1'-0"

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STORAGE STRUCTURES

3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

www.storagestructuresinc.com

Revision Schedule

Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage

Rockwall, TX

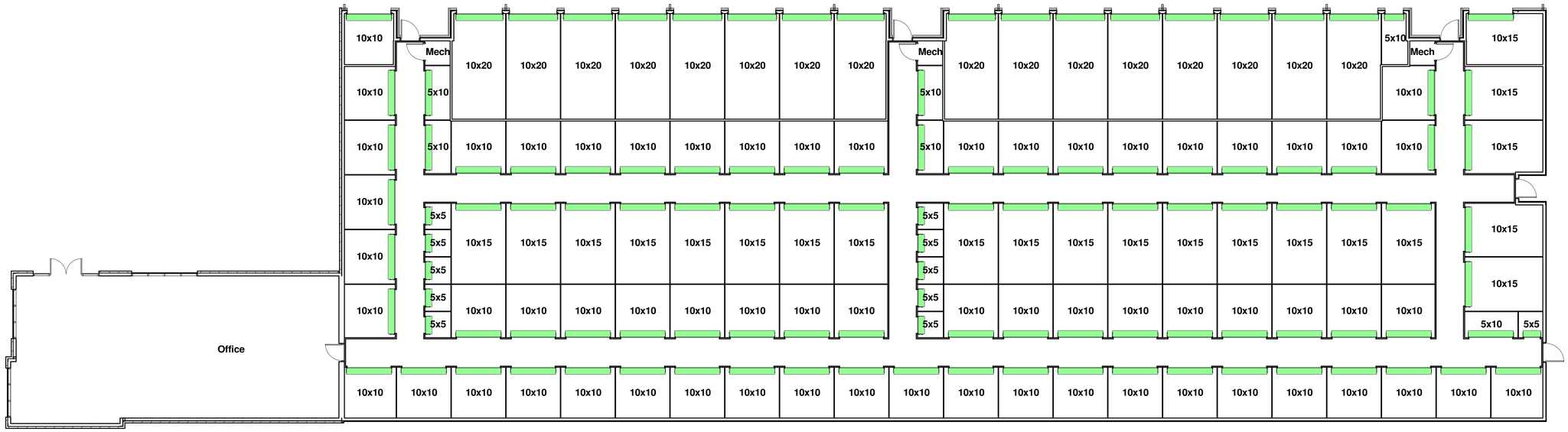
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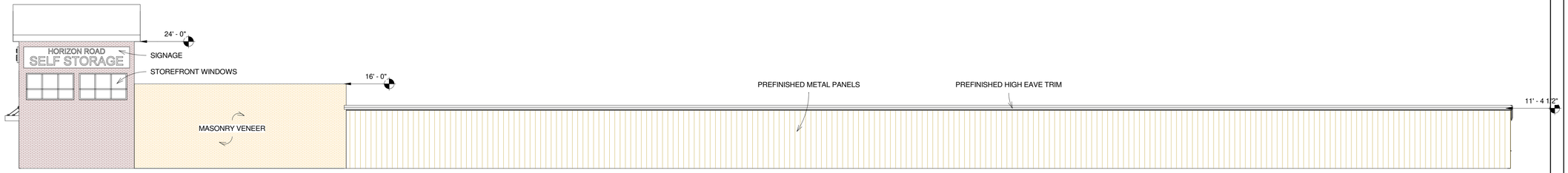
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Checked By	CC

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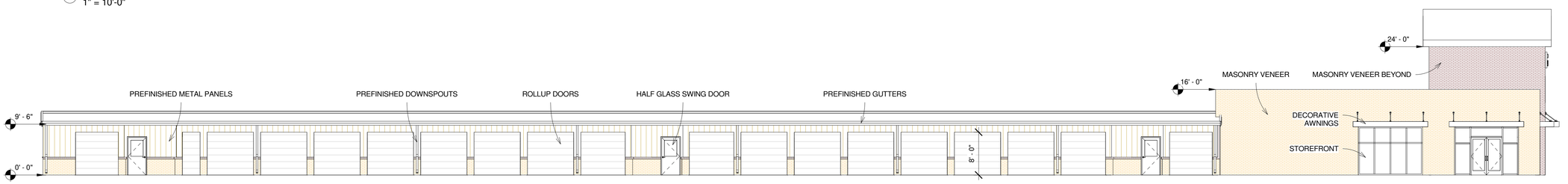
Unit Mix



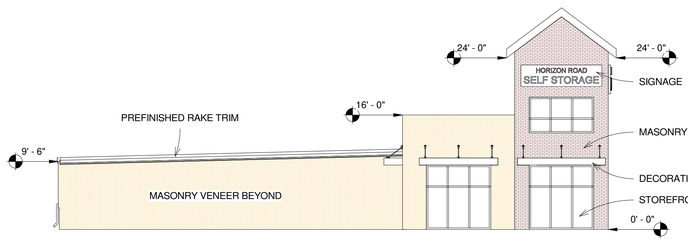
1 Unit Mix - Bldg 1
1" = 10'-0"



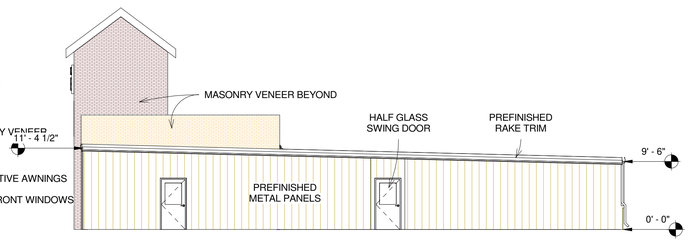
2 Bldg 1 South Elevation
1" = 10'-0"



3 Bldg 1 North Elevation
1" = 10'-0"



4 Bldg 1 West Elevation
1" = 10'-0"



5 Bldg 1 East Elevation
1" = 10'-0"

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Revision Schedule

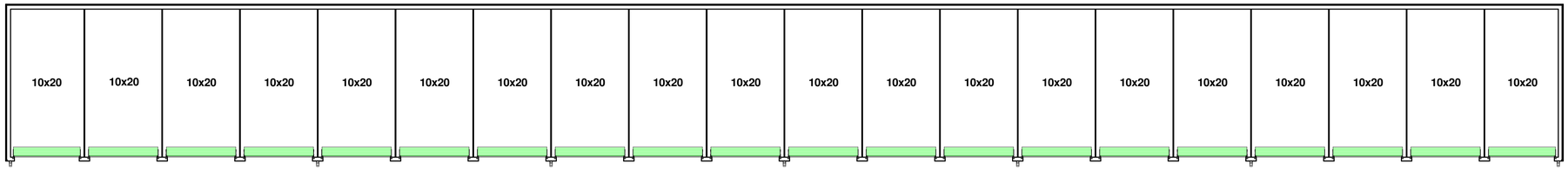
Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage
Rockwall, TX

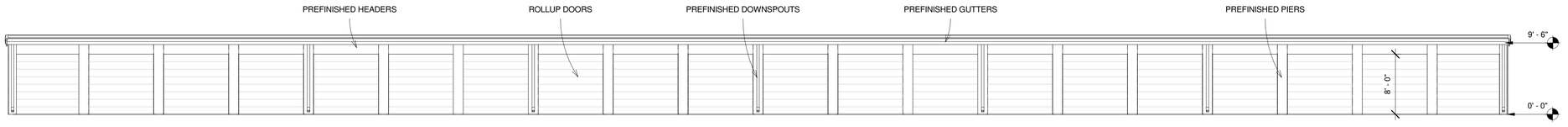
Engineer
Engineer
Address
PE No

SSI Project Number	Project Number
Date	6/26/2019 9:01:55 AM
Designed By	SSI
Drawn By	AH
Checked By	CC

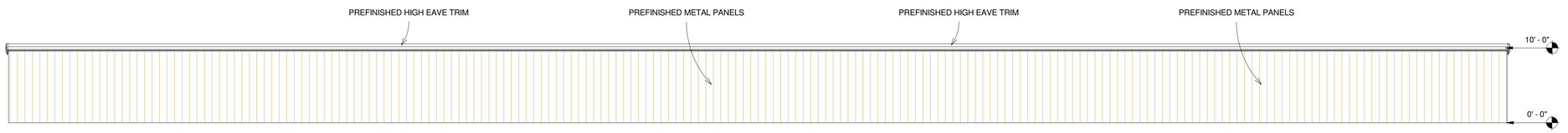
S101
Building 1



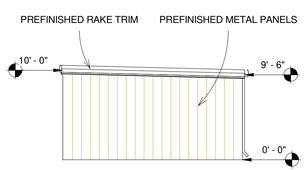
1 Unit Mix - Bldg 2
1/8" = 1'-0"



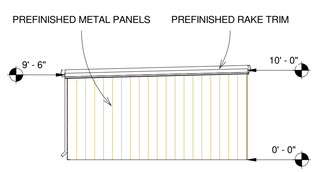
2 Bldg 2 SE Elevation
1/8" = 1'-0"



3 Bldg 2 NW Elevation
1/8" = 1'-0"



4 Bldg 2 SW Elevation
1/8" = 1'-0"



5 Bldg 2 NE Elevation
1/8" = 1'-0"

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3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

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Revision Schedule

Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage

Rockwall, TX

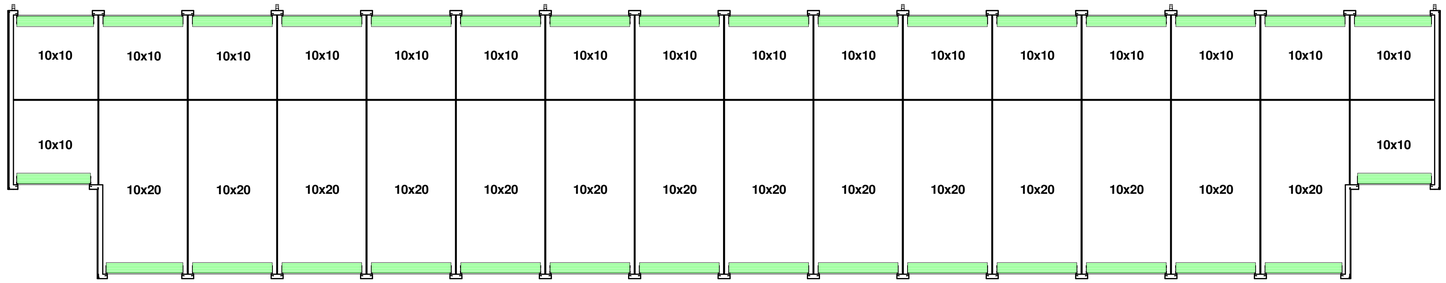
Engineer

Engineer
Address
PE No

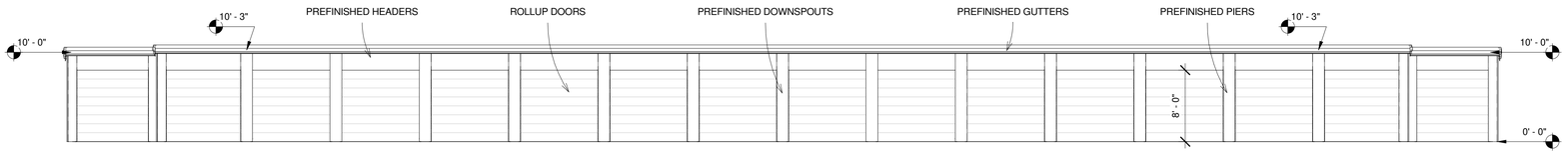
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Date	6/26/2019 9:01:56 AM
Designed By	SSI
Drawn By	AH
Checked By	CC

S102

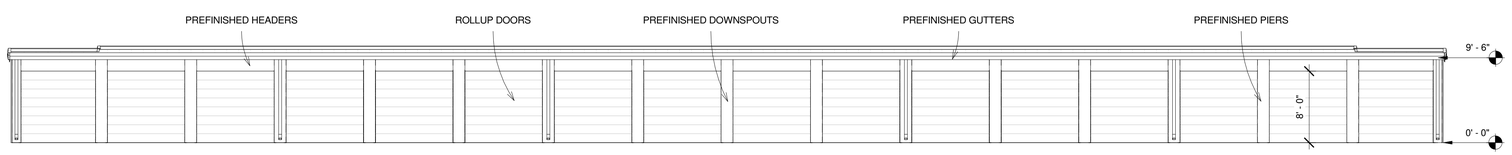
Building 2



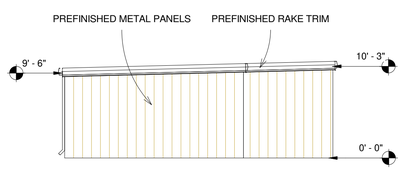
1 Unit Mix - Bldg 3
1/8" = 1'-0"



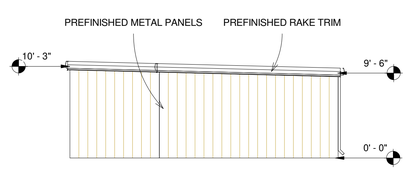
2 Bldg 3 SW Elevation
1/8" = 1'-0"



3 Bldg 3 NE Elevation
1/8" = 1'-0"



4 Bldg 3 NW Elevation
1/8" = 1'-0"



5 Bldg 3 SE Elevation
1/8" = 1'-0"

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Villa Rica, Ga 30180

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TOLL FREE: 877-456-1602
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Revision Schedule

Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage

Rockwall, TX

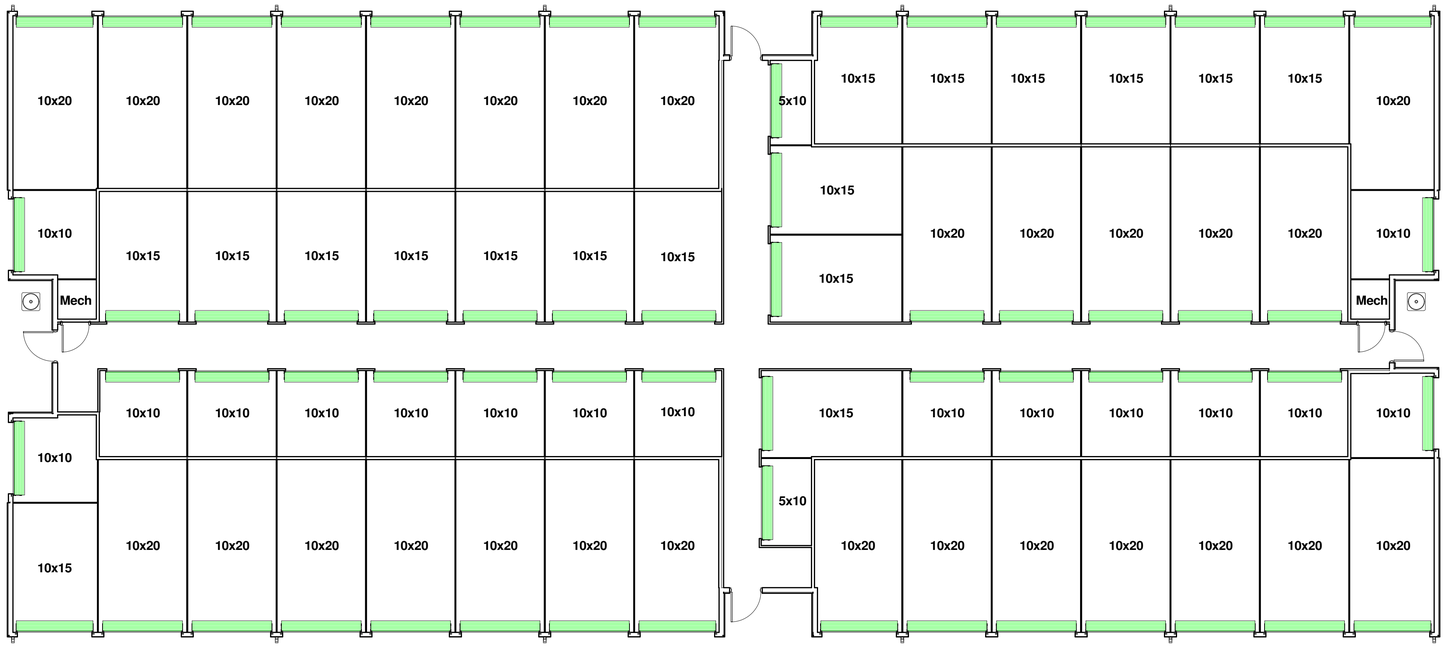
Engineer

Engineer
Address
PE No

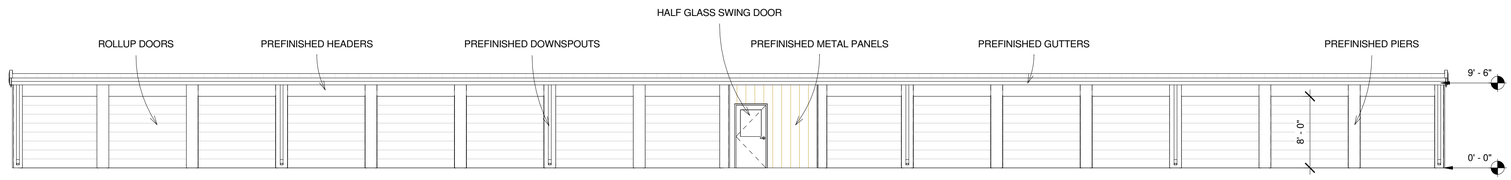
SSI Project Number	Project Number
Date	6/26/2019 9:01:56 AM
Designed By	SSI
Drawn By	AH
Checked By	CC

S103

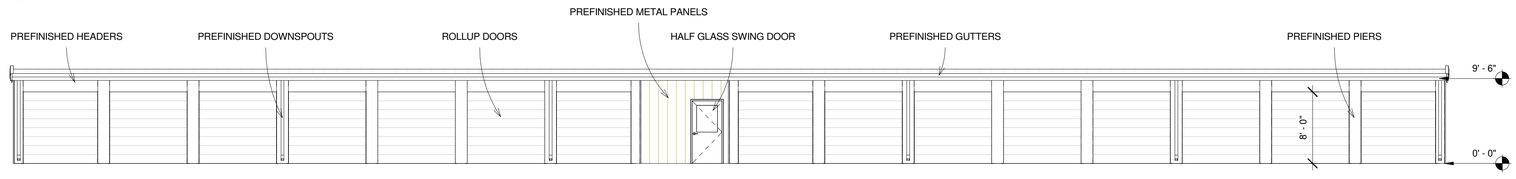
Building 3



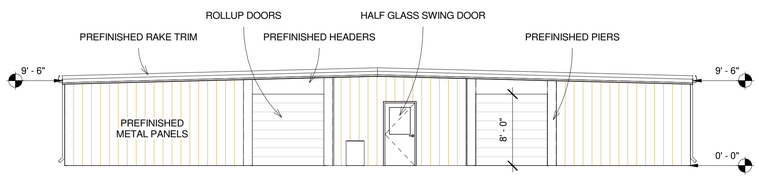
1 Unit Mix - Bldg 4
1/8" = 1'-0"



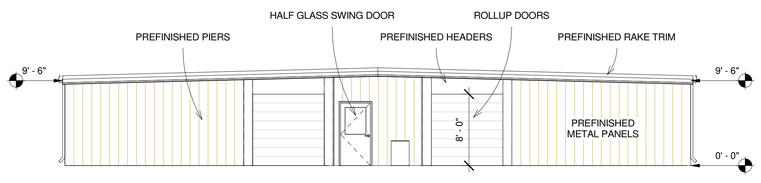
2 Bldg 4 SW Elevation
1/8" = 1'-0"



3 Bldg 4 NE Elevation
1/8" = 1'-0"



4 Bldg 4 NW Elevation
1/8" = 1'-0"



5 Bldg 4 SE Elevation
1/8" = 1'-0"

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Villa Rica, Ga 30180

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TOLL FREE: 877-456-1602
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Revision Schedule

Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage

Rockwall, TX

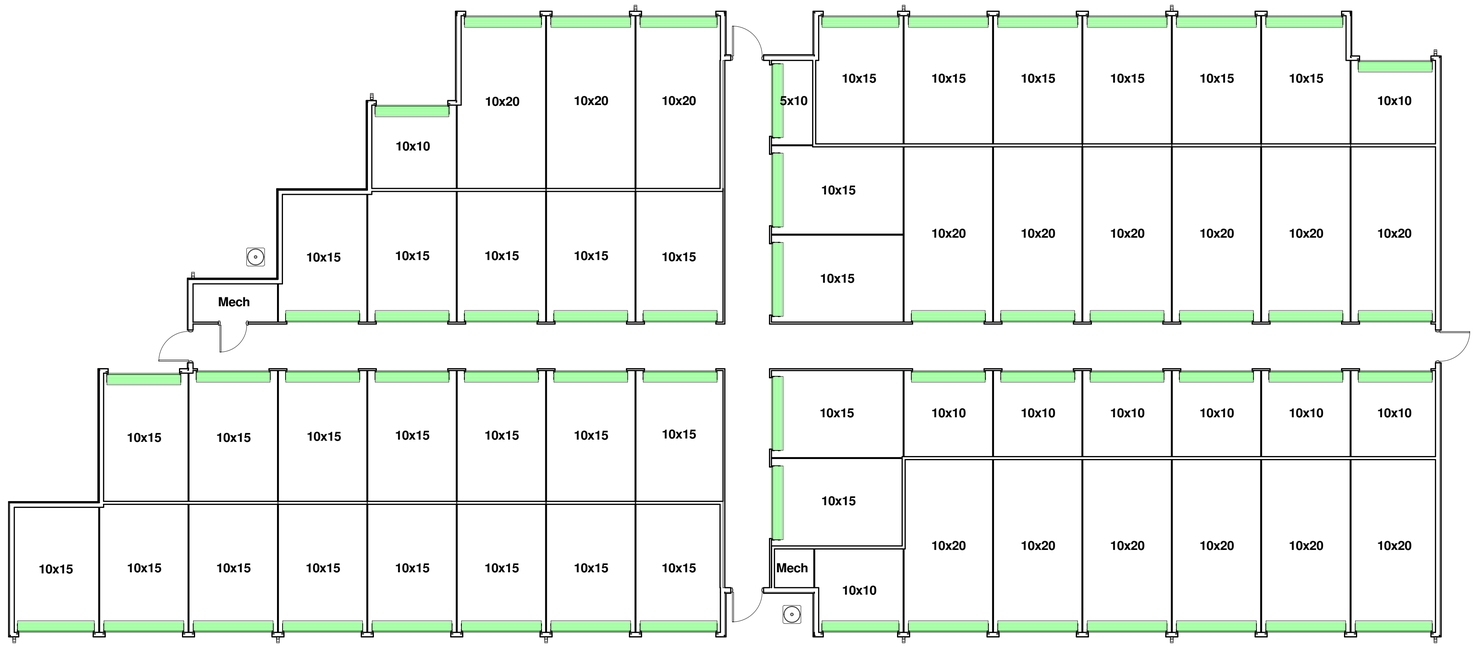
Engineer

Engineer
Address
PE No

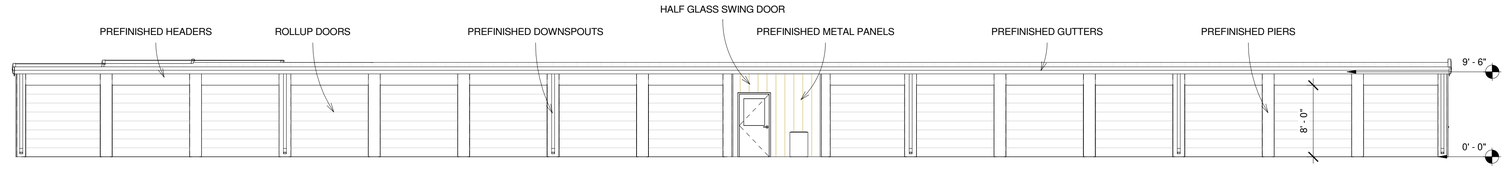
SSI Project Number	Project Number
Date	6/26/2019 9:01:57 AM
Designed By	SSI
Drawn By	AH
Checked By	CC

S104

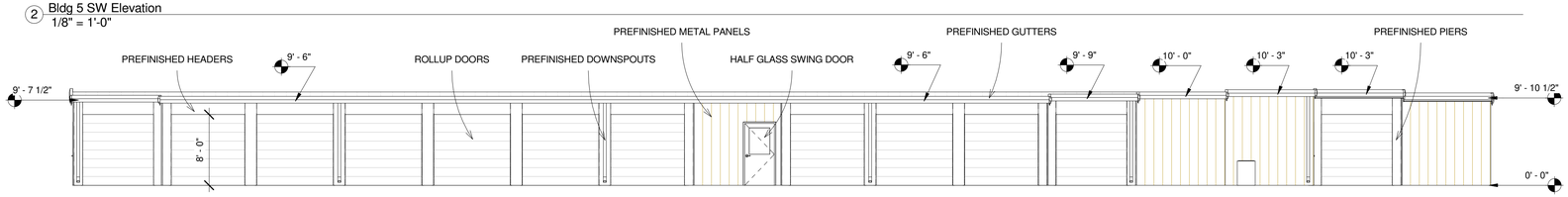
Building 4



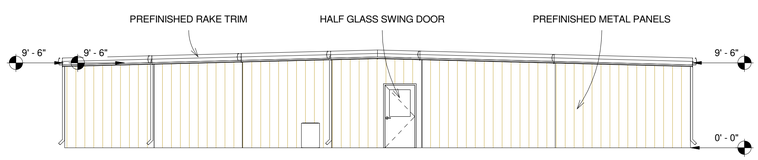
1 Unit Mix - Bldg 5
1/8" = 1'-0"



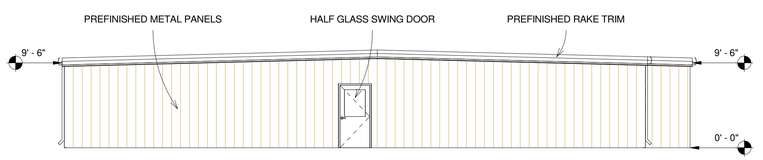
2 Bldg 5 SW Elevation
1/8" = 1'-0"



3 Bldg 5 NE Elevation
1/8" = 1'-0"



4 Bldg 5 NW Elevation
1/8" = 1'-0"



5 Bldg 5 SE Elevation
1/8" = 1'-0"

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Villa Rica, Ga 30180

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TOLL FREE: 877-456-1602
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Revision Schedule

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Horizon Road Self Storage

Rockwall, TX

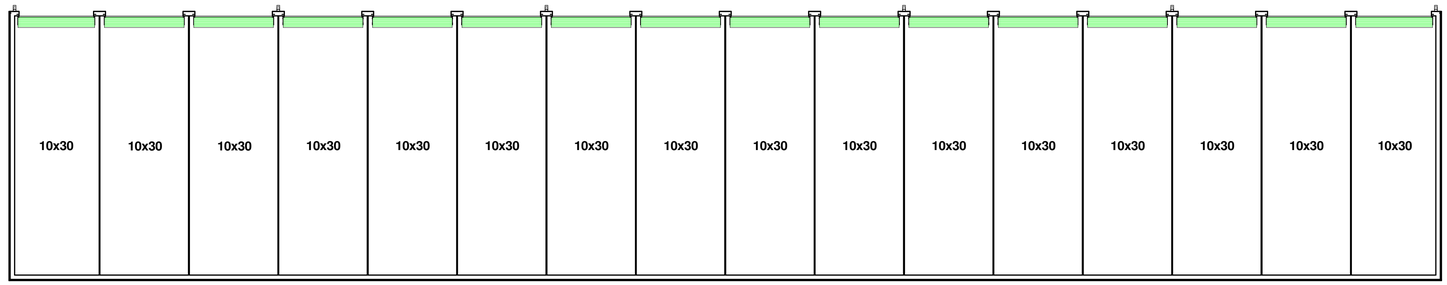
Engineer

Engineer
Address
PE No

SSI Project Number	Project Number
Date	6/26/2019 9:01:58 AM
Designed By	SSI
Drawn By	AH
Checked By	CC

S105

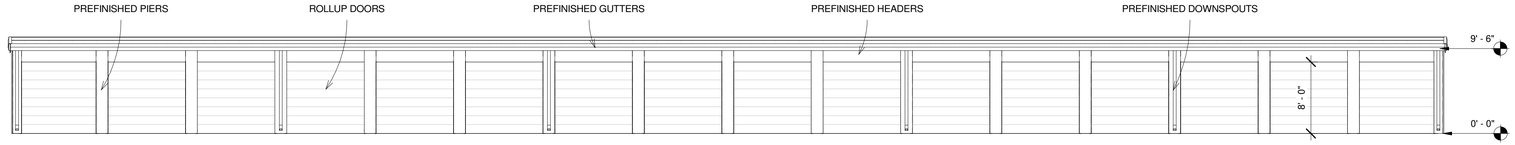
Building 5



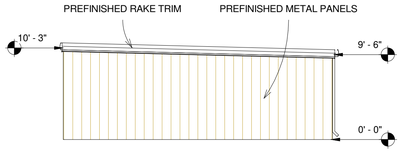
1 Unit Mix - Bldg 6
1/8" = 1'-0"



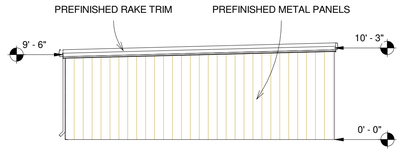
2 Bldg 6 SW Elevation
1/8" = 1'-0"



3 Bldg 6 NE Elevation
1/8" = 1'-0"



4 Bldg 6 SE Elevation
1/8" = 1'-0"



5 Bldg 6 NW Elevation
1/8" = 1'-0"

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Villa Rica, Ga 30180

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Revision Schedule

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Horizon Road Self Storage

Rockwall, TX

Engineer

Engineer
Address
PE No

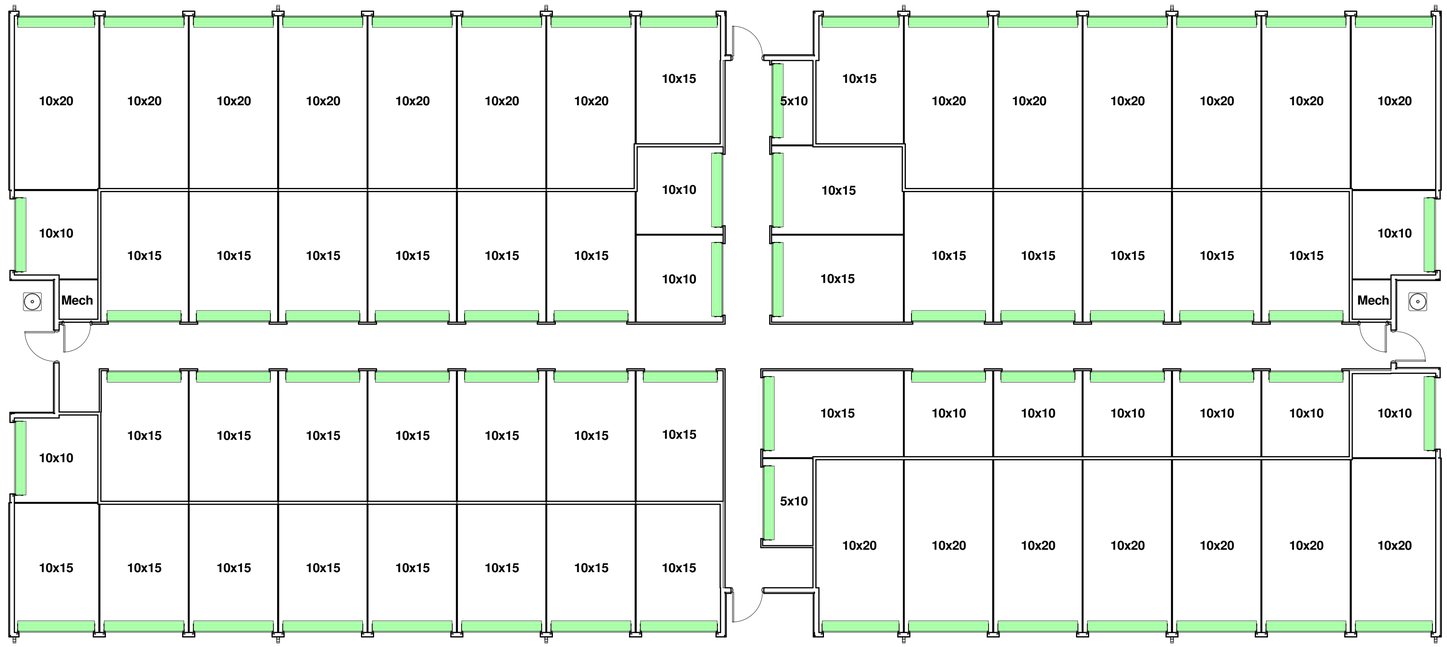
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Date	6/26/2019 9:01:58 AM
Designed By	SSI
Drawn By	AH
Checked By	CC

S106

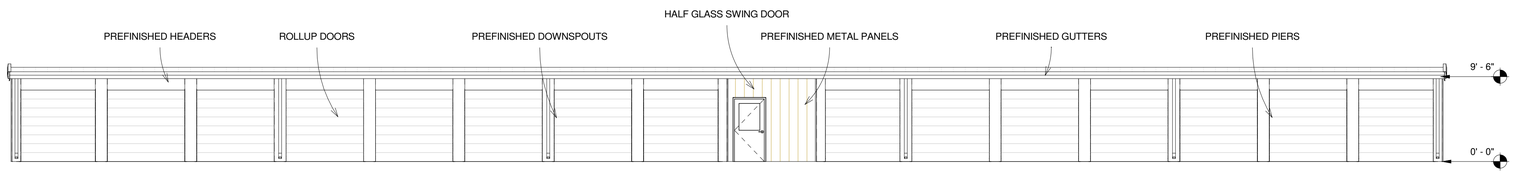
Building 6

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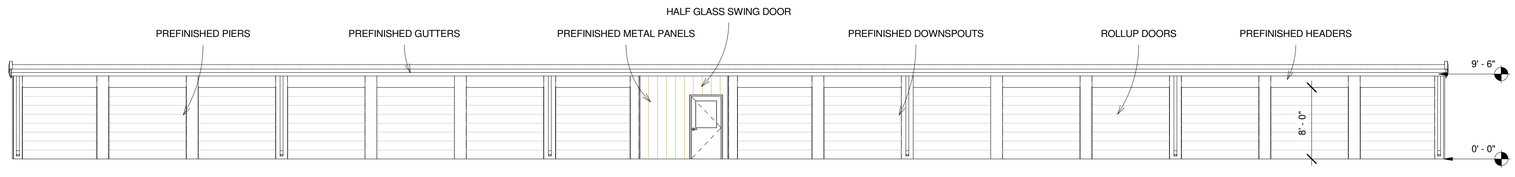
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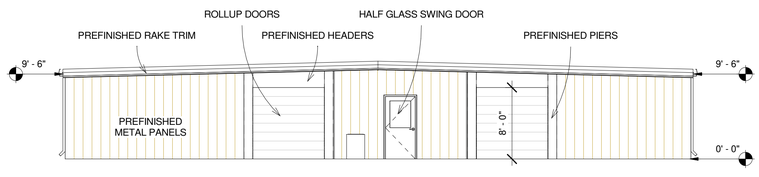
1 Unit Mix - Bldg 7
1/8" = 1'-0"



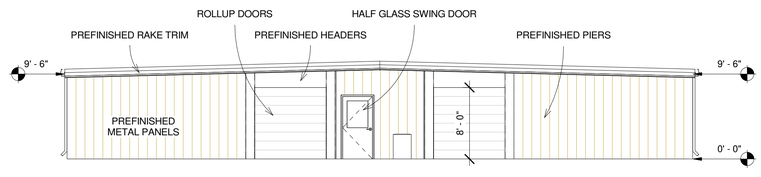
2 Bldg 7 SW Elevation
1/8" = 1'-0"



3 Bldg 7 NE Elevation
1/8" = 1'-0"



4 Bldg 7 NW Elevation
1/8" = 1'-0"



5 Bldg 7 SE Elevation
1/8" = 1'-0"

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Horizon Road Self Storage

Rockwall, TX

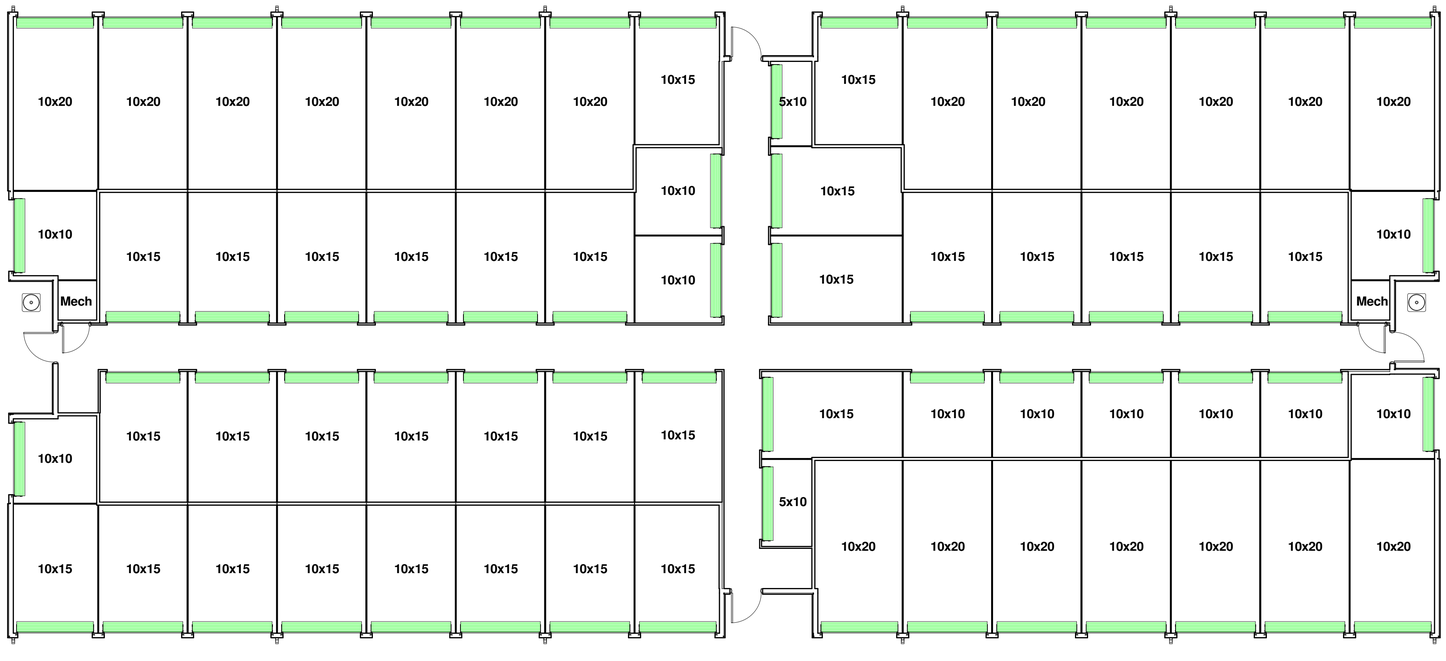
Engineer

Engineer
Address
PE No

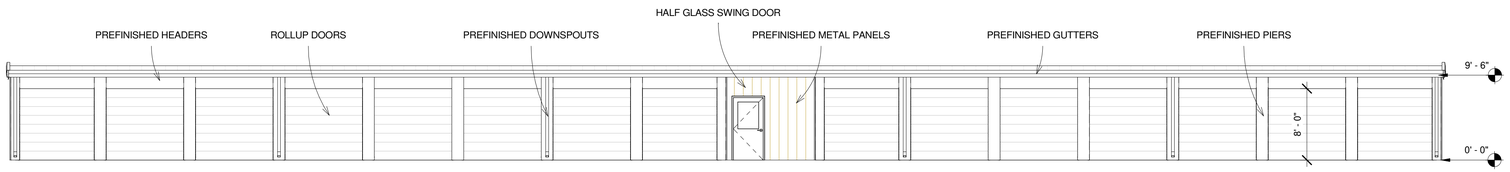
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Date	6/26/2019 9:01:59 AM
Designed By	SSI
Drawn By	AH
Checked By	CC

S107

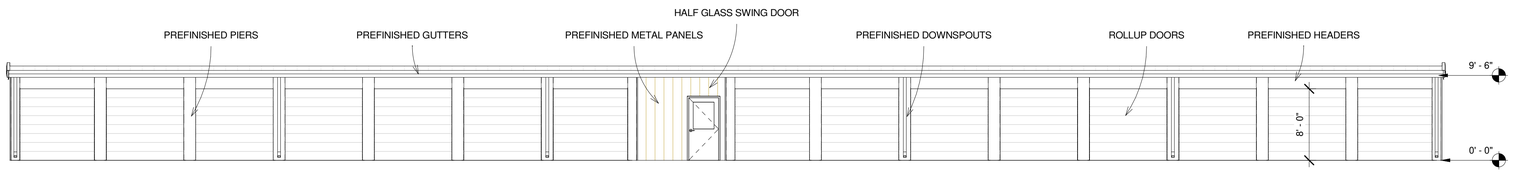
Building 7



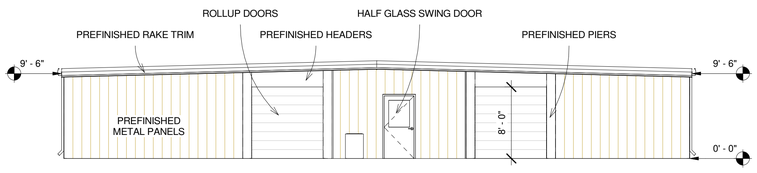
1 Unit Mix - Bldg 8
1/8" = 1'-0"



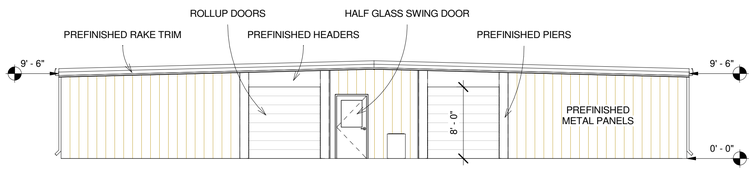
2 Bldg 8 SW Elevation
1/8" = 1'-0"



3 Bldg 8 NE Elevation
1/8" = 1'-0"



4 Bldg 8 NW Elevation
1/8" = 1'-0"



5 Bldg 8 SE Elevation
1/8" = 1'-0"

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Rockwall, TX

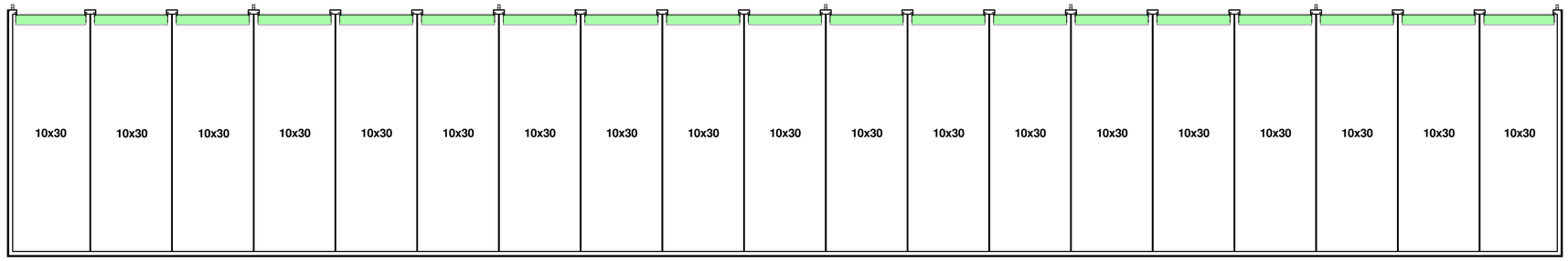
Engineer

Engineer
Address
PE No

SSI Project Number	Project Number
Date	6/26/2019 9:02:00 AM
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Drawn By	AH
Checked By	CC

S108

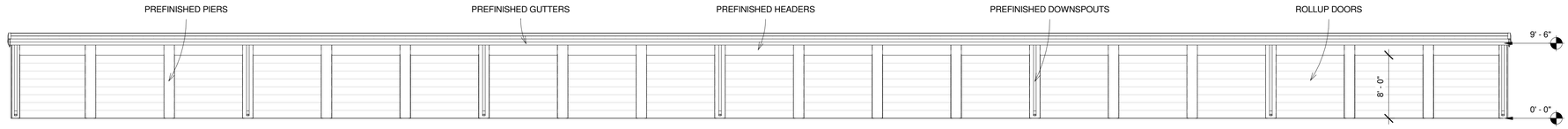
Building 8



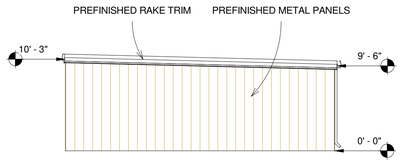
1 Unit Mix - Bldg 9
1/8" = 1'-0"



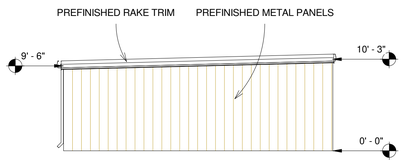
2 Bldg 9 SW Elevation
1/8" = 1'-0"



3 Bldg 9 NE Elevation
1/8" = 1'-0"



4 Bldg 9 SE Elevation
1/8" = 1'-0"



5 Bldg 9 NW Elevation
1/8" = 1'-0"

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STORAGE STRUCTURES

3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

www.storagestructuresinc.com

Revision Schedule

Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage

Rockwall, TX

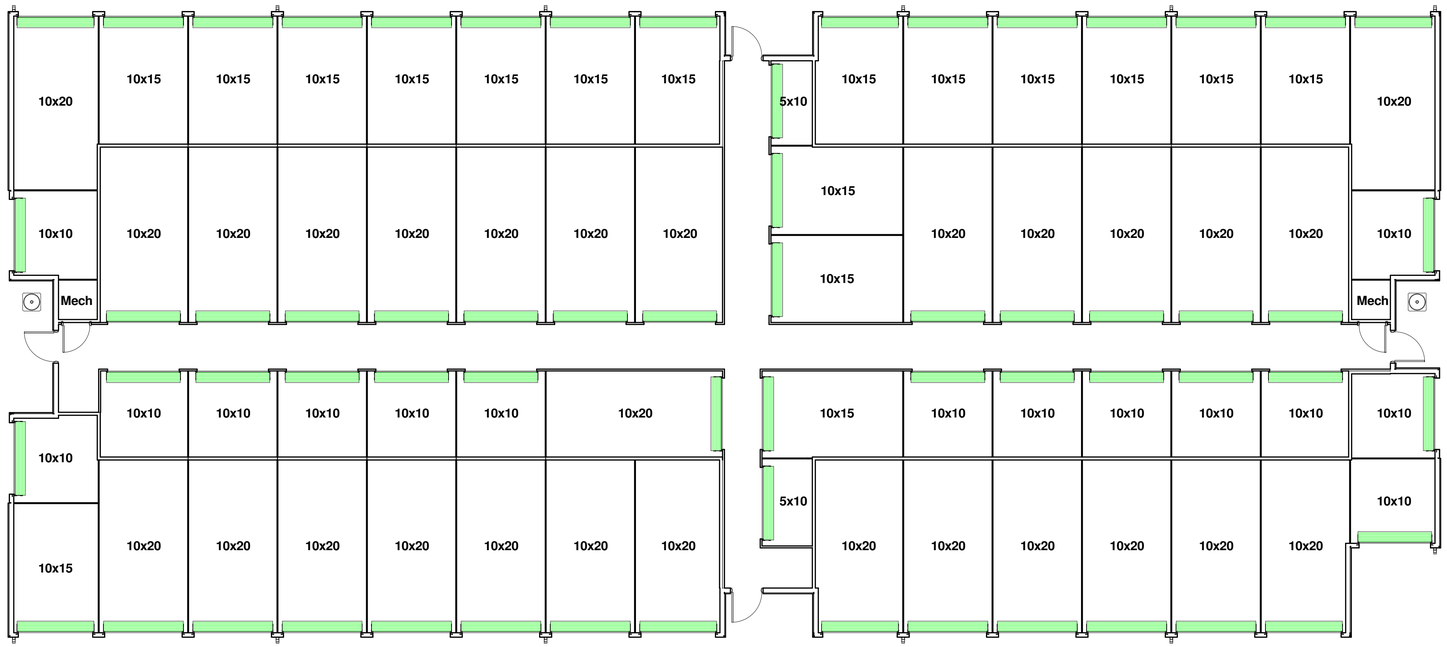
Engineer

Engineer
Address
PE No

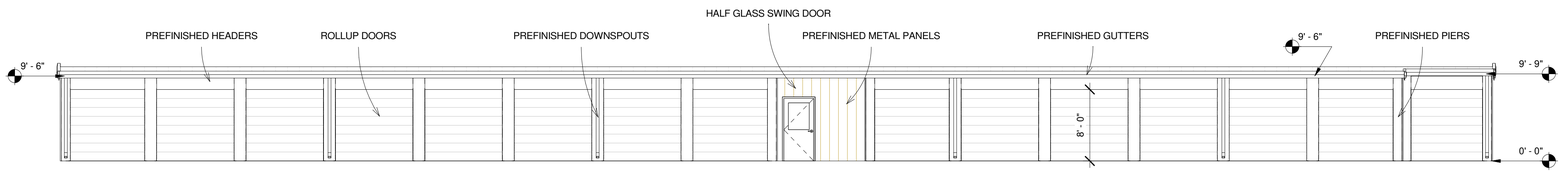
SSI Project Number	Project Number
Date	6/26/2019 9:02:00 AM
Designed By	SSI
Drawn By	AH
Checked By	CC

S109

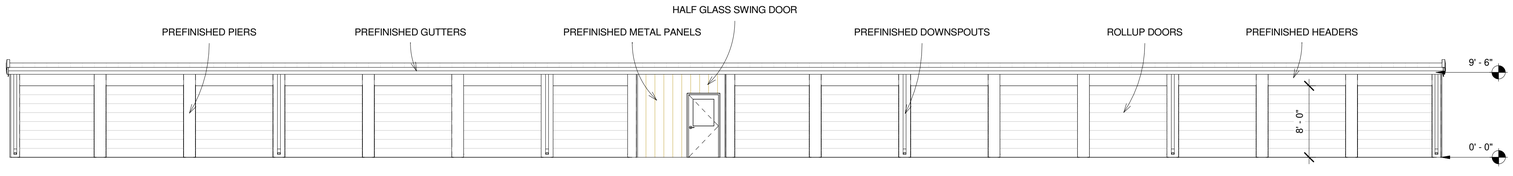
Building 9



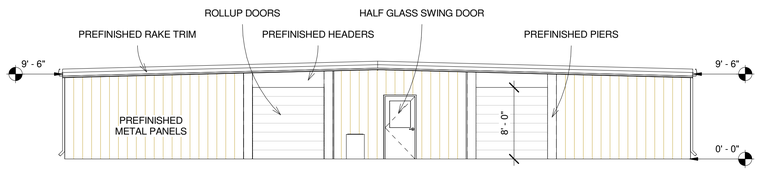
1 Unit Mix - Bldg 10
1/8" = 1'-0"



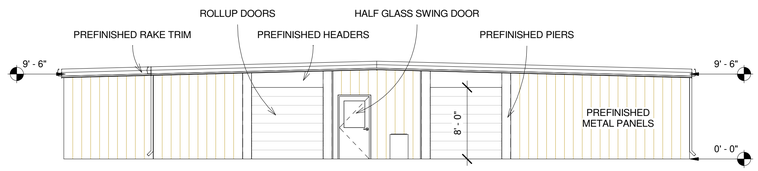
2 Bldg 10 SW Elevation
1/8" = 1'-0"



3 Bldg 10 NE Elevation
1/8" = 1'-0"



4 Bldg 10 NW Elevation
1/8" = 1'-0"



5 Bldg 10 SE Elevation
1/8" = 1'-0"

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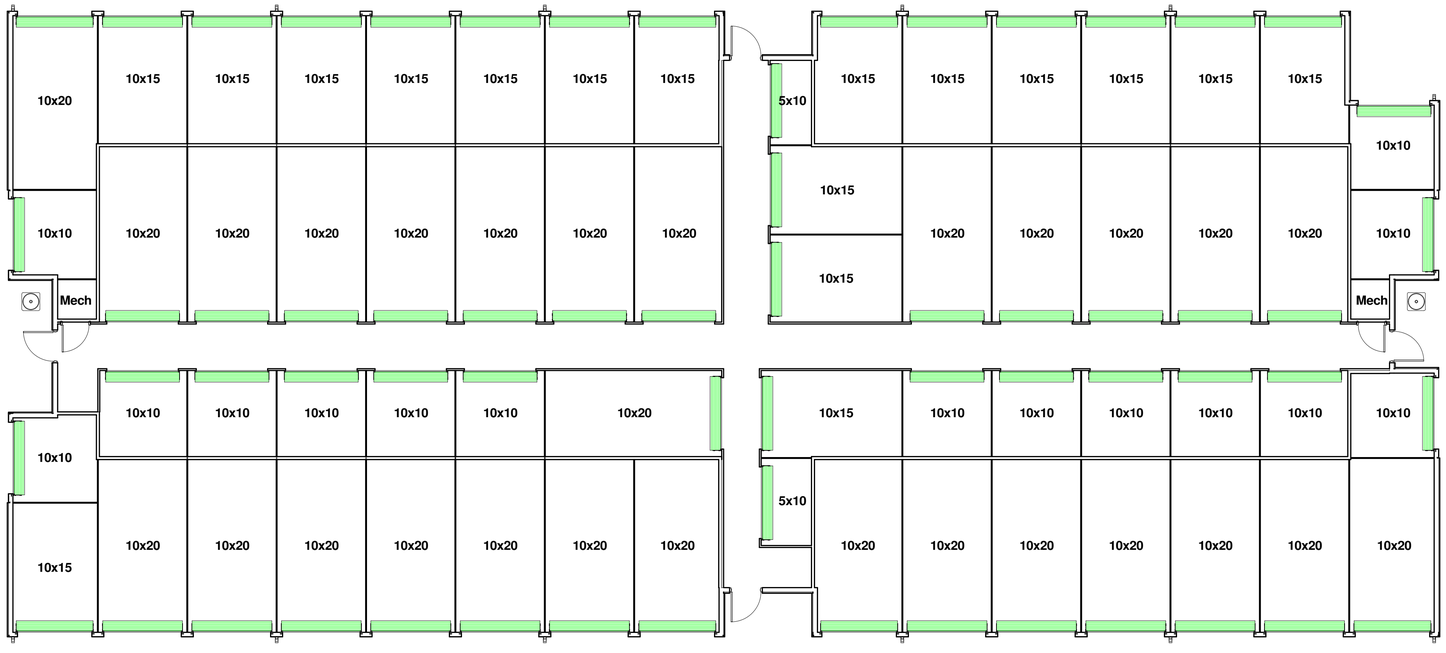
Engineer

Engineer
Address
PE No

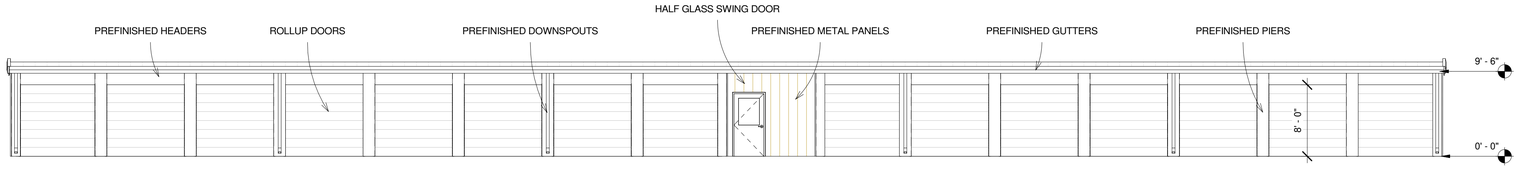
SSI Project Number	Project Number
Date	6/26/2019 9:02:01 AM
Designed By	SSI
Drawn By	AH
Checked By	CC

S110

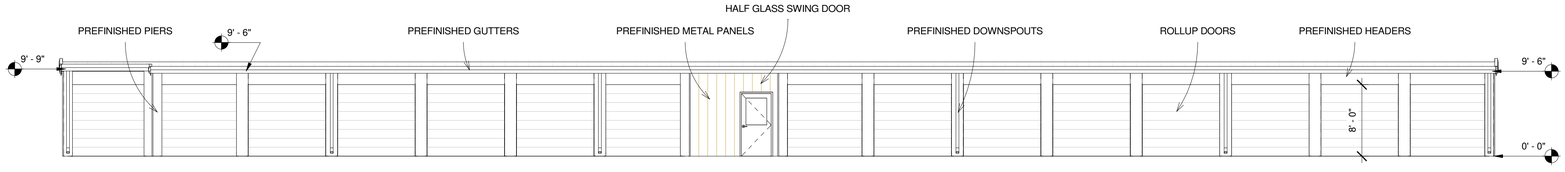
Building 10



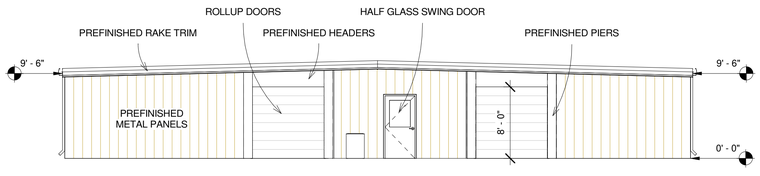
1 Unit Mix - Bldg 11
1/8" = 1'-0"



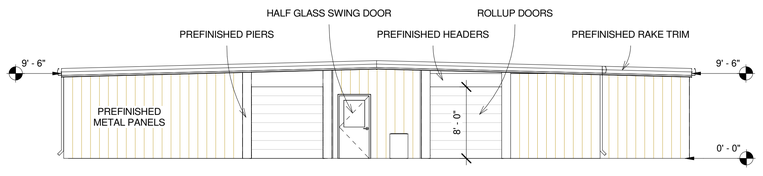
2 Bldg 11 SW Elevation
1/8" = 1'-0"



3 Bldg 11 NE Elevation
1/8" = 1'-0"



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Horizon Road Self Storage

Rockwall, TX

Engineer

Engineer
Address
PE No

SSI Project Number	Project Number
Date	6/26/2019 9:02:02 AM
Designed By	SSI
Drawn By	AH
Checked By	CC

S111

Building 11

City of Rockwall

Project Plan Review History

Project Number	SP2019-028	**Owner**	ROBERSON, COREY WAYNE	**Applied**	7/12/2019 LM
Project Name	Northgate	**Applicant**	MICHAEL JOYCE PROPERTIES	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

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

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	8		8	0072-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/12/2019	7/19/2019	7/15/2019	3	APPROVED	
ENGINEERING	Sarah Hager	7/12/2019	7/19/2019	7/25/2019	13	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(7/25/2019 1:34 PM SH) - Must construct 24' of Clem Road. - Water line from 3549 to Caroline Court and back to 3549 must be 12". - Add a 20' easement for the water line to pass through lots 6 and 7 on Caroline Court. - Must dedicate 60' from the CL of 3549/stodgehill. - Concrete for residential roads to be 3600psi (6.5 sack mix). The following items are for your information for engineering design. - Need to show how driveways along Clem will meet 100' spacing - Clem is a curb and gutter street section... why is there a drainage esmt across front of lots along Clem? - 4% Engineering Fees - Impact Fees - Must be on septic systems. (will require council approval) - Check if on Mt. Zion water service list - Must complete 2nd hydrostatic test, and 1st bacteria tests - Clem Road must have 61' ROW, 41' back to back, and this project must construct 24'. (Curb & Gutter) - FM 3549/ Stodgehill is to be 120' ROW must dedicate 60' form the centerline. - Wetlands/ WOTUS study for the pond to be removed - May need detention if the culvert under Clem does not have capacity for the storms. Unit hydrograph method will be needed for detention more than 20 acres - Must show all existing and proposed utilities - Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls. - Min easements is 20'. water, sewer, and storm lines must be have 10' of easements on both sides of the line. - No trees within 5' of utilities. - Must meet all city standards of design and construction.							
FIRE	Ariana Hargrove	7/12/2019	7/19/2019	7/18/2019	6	APPROVED	
GIS	Lance Singleton	7/12/2019	7/19/2019	7/16/2019	4	COMMENTS	See comments
(7/16/2019 3:44 PM LS) Please submit two new street names in place of ASHER DR and BRITTON DR due to conflicts in our area. Also submit cad .dwg file of street centerlines and lot lines (Include boundary closure report).							
PLANNING	Korey Brooks	7/12/2019	7/19/2019				Comments

P2019-029 Preliminary Plat for Northgate Subdivision

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

I.1 This a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.

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

M.3 For reference, include the case number (P2019-029) in the lower right hand corner of all pages on future submittals.

M.4 Please note landscape buffer requirements from PD ordinance. Landscape and Hardscape Standards.

(1) Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height.

(2) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (FM-3549). A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM-3549.

(b) Landscape Buffer and Sidewalks (Clem Road). A minimum 20-foot landscape buffer shall be provided

M.5 Please provide lot mix chart.

M.6 Please provide Block for each block. Currently, it cannot be determined which block a lot is located in.

M.7 Please provide centerline for adjacent roadways (e.g. Clem Road and FM-3549).

M.8 The preliminary plat should not have dedication language.

M.9 The preliminary plat should include preliminary drainage plan and preliminary utility plan. Also, please ensure that all utilities are on the plat.

M.10 It is possible to fit the entire plan on one page?

M.11 The visibility triangles are difficult to see. Also, please see the Unified Development Code regarding the requirements.

M.12 Please provide precise locations of entryway signage.

M.13 Please provide vicinity map for concept plan.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 6, 2019. The Planning and Zoning Worksession for this case is July 30, 2019. The Park Board Meeting for this case is August 6, 2019. The Planning and Zoning Meeting for this case is August 13, 2019.

I.15 The projected City Council meeting date and subsequent approval for this request is August 19, 2019 and September 3, 2019.

P2019-030 Master Plat for Northgate Subdivision

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

I.1 This a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey,Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2019-030) in the lower right hand corner of all pages on future submittals.
M.4 Please see comments above.
M.5 If this will be complete in phases, please indicate.

SP2019-028 Site Plan for Northgate Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments).
I.1 This is a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2019-028) in the lower right hand corner of all pages on future submittals.
M.4 Please note, Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height.

(1) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(c) LandscapeBuffer and Sidewalks (FM-3549). A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM-3549.
(d) Landscape Buffer and Sidewalks (Clem Road). A minimum 20-foot landscape buffer shall be provided

(2) Street Trees. Prior to issuance of a Certificate of Occupancy (CO), all residential single-family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by Section 7.1 of this ordinance in the following sizes and proportions:

(i) Three (3), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of the required lots

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the rear yards of the required lots.

(iii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the side yards facing the street.
(3) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
(4) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
a. Streets. All streets (excluding drives, fire lanes and private parking areas) shall be built according to the City's street standards as shown below in Figure 3 of the PD ordinance.
(5) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major and minor entry points for the proposed subdivision (shown in Figure %) of the PD ordinance. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan. The developer shall provide enhanced landscaping areas within the Subject Property as generally depicted in Figure 4 of the PD Ordinance. The final design of these areas shall be provided on the PD Site Plan.

TRACT 5 | TRACT 4 | TRACT 3 | TRACT 2 | TRACT 1

MUSTANG ACRES SUBDIVISION
FIRST INSTALLMENT
CABINET A, SLIDE 54

ZONED: SFE-4

ZONED: SFE-1.5

ZONED: SFE-1
BLUEBERRY HILL
ESTATE ADDITION
LOT 1, BLOCK A
CABINET J, SLIDE 231

12' PUBLIC UTILITY EASEMENT
CABINET A, SLIDE 54

CONNECT TO
EX. WATER LINE

30' RIGHT-OF-WAY
DEDICATION
(BY THIS PLAT)

CONNECT TO
EX. WATER LINE

30' RIGHT-OF-WAY
DEDICATION
(BY THIS PLAT)

CHARLES DAVID PARKER
VOLUME 1014, PAGE 245

LYNN VICTOR PARKER
VOLUME 1014, PAGE 249

CLEM ROAD
(NO RECORD FOUND BY SURVEYOR)

30' RIGHT-OF-WAY DEDICATION
(BY THIS PLAT)

15' D.E.

10' P.U.E.

DANIEL AND
LAURA MARTIN

Must construct
24' of Clem.

PROPOSED
WATER
12"

Must be centered
in a 20' utility esmt

ZONED: SF-1
(PD Z2019-012)

R47.5'

R20'

PROPOSED 5'
CONCRETE SIDWALK

DANIEL L. PETTIS
CC #20170000000956

CLEM ROAD EXTENSION
(NOT CONSTRUCTED BY SIGNAL HILL, LLC)

ASHER DRIVE
50' ROW

PROPOSED 8" WATER

CHRISTINE COURT
50' ROW

30' LANDSCAPE BUFFER
(COMMON AREA NO. 1)
0.817 ACRES
(35,587 SQ. FT.

CRAIG WILLIAM MCCALLUM
CC #20150000001423

BRITTON DRIVE
50' ROW

8"W

R50'

Must dedicate 60'
from CL of road.

F. M. 3549
(A.K.A. STODGHILL ROAD)
(VARIABLE WIDTH ROW)

THE FATE 54
INVESTMENT LAND LLC
CC #20170000016383

APPROXIMATE LOCATION
100-YEAR FLOOD ZONE A
ACCORDING TO FEMA COMMUNITY
MAP NUMBER 48397C0035L
MAP EFFECTIVE SEPTEMBER 26, 2008

ZONED: SF-1
(PD Z2019-012)

PROPOSED 5'
CONCRETE SIDWALK

30' LANDSCAPE BUFFER
(COMMON AREA NO. 2)
0.202 ACRES
(8,787 SQ. FT.)

END WATER
STUB-OUT

LORIN PRESTON
LARMAN
AND JEANNE LARMAN
VOLUME 3679, PAGE 25

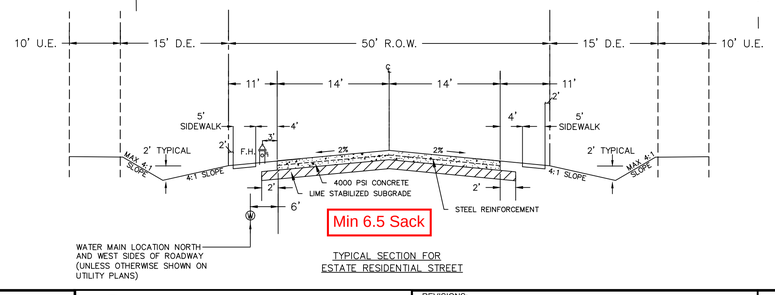
BILLY CONRAD HAGEN
VOLUME 103, PAGE 775

ROBERT PEOPLES AND
MEGAN PEOPLES
CC #20130000483387

WILLIAM KYLE ALLEN AND WIFE,
DOROTHY E. ALLEN
VOLUME 153, PAGE 629

WILLIAM KYLE ALLEN AND WIFE,
DOROTHY E. ALLEN
VOLUME 153, PAGE 629

WILLIAM KYLE ALLEN AND WIFE,
DOROTHY E. ALLEN
VOLUME 124, PAGE 749



WATER MAIN LOCATION NORTH AND WEST SIDES OF ROADWAY (UNLESS OTHERWISE SHOWN ON UTILITY PLANS)

TYPICAL SECTION FOR
ESTATE RESIDENTIAL STREET

N

100 50 0 100 200
SCALE IN FEET
1" = 100'

LEGEND

PROPOSED PAVEMENT

FH FIRE HYDRANT

- Need to show how driveways along Clem will meet 100' spacing
- Clem is a curb and gutter street section... why is there a drainage esmt across front of lots along Clem?
- 4% Engineering Fees
- Impact Fees
- Must be on septic systems. (will require council approval)
- Check if on Mt. Zion water service list
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- Must show all existing and proposed utilities
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easements is 20', water, sewer, and storm lines must be have 10' of easements on both sides of the line.
- No trees within 5' of utilities.
- Must meet all city standards of design and construction.

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

ENGINEERINGCONCEPTS & DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: JD	DATE:
CHECKED: MA	DATE:
PROJECT NO.: 08838	
DWG FILE NAME: 08838 PP SITE PLAN.DWG	

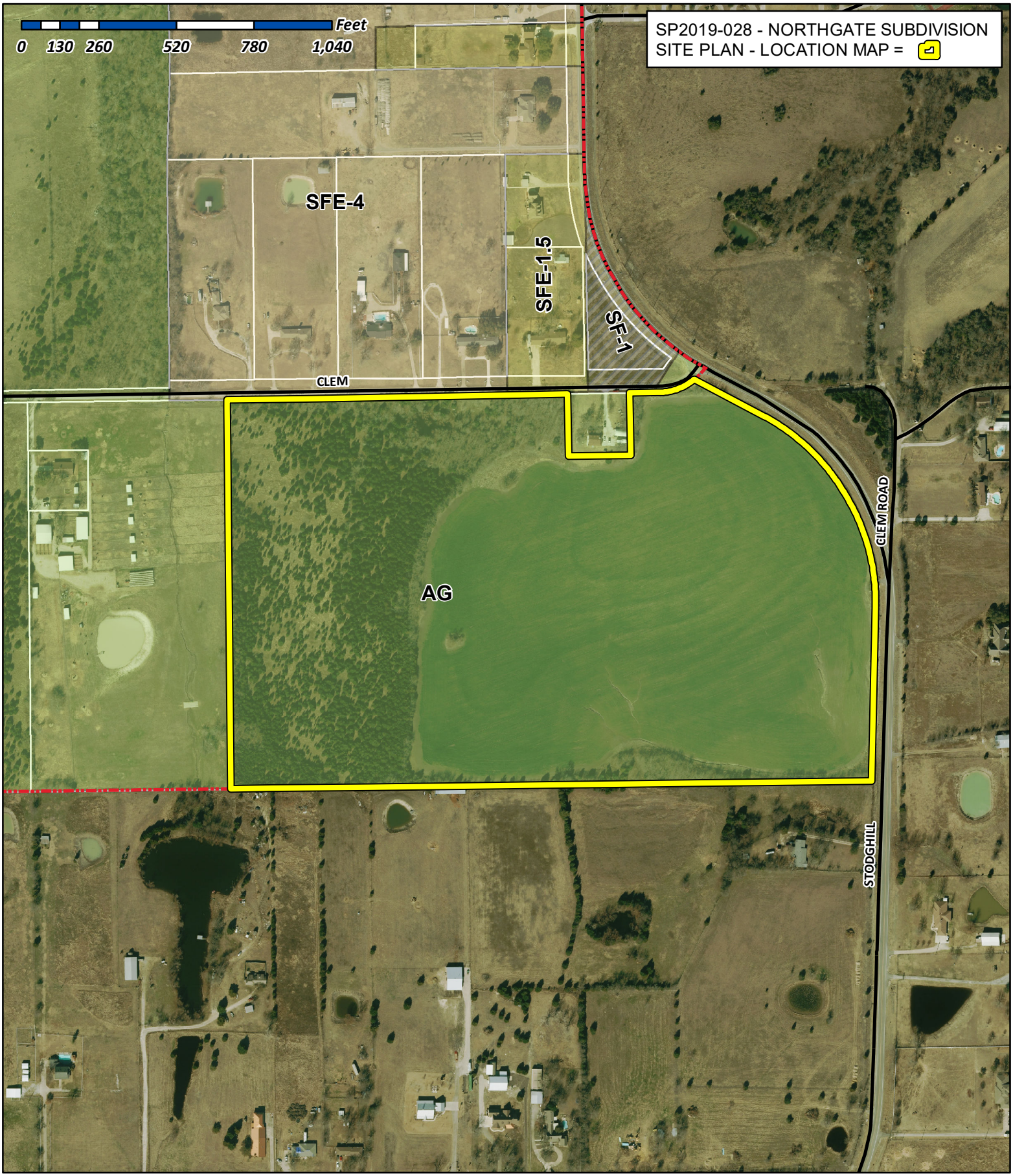
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

STATE OF TEXAS
MATT ATKINS
93968
REGISTERED PROFESSIONAL ENGINEER

01/10/2019

PRELIMINARY SITE PLAN
NORTHGATE
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

SHEET 01 OF 01



City of Rockwall

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

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

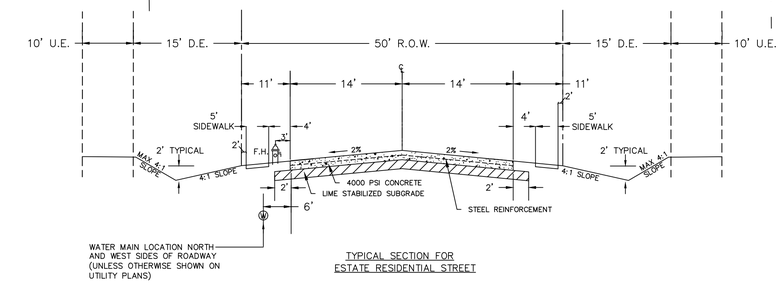
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TRACT 4
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TRACT 1
ZONED: SFE-4
ZONED: SFE-1.5
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PROPOSED 8" WATER
CRAIG WILLIAM MCCALLUM
CC #20150000001423
BRITTON DRIVE
50' ROW
F. M. 3549
(A.K.A. STODGHILL ROAD)
(VOL. 1014, PG. 245)
THE FATE 54
INVESTMENT LAND LLC
CC #20170000016383
APPROXIMATE LOCATION
100-YEAR FLOOD ZONE A
ACCORDING TO FEMA COMMUNITY
MAP NUMBER 48397C0035L
MAP EFFECTIVE SEPTEMBER 26, 2008
ZONED: SF-1
(PD Z2019-012)
PROPOSED 5'
CONCRETE SIDWALK
30' LANDSCAPE BUFFER
(COMMON AREA NO. 2)
0.202 ACRES
(8,787 SQ. FT.
PROPOSED 8" WATER
END WATER
STUB-OUT
LORIN PRESTON
LARMAN
AND JEANNE LARMAN
VOLUME 3679, PAGE 25
BILLY CONRAD HAGEN
VOLUME 103, PAGE 775
ROBERT PEOPLES AND
MEGAN PEOPLES
CC #201300048338
WILLIAM KYLE ALLEN AND WIFE,
DOROTHY E. ALLEN
VOLUME 153, PAGE 629
WILLIAM KYLE ALLEN AND WIFE,
DOROTHY E. ALLEN
VOLUME 153, PAGE 629
WILLIAM KYLE ALLEN AND WIFE,
DOROTHY E. ALLEN
VOLUME 124, PAGE 749

N

100 50 0 100 200
SCALE IN FEET
1" = 100'

LEGEND

PROPOSED PAVEMENT
FH FIRE HYDRANT



TYPICAL SECTION FOR
ESTATE RESIDENTIAL STREET

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: JD	DATE:
CHECKED: MA	DATE:
PROJECT NO.: 08838	
DWG FILE NAME: 08838 PP SITE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

STATE OF TEXAS
MATT ATKINS
93968
REGISTERED PROFESSIONAL ENGINEER

01/10/2019

PRELIMINARY SITE PLAN
NORTHGATE
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

SHEET 01 OF 01

City of Rockwall

Project Plan Review History

Project Number	SP2019-029	**Owner**	MCCORD, SHANNON	**Applied**	7/12/2019	LM
Project Name	501 S. Goliad Street	**Applicant**	MICHAEL BAUSCH	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	P&Z HEARING			**Status**	7/26/2019	DG

Site Address	**City, State Zip**	**Zoning**
501 S GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CARABAJAL	C	117	C	3140-0117-000C-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/12/2019	7/19/2019	7/15/2019	3	APPROVED	
ENGINEERING	Sarah Hager	7/12/2019	7/19/2019	7/25/2019	13	COMMENTS	
(7/25/2019 1:57 PM SH) - Need to have detention for the additional impervious area. - No walls are allowed in detention without a City Council variance. - Need to plat/replat - Show ex. water & sewer ties on Goliad & Storrs. Need to show ex. fire hydrant show ex. sewer as well.							
FIRE	Ariana Hargrove	7/12/2019	7/19/2019	7/18/2019	6	COMMENTS	
(7/18/2019 4:36 PM AA) Fire hydrant coverage is required for the new construction. Existing fire hydrants to be considered for the use shall be indicated on the plans.							
GIS	Lance Singleton	7/12/2019	7/19/2019	7/16/2019	4	APPROVED	
PLANNING	David Gonzales	7/12/2019	7/19/2019	7/23/2019	11	COMMENTS	See comments

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

Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan for an addition to an existing General Personal Service business (i.e. Jour Salon and Spa) on a 4.211-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

PLANNING AND ZONING 1ST ROUND STAFF COMMENTS (07.23.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday August 6, 2019. Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans, and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2019-029" at the lower right corner of each plan.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. To allow for allow for not meeting the minimum 20% stone requirement for all facades.
2. To allow for not meeting the horizontal articulation standards
3. To allow for the rear elevation to exceed 50% cementitious lap siding (? need exterior materials calculations for determination?).

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Provide a minimum of one (1), three (3)-inch canopy tree for each 50-ft linear feet of frontage (i.e. two trees minimum).
2. Correct Site Data Table as follows:
a. Front setback = 15-feet (this is a double frontage lot).
b. Side setback = 10-feet
c. Zoning - General Retail (GR) DistrictBuilding Elevations:
1. See all exception being requested based on sumbittal at top of report.
2. Requires a recommendation from the Architectural Review Board(ARB) to the Planning and Zoning Commission for approval.
3. Provide exterior material calculations (i.e. brick, stone, lap siding).
4. What is the existing lap siding material? What materials are being used for the lap siding? A cementitious fiber board is required for all lap siding being used.
5. A minimum 20% stone is required on all building facades.

** The following are scheduled meeting dates that you and/oryour representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board - July 30, 2019 (5:00 p.m.) [ARB to provide comments]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Work Session: July 30, 2019 (6:00p.m.) [Applicant to present/discuss project] Architectural Review Board - August 13, 2019 (5:00 p.m.) [ARB to provide recommendation] Planning - Action: August 13, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]							
Police Department	David Gonzales	7/22/2019	7/29/2019	7/22/2019		COMMENTS	See comments

(7/22/2019 10:48 AM DG)
Comments provided by Captain Ed Fowler - Rockwall Police Department.

SP2019-029 501 South Goliad Street
Considerations for New Construction Component:

• Placing shrubs that provide area denial capability (e.g. thorns) and are natural to the area under windows on the left side (North) and window on the far left window on the front side (West) of the building.

• Alarms: Glass break sensors on all windows, door alarms and alarm on safe room and safe if applicable. Interior motion sensors for alarm system.

• Ground wash lighting placed along the exterior of the building for aesthetics and lighting on all sides of the building to eliminate shadows, hiding spots and to illuminate exterior windows (potential entry points). In addition, exterior lights placed on the eves at the center of building could be moved to the ends of the building. This along with the ground wash lighting would provide appropriate lighting coverage. Lighting should comply with City of Rockwall Code.

• Parking lot lighting should be considered if clients/employees will be working late.

• Window Tint/Laminate

• Tree and bush standards appear to be within specifications.

• Install cameras on corners and interior of building along with all doors being equipped with alarms, the interior equipped with proximity alarms and glass break sensors on the windows.

• Consider a panic alarm system for employees who may be working late and/or are alone at the business.

Disclaimer: No CPTED recommendations can positively ensure or guarantee a crime-free environment.

Need detention for addition. No walls in detention w/o city council variance

- Need to plat/replat
- Show ex. water & sewer ties on Goliad & Storrs. Need to show ex. fire hydrant show ex. sewer as well.

PROTECT EX. TREES DURING CONSTRUCTION

STORRS STREET
PUBLIC R.O.W.

REMOVE EX. WALL AS NEEDED

REMOVE EX. WALL AS NEEDED

EX. CURB/GRATE INLET

EXSITING RETAINING WALL

EXSITING CONCRETE DRIVE

(2) BOLLARDS

N89°12'05"E 130.41'

GM

N50°45'23"E 26.39'

14"ELM

16"ELM

19"ELM

BLDG TIE 15.19'

BLDG TIE 15.00'

AC

55.6'

13.3'

PROP. ADDITION.
736 S.F.
FF=575.58

EX. 24" STORM

EX. CURB INLET

EXSITING FENCE

EXSITING RETAINING WALLS

EXSITING WATER METER

N00°03'27"E 101.48'

EXSITING SIDEWALK

EX. BLDG.
2,712 S.F.
FF=575.58

EXSITING CHAIN LINK FENCE

S00°13'30"W 120.25'

EXSITING ASPHALT PAVING

EXSITING CONCRETE PAVING

N89°54'08"W 150.47'

S. GOLIAD STREET
VARIABLE WIDTH R.O.W.

CRAIG MERRITT
INST. NO. 20170000016401

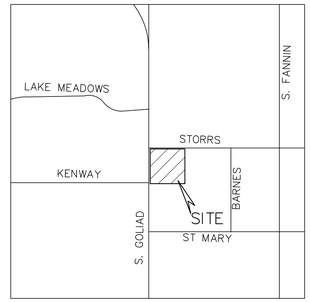
LOT 1, BLOCK A
CARABAJAL ADDITION
VOL. G, PG. 116

C. STEPHEN BAXTER &
SHAWN RENAE BAXTER
INST. NO. 20190000003588

GENERAL NOTES

1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building inspector and Fire Department.
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3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
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6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

10 5 10
1" = 10'



LOCATION MAP
(NOT TO SCALE)

SITE DATA:

LOT AREA:
0.41 Acres, 17,769 sq. ft.
LOT COVERAGE:
EX 15.3%
PROP 19.4%
FLOOR TO AREA RATIO:
EX 6.55:1
PROP 5.15:1
BUILDING AREA:
EXISTING: 2,712 SQ.FT.
PROPOSED: 736 SQ.FT.
TOTAL: 3,448 SQ.FT.
BUILDING HEIGHT:
20' max
BUILDING SETBACKS:
Front = 20'
Side Street = 15'
Rear & Side = none
PROPOSED USE:
Hair Salon & Spa

IMPERVIOUS AREA (including buildings):
31,131 sq.ft.
ZONING:
R-RETAIL
PARKING:
Required:
1 space/250 (3448/250) = 14
Handicapped = 1
Provided:
Standard= 24
Handicapped = 1
Total Provided = 25
LANDSCAPE AREA:
Required: 2,665 sq.ft. (15%)
Provided: 2,733 sq.ft. (15.38%)
FIRE SPRINKLER:
NO

* THERE ARE EX BUILDINGS ON THIS SITE

LEGEND

———	= PROPERTY LINE
EX. W	= EX. WATER LINE
EX. SS	= EX. SANITARY SEWER LINE
S	= EX. SS MANHOLE
WV	= EX. WATER VALVE
PP	= EX. POWER POLE
	= EX. TELEPHONE BOX
	= EX. STORM MANHOLE
FH	= EX. FIRE HYDRANT
	= PROPOSED FIRE HYDRANT
EXIST. or EX.	= EXISTING
ESMNT.	= EASEMENT
LS	= LANDSCAPE
BC	= BACK OF CURB
B-B	= BACK OF CURB TO BACK OF CURB

Present Conditions

DRAINAGE AREA CALCULATIONS

DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity I 10yr in/hr	Discharge Q 10yr cfs	Intensity I 100yr in/hr	Discharge Q 100yr cfs	Comments
1	2		3.000	4	5	8	9	10	11	12
1	0.9	1	0.410	0.37	15.00	6.42	2.37	7.52	2.77	to existing storm inlets

Developed

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							Net Increase		0.48	

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STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED PROFESSIONAL ENGINEER
7-9-19

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CASE #:

SITE PLAN

THE JOUR SALON & SPA ADDITION

501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner
SHANNON RIDDEL
972 979-0866
Shannon@littletipsyboutique.com

prepared by

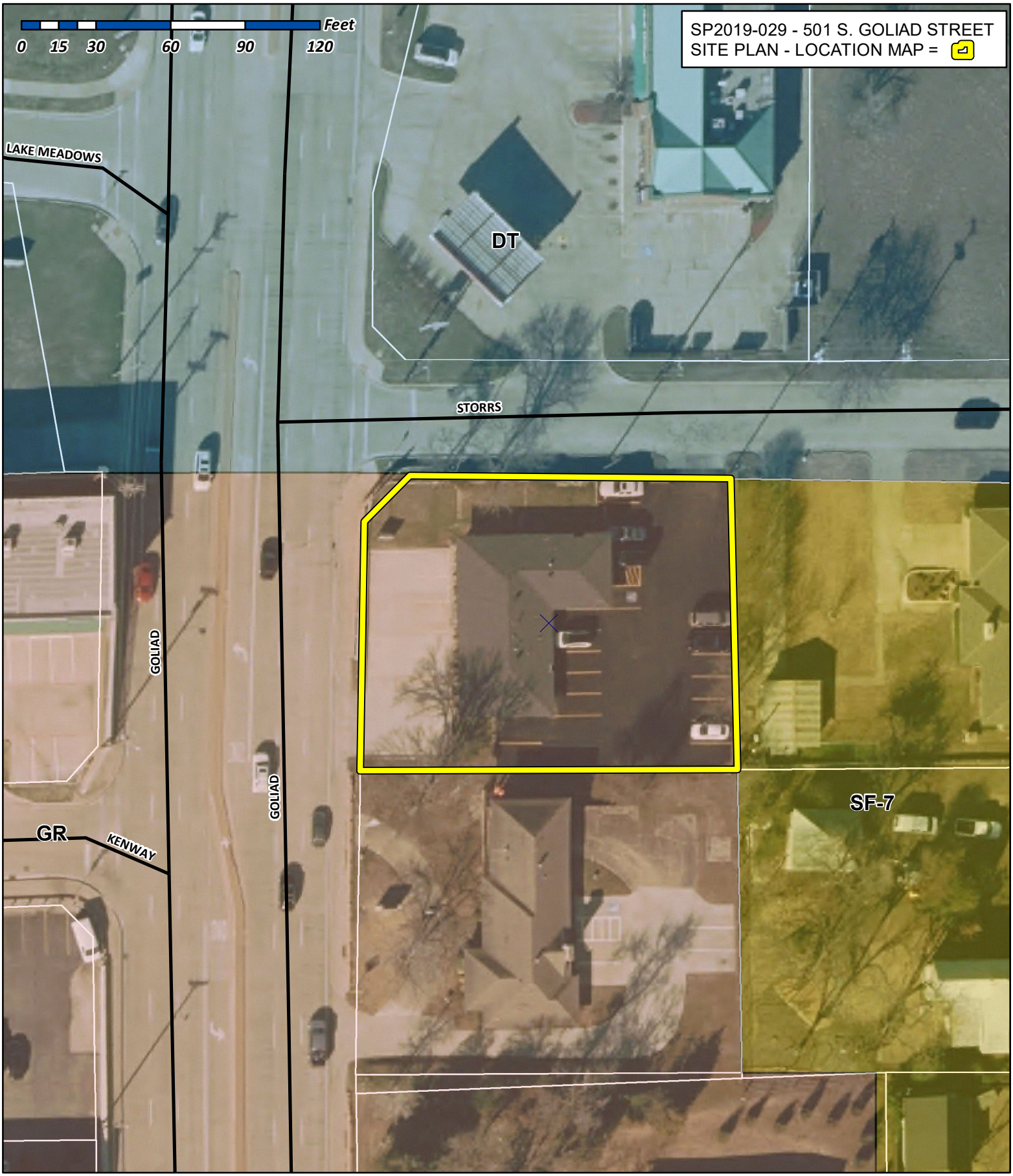
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

© 2019 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2019-09 REG. NO.: F-2567

date:	scale:	sheet:
7/9/19	1"=10'	C101

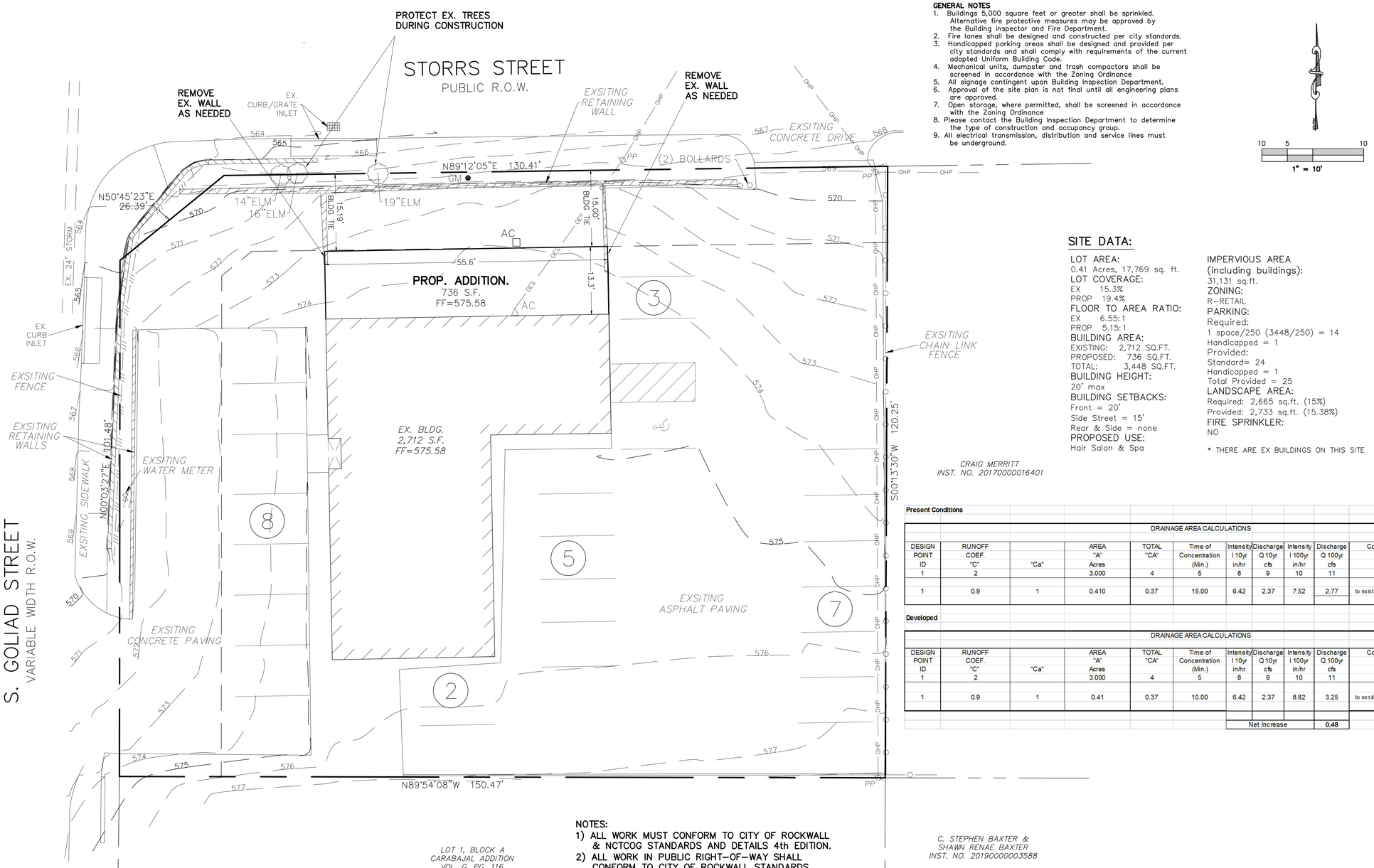
Engineering Mark-Ups



City of Rockwall

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

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

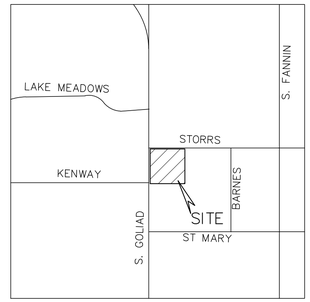


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501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner
SHANNON RIDDEL
972 979-0866
Shannon@littletipsyboutique.com

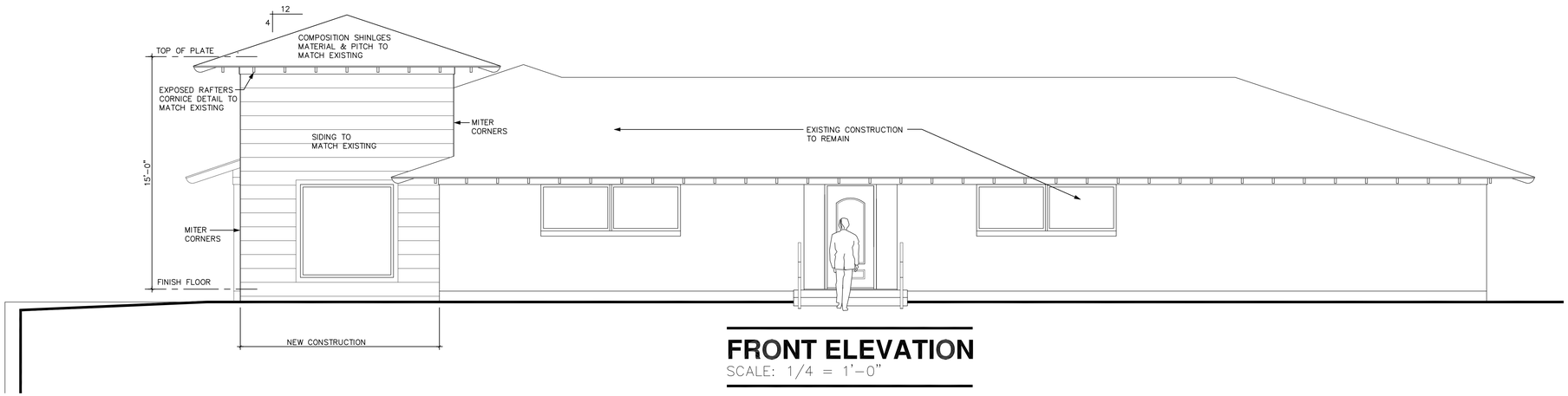
prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

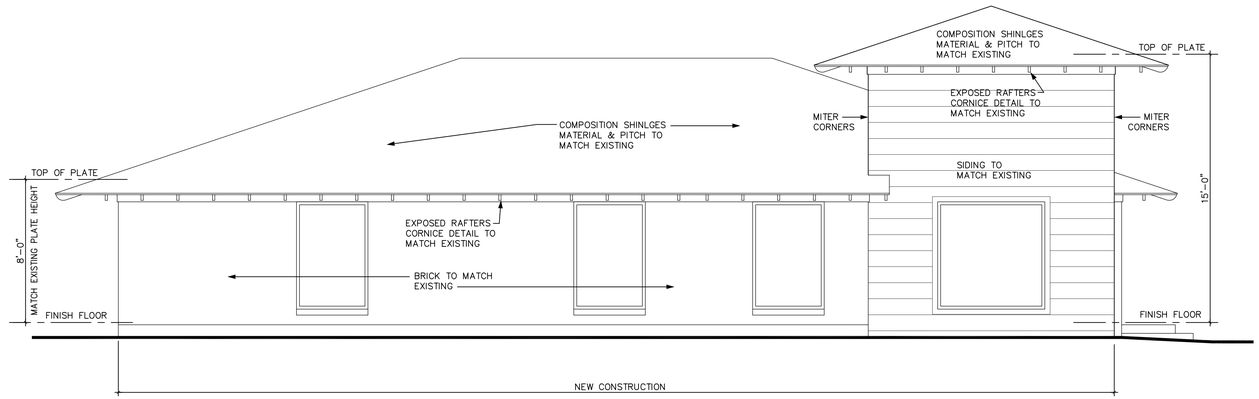
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PROJECT NO.: 2019-09 REG. NO.: F-2567

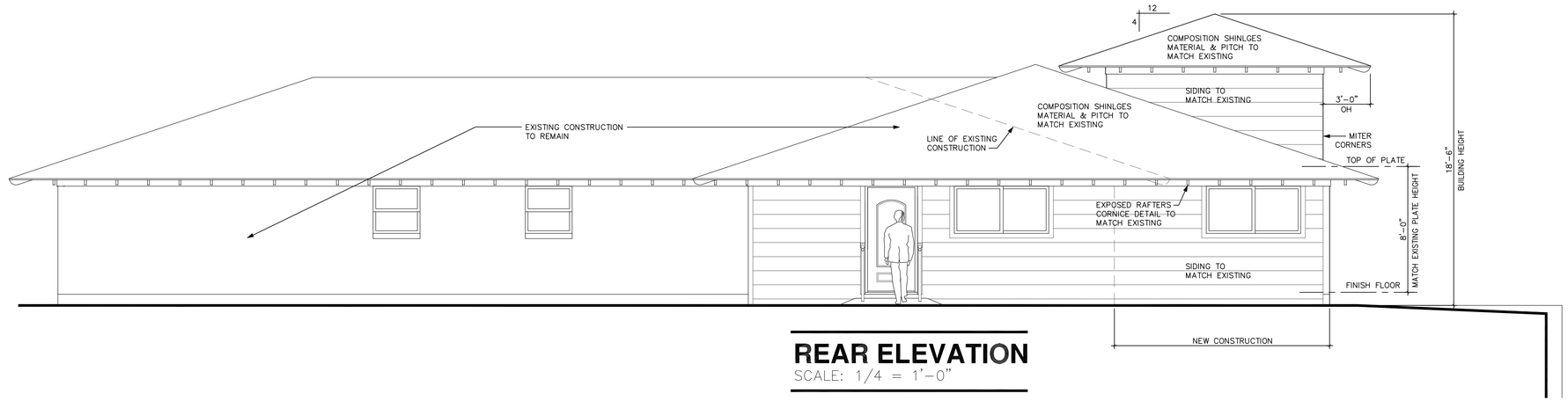
date:	scale:	sheet:
7/9/19	1"=10'	C101



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



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



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

MICHAEL BAUSCH
ARCHITECTS

4318 ROSSER SQUARE
DALLAS, TEXAS 75244

214.395.7688

AN ADDITION & RENOVATIONS TO THE JOUR SALON & SPA

501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087

Tract of land situated in the
N. M. BALLARD SURVEY
ABSTRACT 48

CASE #:

BUILDING ELEVATIONS

THE JOUR SALON & SPA ADDITION

501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner
SHANNON RIDDEL
972 979-0866
Shannon@littletipsyboutique.com

prepared by

MICHAEL BAUSCH ARCHITECT
4318 Rosser Square, Dallas, Texas 75244
214 395-7688

date:	scale:	sheet:
7/10/19	1/4"=1'-0"	A101

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 13, 2019
6:00 P.M.

CALL TO ORDER

OPEN FORUM

CONSENT AGENDA

1. Approval of Minutes for the *July 9, 2019* Planning and Zoning Commission meeting.

2. **P2019-029** **(Korey)**
   Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [*FM-3549*] and Clem Road, and take any action necessary.

3. **P2019-030** **(Korey)**
   Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [*FM-3549*] and Clem Road, and take any action necessary.

4. **SP2019-028** **(Korey)**
   Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [*FM-3549*] and Clem Road, and take any action necessary.

APPOINTMENTS

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

PUBLIC HEARING ITEMS

6. **Z2019-014** **(David)**
   Hold a public hearing to discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less than 2,000 SF, with a Drive-Through or Drive-In* on a 0.50-acre portion of a larger 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

7. **Z2019-015** **(Korey)**
   Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing *Minor Auto Repair Garage* on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [*FM-3097*], and take any action necessary.

8. **Z2019-016** **(Ryan)**
   Hold a public hearing to discuss and consider approval of a text amendment to various sections of the Unified Development Code [*Ordinance No. 04-38*] and Article IX, *Fences*, of Chapter 10, *Building and Building Regulations,* of the Municipal Code of Ordinances for the purpose of updating the codes to conform to changes made by the 86th Legislative Session, and take any action necessary.

ACTION ITEMS

9. **SP2019-024** **(Korey)**
   Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

10. **SP2019-027** **(Korey)**
    Discuss and consider a request by Russell Phillips of Horizon Road Self Storage, LLC for the approval of a site plan for a *Mini-Warehouse* facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

11. **SP2019-029** **(David)**
    Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan for an addition to an existing *General Personal Service* business (*i.e. Jour Salon and Spa*) on a 4.211-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

DISCUSSION ITEMS

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

    - ✓ P2019-023: Replat for Lot 2, Block A, Rockwall High School Addition [*Approved*]
    - ✓ P2019-028: Replat for Lot 2, Block 1, Indalloy Addition [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 9th day of August 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 13, 2019
5:00 PM

CALL TO ORDER

OPEN FORUM

ACTION ITEMS

1. **SP2019-024** **(Korey)**
   Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

ACTION ITEMS

2. Discuss of the impacts of new legislation approved with the 86th Legislative Session, and the proposed changes to the City's Unified Development Code (UDC) by *Case No. Z2019-016*. **(Ryan)**

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 9th day of August 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 9, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, John Womble, Eric Chodun, Mark Moeller and Tracey Logan. Absent from the meeting was Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, and Civil engineer Sarah Hager.

II. OPEN FORUM

Chairman Lyons explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Lyons closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the June 11, 2019 Planning and Zoning Commission meeting.

2. P2019-011

Discuss and consider a request by Judy K. Larson for the approval of a final plat for Lot 1, Block A, Devoll Place Addition being a 6.96-acre tract of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-3549, and take any action necessary.

3. P2019-026

Discuss and consider a request by Bill Bricker of Columbia Development Co., LLC for the approval of a preliminary plat for Lots 1-5, Block A, Park Station, Phase 1 Addition, being a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

4. MIS2019-012

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of an *Alternative Tree Mitigation Plan* for an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

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

IV. APPOINTMENTS

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

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

V. ACTION ITEMS

6. MIS2019-007

Discuss and consider a request by Judy K. Larson for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 6.96-acre tract of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-3549, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting the approval of a masonry exception for the purpose of constructing a 1,200 square foot accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code. The proposed building will be located toward the rear of the home and will be constructed of metal. The subject property is a 6.69-acre tract of land that was annexed in 1998. On September 4, 2018, the City Council approved a change in zoning from an Agricultural District to a Single-Family Estate District for the subject property. On June 27, 2019, the Board of Adjustments approved a variance to [1] reduce the required side setback to from 25-feet to six feet, to reduce the minimum lot frontage from 150-feet to 122-feet, and to allow a 1,200 square foot accessory building on the subject property. According to the Unified Development Code, the exterior of an accessory building or structure shall be clad in the same materials in roughly the same proportions as the primary structure. In this case, the applicant is proposing to construct the accessory building out of metal. Since this does not meet the minimum masonry requirements, an exception is required. The Unified Development Code grants the Planning and Zoning Commission the ability to approve exceptions to the construction materials on a case-by-case basis. In this case, since the Board of Adjustments has approved a variance to the maximum size of the accessory building, the Planning and Zoning Commission is tasked with viewing the proposed material and determining if an exception is warranted and approval of a masonry exception is a discretionary decision for the Planning and Zoning Commission.

Mr. Brooks advised the Commission that the applicant was not present however staff was available for questions.

General discussion took place between the Commission in regards to the variance requests. Chairman Lyons brought the item back to the Commissioner for discussion or action.

Case MIS2019-007 failed to pass due to a lack of a motion.

7. MIS2019-009

Discuss and consider a request by Chase Bowen for the approval of a masonry exception for the purpose of constructing a single-family home that does not meeting the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 0.48-acre parcel of land identified as Lot 2, Block 1, Clark Street Homesite Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 407 S. Clark Street, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the request. The applicant is the approval of a masonry exception for the purpose of constructing a single-family home will be clad in 100% wood siding which does not meeting the minimum masonry requirements. The subject property is a 0.48-acre vacant parcel of land that was annexed prior to 1959, and was originally platted as part of the B. F. Boydston Addition and in 2004, the property was replatted as According to the City's historic zoning map from January 3, 1972, the subject property was zoned Single-Family 3 District. This designation was later changed to Single-Family 7 District according to the May 16, 1983 zoning map. The property has continued to be zoned for Single-Family 7 District land uses since this 1983.

Mr. Miller further noted that according to the applicant's letter, the applicant is proposing to construct a new single-family home on the subject property and is requesting an exception to the masonry requirements to clad the house in 100% wood lap-siding. The lap-siding being proposed, is an eight inch wood siding product that will have two inch ribs that replicate a historic wood siding. The applicant has stated to staff an intent to construct a house that matches the aesthetics of the surrounding area. According to the Unified Development Code all buildings with a building footprint of 120 square feet or greater that are over ten feet in height shall consist of a minimum of 80% Primary Materials. Primary materials in this case are defined as stone, brick, and cementitous materials; however, cementitous materials are limited to 60% of the building's exterior façade. The code does grant the Planning and Zoning Commission the ability to approve

exceptions to the material requirements on a case-by-case basis pending the applicant provide material samples and/or building elevations of the structure. The applicant has indicated to staff that a sample of the proposed siding product will be provided to the Planning and Zoning Commission at the meeting on July 9, 2019. Similar requests are not uncommon in the City's Old Town Rockwall Historic District, and that the Historic Preservation Advisory Board has approved a number of these requests. In this case, the applicant's property is situated just outside of the Historic District (the Historic District ends three properties north of the subject property), and is not eligible to request a Certificate of Appropriateness from the HPAB. Many of the surrounding properties are clad with a lap-siding product; however, any request for an exception is a discretionary decision for the Planning and Zoning Commission. The applicant has requested that if the Planning and Zoning Commission is not inclined to grant the exception for wood siding that, as an alternative, they approve an exception to allow 100% cementitous lap-siding. This request would allow the applicant to clad the exterior of the home in HardiBoard or a similar cementitious lap-siding.

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

Chairman Lyons asked the applicant to come forward.

Chase Bowen
(No address given)

Mr. Bowen came forward and provided additional details in regards to the request as well as a sample board of material being requested to be used.

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

Commissioner Chodun made a motion to approve MIS2019-009 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent.

8. MIS2019-011

Discuss and consider a request by Darrell & Ashley Quinton for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 1.4969-acre parcel of land identified as Lot 3, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1935 Silver View Lane, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is requesting approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirement. The proposed accessory building will be 2,500 square feet, and will be a 1,600 square foot detached garage with 900 square foot attached carport. The structure will be located behind the main home and constructed of metal. The subject property was annexed on July 21, 1997 and is currently occupied by a single-family home that is part of a residential subdivision and is zoned Single-Family Estate 1.5 District. On June 27, 2019, the Board of Adjustments approved a variance to allow a detached garage with an attached carport that exceeds the maximum allowable size requirements for a property located in a Single-Family Estate 1.5 District.

Mr. Brooks further noted that according to the Unified Development Code, all accessory structures shall be clad in the same materials in roughly the same proportions as the main structure. The applicant is proposing to construct the accessory building out of metal. Since this does not meet the minimum masonry requirements, an exception is required. The Unified Development Code gives the Planning and Zoning Commission the ability to grant exceptions to the minimum masonry requirements on a case-by-case basis. The Board of Adjustments has approved a variance to the maximum allowable size for the proposed accessory building allowing the applicant to construct the structure up to 2,500 square foot (i.e. a 1,600 SF detached garage with a 900 SF attached carport). Staff should also note that the subject property currently has an existing 120 square foot accessory building, which appears to be clad in the same brick as the primary structure. Currently, Subsection 7.04 only allows two accessory buildings on a property

that is zoned Single Family Estate 1.5 District, and if constructed this would be the last accessory building that could be constructed on the property without additional approvals by the Board of Adjustments, or [2] removing one of the accessory buildings. Based on the applicant's submittal, the Planning and Zoning Commission is tasked with viewing the proposed materials and determining if an exception is warranted. Approval of a masonry exception is a discretionary decision for the Planning and Zoning Commission.

Chairman Lyons asked the applicant to come forward.

Darrell Quinton
1935 Silver View Lane
Rockwall, TX

Mr. Quinton came forward and provided additional comments in regards to the request.

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

After general discussion between the Commission in regards to the variance being requested, Commissioner Welch made a motion to approve MIS2019-011 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 4-2 with Commissioners Logan and Chodun dissenting and Commissioner Fishman absent.

9. SP2019-021 ***[Postponed to the July 30, 2019 Planning and Zoning Commission Meeting]***
Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

Chairman Lyons indicated the agenda item was postponed to the next scheduled meeting and no action would be necessary.

10. SP2019-022
Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is requesting approval of a site plan for the purpose of expanding an existing house of worship on behalf of Rockwall Assembly of God. The subject property was annexed prior to 1959 and is considered to be one of the original areas of the City of Rockwall. The subject property is zoned Single-Family 7 District and is currently occupied with a house of worship. The existing house of worship was constructed in 1985. In 1988, the City Council approved a Conditional Use Permit to allow an accessory building in conjunction with the house of worship.

Mr. Brooks further noted that according to the Unified Development Code, the existing use is permitted with a Specific Use Permit in a Single-Family 7 District; however, in this case, the house of worship was constructed prior to that requirement and is considered to be legally non-conforming. With the exception of the exception being requested the submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Single-Family 7 District. Additionally according to the Unified Development Code, the Single-Family 7 District is the proper zoning classification for single-family developments with smaller lots and accommodates public land uses, denominational and private schools, houses of worship, and public/private parks. These elements are considered to be essential to creating the basic neighborhood unit, and developments in the Single-Family 7 District are typically in areas adjacent to low-intensity non-residential land uses that serve as a logical transition from higher to lower density residential districts. In this case, the existing development is a house of worship, which seems to conform to the intent of the Single-Family 7 District. Specifically, the house of worship is an element of the

basic neighborhood unit and serves as a transition from the higher density residential located to the south of the subject property lower density single-family residential located north of the subject property. Based on the information submitted by the applicant, they are requesting an exception to the requirements of the Unified Development Code in regards to the Building Articulation Primary Building Facades. According to the Unified Development Code, a primary building façade is any building façade that has a primary entryway or that has an adjacency to a public right of way, open space/green space, public/private park or a residential zoning district. Primary facades have a maximum wall length of three times the walls' height without a wall projection/architectural element. In this case, the expansion has three primary facades. The north and east façades meet the articulation requirements; however, the south façade does not. Specifically, the south façade is 69'-2 ½" in length and 14-feet in height. Since south façade exceeds the maximum length by 27'-2½", an exception to the building articulation standards is required. The Unified Development Code gives the Planning and Zoning Commission the ability to approve exceptions and when considering an exception, the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the articulation requirements and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. The proposed expansion will generally look similar to the existing building with regard to design and materials and approval of this request does not appear to negatively impact the subject property or surrounding properties. The Architectural Review Board reviewed the proposed building elevations and passed a motion to recommend approval of the building elevations

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

Chairman Lyons asked the applicant to come forward.

Greg Wallis
2313 Ridge Road #103
Rockwall, TX

Mr. Wallis came forward and provided additional comments pertaining to the request and indicated he was available for questions.

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

Commissioner Chodun made a motion to approve SP2019-022 with staff recommendations. Chairman Lyons seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent.

11. SP2019-023
Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*], and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is requesting approval of a site plan for the purpose of constructing an 11,000 square foot single story multi-tenant retail building. The site is subject to the requirements and land uses stipulated for the General Retail District and as stated in Planned Development District 65, the North SH-205 District, and the Unified Development Code. According to the Unified Development Code, the proposed use of a retail facility is allowed by-right in a General Retail District. Excluding the variances being requested, the submitted site plan, landscape plan, and building elevations, generally conform to the technical requirements contained within Planned Development District 65, the North SH-205 Overlay District, and the Unified Development Code. The proposed multi-tenant retail facility will be constructed utilizing cultured stone, stucco, store front glass, canopies, and will incorporate a flat roof design. Additionally, according to the Tree Preservation Plan provided by the applicant, a total of 1,159-inches of trees will be removed from the site and 551-inches of trees will be preserved on the site. This grants the applicant a tree preservation

credit of 48-inches and reduces the overall mitigation balance to 1,111-inches. In addition, the landscape plan shows that the applicant will be planting a total of 94-inches of trees, which will further reduce the mitigation balance to 1,017-inches. The applicant has indicated that they will work with the Parks and Recreation Department to satisfy the mitigation balance, or request an Alternative Tree Mitigation Plan at a later date. According to the Unified Development Code, feature trees may not be removed without the approval of the Planning and Zoning Commission. A feature tree is defined as any tree that is greater than 25-inches. In this case, the applicant is requesting that the Planning and Zoning Commission allow the removal of five feature trees. Staff has reviewed the location of each feature trees to see if preservation would be an option for the Planning and Zoning Commission to consider; however, it appears that each of the feature trees would need to be removed to accommodate the applicant's proposed development. As a compensatory measure the applicant will be meeting the two to one mitigation ratio required by the UDC.

Mr. Gonzales further noted that according to the Unified Development Code, states that the General Retail District is a district intended to provide limited retail and service uses for nearby residential neighborhoods and not intended to be a major commercial/retail district. General Retail Districts should try to avoid intensive commercial land uses that carry large volumes of retails traffic and should be adequately buffered from residential land uses. General Retail Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. Since the General Retail District is located close to residential areas, the development standards are more stringent and similar to the Residential-Office and Neighborhood Services Districts. In this case, the applicant's proposal is adjacent to N. Goliad Street a principle arterial identified as a TXDOT 4D on the City's Master Thoroughfare Plan and West Quail Run Road. The multi-tenant retail land use is not typically considered an intensive commercial land use, nor is it a high-volume water/wastewater user. With regard to the land use, a retail facility is permitted by-right in a General Retail District.

Mr. Gonzales went on to go over the variances to the material and masonry composition as well as the four sided architecture being requested by the applicant. He indicated that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Jake Fears
(No address given)

Mr. Fears came forward and provided additional comments in regards to the request.

Chairman Lyons brought the item back to the Commissioner for discussion or action. Extensive general discussion between the Commission regarding the variances being requested.

Commissioner Womble made a motion to approve the site plan only. Commissioner Welch seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent. Commissioner Welch made a motion to approve the variance to the four sided architecture as recommended by the Architectural Review Board. Commissioner Chodun seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent. Commissioner Welch made a motion to deny the variance to the masonry composition. Commissioner Womble seconded the motion which was not approved by a vote of 3 to 3 with Commissioners Chodun, Lyons, and Moeller dissenting and Commissioner Fishman absent. Commissioner Chodun made a motion to approve the variance to the masonry composition. Chairman Lyons seconded the motion which failed to be approved by a vote of 3-3 and constitutes denial, with Commissioners Welch, Womble and Logan dissenting and Commissioner Fishman absent.

12. SP2019-024 ***[Postponed to the July 30, 2019 Planning and Zoning Commission Meeting]***
Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

Chairman Lyons indicated the agenda item was postponed to the next scheduled meeting and no action would be necessary.

13. SP2019-025

Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is requesting the approval of a site plan for the purpose of constructing a four story office complex. The site is subject to the requirements and land uses stipulated for the Commercial District and the Scenic Overlay District as stipulated by the Unified Development Code. The subject property was annexed on November 7, 1960 and on January 7, 2019, the City Council approved a Specific Use Permit allowing an office building exceeding 36-feet in height within the Scenic Overlay District on the subject property. According to the Unified Development Code, the proposed use for a general office is allowed by-right in a Commercial District. With the exception of the variance being requested, the submitted site plan, landscape plan, photometric plan, and building elevations, generally conform to the technical requirements contained within the Scenic Overlay District and the Unified Development Code for a property located within a Commercial District. In addition, the site plan conforms to the Specific Use Permit which was approved by the City Council on January 7, 2019. Additionally, the proposed four story office building will consist of a total of approximately 80,236 square foot, with a portion of the first floor being constructed below grade. The overall height of the building will not exceed 60-feet in height at top of grade or four stories. The building design will be finished architecturally with a curtain wall system that incorporates natural stone, buff and rocked limestone, sintered stone accents, canopies, ACM paneling, and wood lattice work.

Mr. Gonzales further noted that according to the Tree Preservation Plan provided by the applicant, a total of 329.7-inches of trees will be removed from the site and 90-inches of trees will be preserved on the site. This grants the applicant a tree preservation credit of 65.94-inches and reduces the overall mitigation balance to 263.76-inches. In addition, the landscape plan shows that the applicant will be planting a total of 109-inches of trees, which will further reduce the mitigation balance to 154.7-inches. This balance will need to be satisfied prior to the submission of a final plat. Additionally, according to the Unified Development Code, states that the Commercial District is a district intended to provide commercial land uses such as retail, large shopping centers, office, and restaurants. Commercial Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. In addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial District is general in nature, development standards are less stringent than lower intensity districts In this case, the applicant's proposal is adjacent to Ridge Road, which is identified as a M4D on the City's Master Thoroughfare Plan. In addition, office buildings are not typically high-volume water/wastewater users. With regard to the land use, an office complex is permitted by-right in a Commercial District. Additionally, As part of the proposed development the applicant will be required to construct a two land roadway that will provide connection from Turtle Cove Boulevard to La Jolla Pointe Drive. The proposed roadway will be built to the Minor Collector specification; however, the paving width of this roadway will be reduced to a 37-foot back-to-back roadway. This will be done in conjunction with an existing facilities agreement that was approved by the City Council and signed by the adjacent property owner on June 22, 1994.

Mr. Gonzales went on to go over the variances to the materials and masonry composition that the applicant is requesting.

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

Chairman Lyons asked the applicant to come forward.

Joseph Hornisher
13455 Noel Road

Dallas, TX

Mr. Hornisher came forward and provided additional comments in regards to the request.

Chairman Lyons brought the item back to the Commissioner for discussion or action. General discussion took place between the Commission in regards to the variances being requested.

Commissioner Moeller made a motion to approve SP2019-025 with staff recommendations. Commissioner Logan seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent.

VI. DISCUSSION ITEMS

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

- ✓ P2019-027: Replat for Lot 3, Block A, Channell Subdivision Addition [*Approved*]
- ✓ MIS2019-005: Alternative Tree Mitigation Plan for Ladera of Rockwall Subdivision [*Approved*]
- ✓ Z2019-012: Zoning Change (AG to PD) for North Gate (*2nd Reading*) [*Approved*]
- ✓ Z2019-013: PD Development Plan in Planned Development District 32 (PD-32) (*2nd Reading*) [*Approved*]

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

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:09 p.m.

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

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 13, 2019
APPLICANT:	Ryan Joyce; Michael Joyce Properties
CASE NUMBER:	P2019-029; *Preliminary Plat for Northgate Subdivision*

SUMMARY

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to preliminary plat a 61.45-acre tract of land (*i.e. Tract 4 of the W. M. Dalton Survey Abstract No. 72*) into 40 Lots (*i.e. Lots 1-23, Block A, Lots 1-17, Block B*) for the purpose of establishing a lot layout for a single-family residential development. The preliminary plat also depicts two (2) common space lots that will be utilized as 30-foot landscape buffers adjacent to Stodghill Road [*FM-3549*]. In addition to the preliminary plat, the applicant has also submitted preliminary drainage and utility plans showing how the development can be adequately served.

☑ The subject property was annexed in 2008 [*Ordinance No. 08-66*] and is currently vacant. On July 1, 2019, the City Council approved *Ordinance No. 19-26*, which established the development standards for Planned Development District 88 (PD-88). In conjunction with the preliminary plat, the applicant has submitted a request for approval of a master plat (*Case No. P2019-030*) and a site plan (*Case No. SP2019-028*) for the Northgate Subdivision.

☑ On August 6, 2019 the Parks and Recreation Board reviewed the preliminary plat and made the following recommendations:

(1) The developer shall pay pro-rata equipment fees of $20,920.00 (*i.e. $523.00 x 40 lots*) to be paid at the time of final plat.

(2) The developer shall pay cash in lieu of land fees of $20,280.00 (*i.e. $507.00 x 40 lots*) to be paid at the time of final plat.

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

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

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

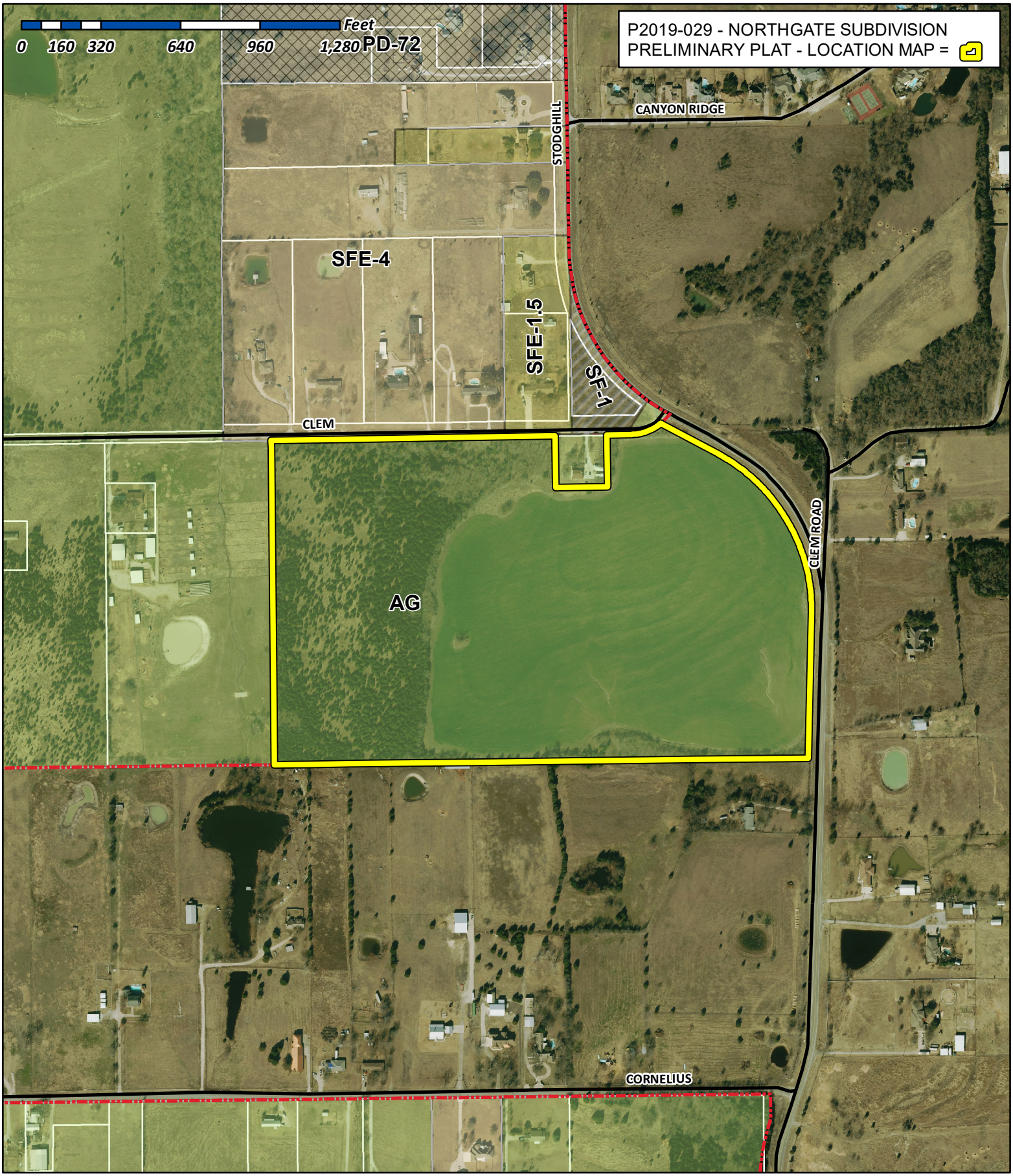
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the preliminary plat for *Lots 1-23, Block A and Lots 1-17, Block B, Northgate Addition*, staff would propose the following conditions of approval:

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

(2) The development shall adhere to the recommendations of the Parks and Recreation Board; and

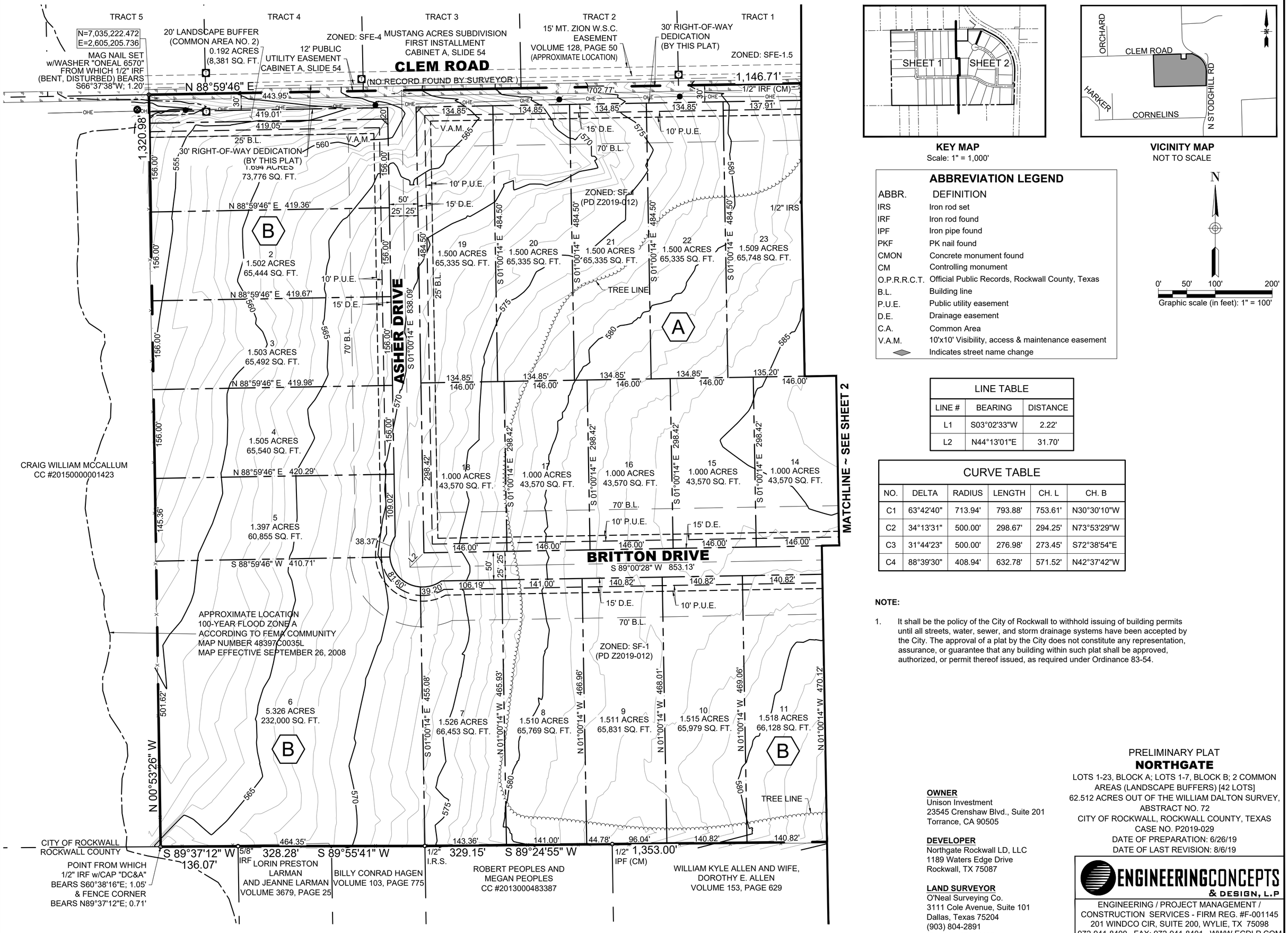
(3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory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



City of Rockwall

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

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



KEY MAP
Scale: 1" = 1,000'

VICINITY MAP
NOT TO SCALE

N

0' 50' 100' 200'
Graphic scale (in feet): 1" = 100'

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRS	Iron rod set
IRF	Iron rod found
IPF	Iron pipe found
PKF	PK nail found
CMON	Concrete monument found
CM	Controlling monument
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
B.L.	Building line
P.U.E.	Public utility easement
D.E.	Drainage easement
C.A.	Common Area
V.A.M.	10'x10' Visibility, access & maintenance easement
	Indicates street name change

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S03°02'33"W	2.22'
L2	N44°13'01"E	31.70'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	63°42'40"	713.94'	793.88'	753.61'	N30°30'10"W
C2	34°13'31"	500.00'	298.67'	294.25'	N73°53'29"W
C3	31°44'23"	500.00'	276.98'	273.45'	S72°38'54"E
C4	88°39'30"	408.94'	632.78'	571.52'	N42°37'42"W

NOTE:

1. It shall be the policy of the City of Rockwall to withhold issuing of building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized, or permit thereof issued, as required under Ordinance 83-54.

PRELIMINARY PLAT
NORTHGATE
LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]
62.512 ACRES OUT OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2019-029
DATE OF PREPARATION: 6/26/19
DATE OF LAST REVISION: 8/6/19

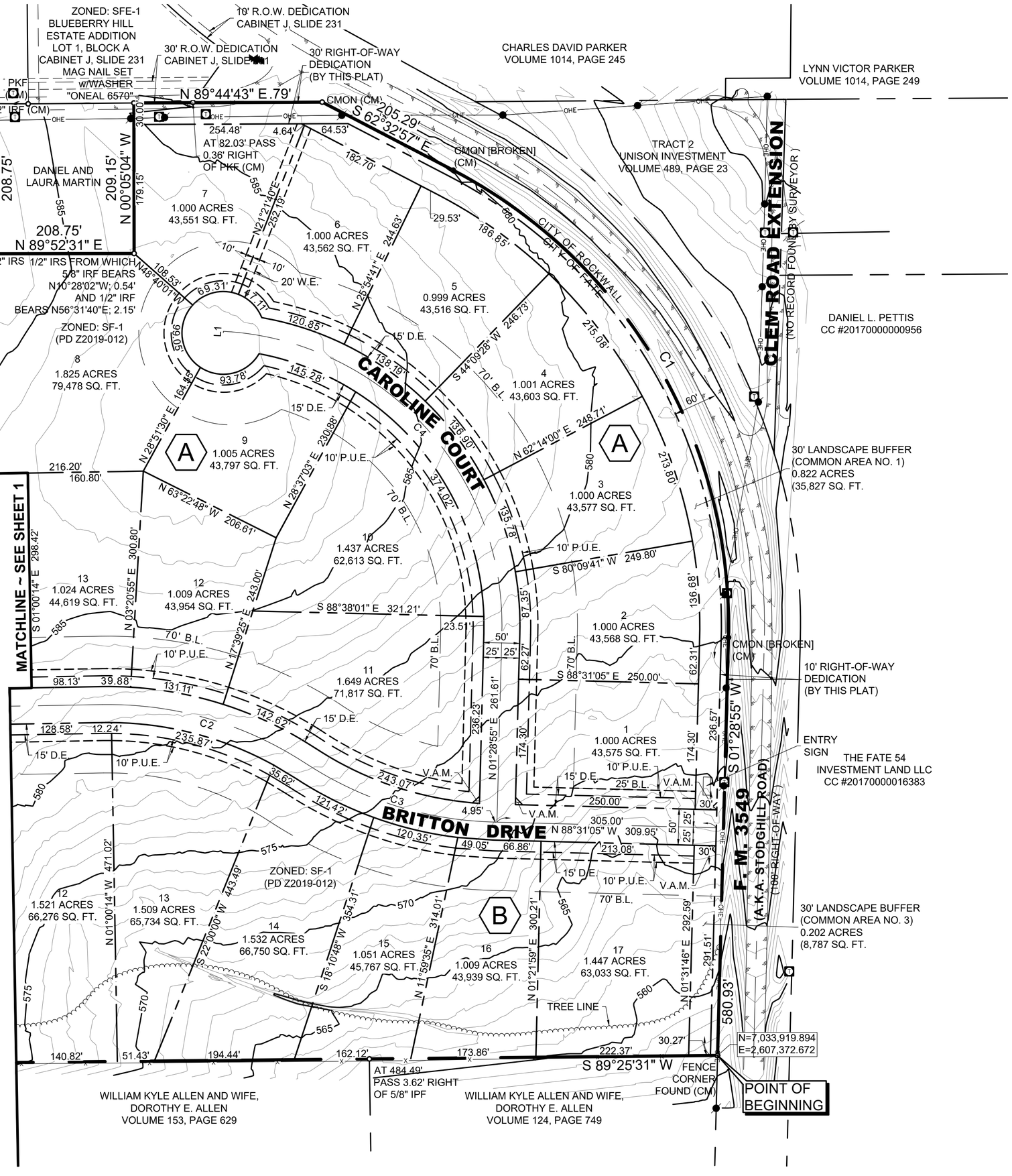
OWNER
Unison Investment
23545 Crenshaw Blvd., Suite 201
Torrance, CA 90505

DEVELOPER
Northgate Rockwall LD, LLC
1189 Waters Edge Drive
Rockwall, TX 75087

LAND SURVEYOR
O'Neal Surveying Co.
3111 Cole Avenue, Suite 101
Dallas, Texas 75204
(903) 804-2891
Firm No. 10194132

ENGINEERINGCONCEPTS & DESIGN, L.P
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

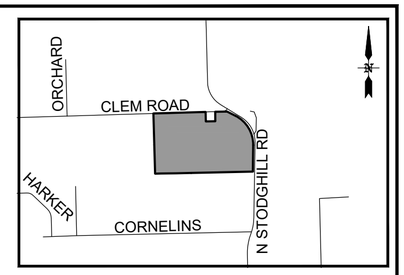
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N

0' 50' 100' 200'

Graphic scale (in feet): 1" = 100'



VICINITY MAP
NOT TO SCALE

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OWNER'S CERTIFICATION [Public Dedication]

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Unison Investment, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 62.517 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 61.455 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE CORNER FOUND IN THE WEST LINE OF FARM-TO-MARKET ROAD 3549 (100' RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED 61.455 ACRE TRACT;

THENCE SOUTH 89 DEGREES 25 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 484.49 FEET PASS 3.62 FEET RIGHT OF A 5/8" IRON PIPE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 1353.00 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE WILLIAM KYLE ALLEN ET UX 12.888 ACRE TRACT AS DESCRIBED IN VOLUME 153, PAGE 629, (D.R.R.C.T.) AND THE NORTHEAST CORNER OF THE ROBERT PEOPLES AND MEGAN PEOPLES 10.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2013000483387, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 329.15 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 10.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE BILLY CONRAD HAGEN 4.030 ACRE TRACT AS DESCRIBED IN VOLUME 103, PAGE 775, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 328.28 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF THE ABOVE-MENTIONED 4.030 ACRE TRACT AND THE LORIN PRESTON LARMAN AND JEANNE LARMAN 4.962 ACRE TRACT AS DESCRIBED IN VOLUME 3679, PAGE 25, (D.R.R.C.T.) TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JUST MENTIONED 4.962 ACRE TRACT;

THENCE SOUTH 89 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 136.07 FEET TO THE SOUTHWEST CORNER OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF THE CRAIG WILLIAM MCCALLUM 20.057 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 20150000001423, (D.R.R.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "DC&A" BEARS SOUTH 60 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.05 FEET AND A FENCE CORNER BEARS NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 0.71 FEET;

THENCE NORTH 00 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.98 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD (NO RECORD FOUND BY SURVEYOR) AT THE NORTHWEST CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 20.057 ACRE TRACT;

THENCE NORTH 88 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 1146.71 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 00 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 208.75 FEET LEAVING CLEM ROAD TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 208.75 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET FOR AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 209.15 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD AND AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, A DISTANCE OF 261.79 FEET WITH THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549;

THENCE SOUTH 62 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 205.29 FEET WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, TO A BROKEN CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 063 DEGREES 42 MINUTES 40 SECONDS, A RADIUS OF 713.94 FEET AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 30 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 753.61 FEET;

THENCE SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT AND THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, AN ARC LENGTH OF 793.88 FEET TO A BROKEN CONCRETE MONUMENT FOUND;

THENCE SOUTH 01 DEGREES 28 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON EAST LINE OF SAID 61.455 ACRE TRACT, A DISTANCE OF 580.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 62.517 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Daniel Chase O'Neal, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.

_____
Daniel Chase O'Neal
Texas Registered Professional Land Surveyor No. 6570

STANDARD CITY SIGNATURE BLOCK

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

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

WITNESS OUR HANDS, this _____ day of _____, 2019.

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

PRELIMINARY PLAT
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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 13, 2019
APPLICANT:	Ryan Joyce; Michal Joyce Properties
CASE NUMBER:	P2019-030; *Master Plat for Northgate Subdivision*

SUMMARY

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 40 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to master plat the Northgate Subdivision. The Northgate Subdivision is a one (1) phase, master planned community that will consist of 40 single-family residential lots on a 61.45-acre tract of land. The master plat depicts the proposed timing and phasing for the proposed development. A summary of the proposed lot composition is as follows:

Lot Composition:

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	120' x 200'	43,560 SF	17	42%
B	130' x 400'	65,340 SF	23	58%
		Maximum Permitted Units:	*40*	*100.00%*

☑ The subject property was annexed in 2008 [*Ordinance No. 08-66*] and is currently vacant. On July 1, 2019, the City Council approved *Ordinance No. 19-26*, which established the development standards for Planned Development District 88 (PD-88). In conjunction with the master plat, the applicant has submitted a request for approval of a preliminary plat (*Case No. P2019-029*) and a site plan (*Case No. SP2019-028*) for the Northgate Subdivision.

☑ On August 6, 2019, the Parks and Recreation Board reviewed the master plat and made the following recommendations:

(1) The developer shall pay pro-rata equipment fees of $20,920.00 (*i.e. $523.00 x 40 lots*) to be paid at the time of final plat.

(2) The developer shall pay cash in lieu of land fees of $20,280.00 (*i.e. $507.00 x 40 lots*) to be paid at the time of final plat.

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

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

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

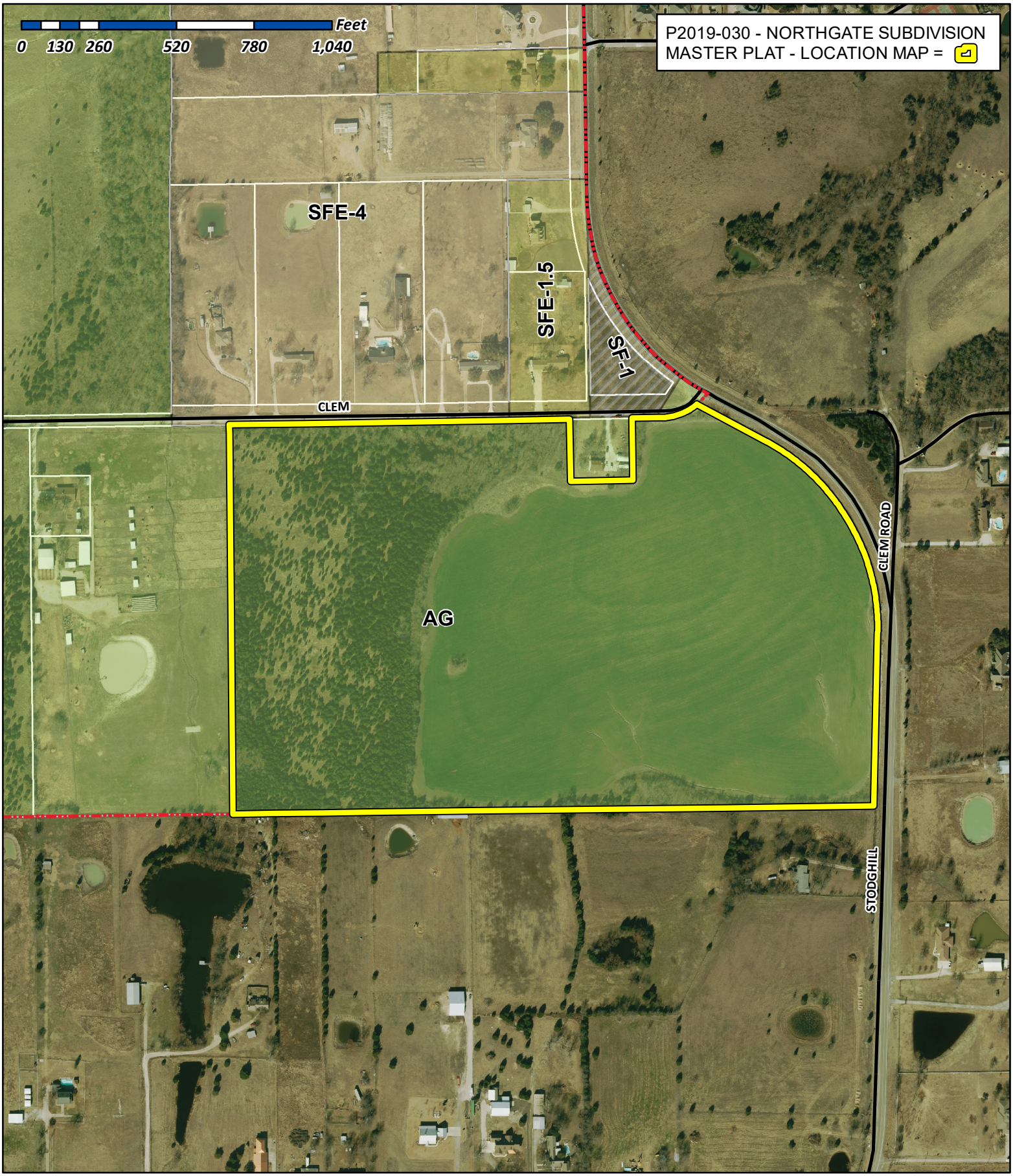
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the master plat for *Lots 1-23, Block A and Lots 1-17, Block B, Northgate Addition*, staff would propose the following conditions of approval:

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

(2) The development shall adhere to the recommendations of the Parks and Recreation Board; and

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



City of Rockwall

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

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

TRACT 5 | TRACT 4 | TRACT 3 | TRACT 2 | TRACT 1

N=7,035,222.472
E=2,605,205.736
MAG NAIL SET w/WASHER "ONEAL 6570" FROM WHICH 1/2" IRF (BENT, DISTURBED) BEARS S66°37'38"W; 1.20'

20' LANDSCAPE BUFFER (COMMON AREA NO. 2) 0.192 ACRES (8,381 SQ. FT.)

12' PUBLIC UTILITY EASEMENT CABINET A, SLIDE 54

ZONED: SFE-4

MUSTANG ACRES SUBDIVISION FIRST INSTALLMENT CABINET A, SLIDE 54

15' MT. ZION W.S.C. EASEMENT VOLUME 128, PAGE 50 (APPROXIMATE LOCATION)

30' RIGHT-OF-WAY DEDICATION (BY THIS PLAT)

ZONED: SFE-1.5

CLEM ROAD

(NO RECORD FOUND BY SURVEYOR)

N 88°59'46" E 1,146.71'

1/2" IRF (CM)

443.95' | 419.01' | 702.77'

1,320.98'

30' RIGHT-OF-WAY DEDICATION (BY THIS PLAT)

25' B.L. | 70' B.L. | 15' D.E. | 10' P.U.E. | V.A.M. | OHE | 20' | 30' | 136.00' | 137.91' | 134.85'

1
1.501 ACRES
65,396 SQ. FT.

N 88°59'46" E 419.36'

2
1.502 ACRES
65,444 SQ. FT.

N 88°59'46" E 419.67'

3
1.503 ACRES
65,492 SQ. FT.

N 88°59'46" E 419.98'

4
1.505 ACRES
65,540 SQ. FT.

N 88°59'46" E 420.29'

5
1.397 ACRES
60,855 SQ. FT.

S 88°59'46" W 410.71'

6
5.326 ACRES
232,000 SQ. FT.

ZONED: SF-1 (PD Z2019-012)

19 | 1.500 ACRES | 65,335 SQ. FT.
20 | 1.500 ACRES | 65,335 SQ. FT.
21 | 1.500 ACRES | 65,335 SQ. FT.
22 | 1.500 ACRES | 65,335 SQ. FT.
23 | 1.509 ACRES | 65,748 SQ. FT.

18 | 1.000 ACRES | 43,570 SQ. FT.
17 | 1.000 ACRES | 43,570 SQ. FT.
16 | 1.000 ACRES | 43,570 SQ. FT.
15 | 1.000 ACRES | 43,570 SQ. FT.
14 | 1.000 ACRES | 43,570 SQ. FT.

7 | 1.526 ACRES | 66,453 SQ. FT.
8 | 1.510 ACRES | 65,769 SQ. FT.
9 | 1.511 ACRES | 65,831 SQ. FT.
10 | 1.515 ACRES | 65,979 SQ. FT.
11 | 1.518 ACRES | 66,128 SQ. FT.

ASHER DRIVE

S 01°00'14" E 838.09'

N 01°00'14" W 470.12'

TREELINE

BRITTON DRIVE

S 89°00'28" W 853.13'

MATCHLINE ~ SEE SHEET 2

CRAIG WILLIAM MCCALLUM
CC #20150000001423

APPROXIMATE LOCATION
100-YEAR FLOOD ZONE A
ACCORDING TO FEMA COMMUNITY
MAP NUMBER 48397C0035L
MAP EFFECTIVE SEPTEMBER 26, 2008

CITY OF ROCKWALL
ROCKWALL COUNTY

POINT FROM WHICH 1/2" IRF w/CAP "DC&A" BEARS S60°38'16"E; 1.05' & FENCE CORNER BEARS N89°37'12"E; 0.71'

S 89°37'12" W 136.07'

5/8" IRF 328.28' S 89°55'41" W
LORIN PRESTON LARMAN AND JEANNE LARMAN VOLUME 3679, PAGE 25

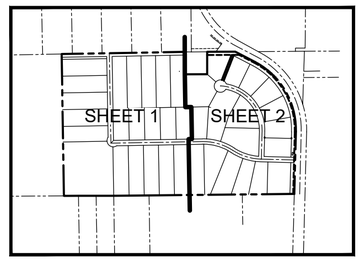
BILLY CONRAD HAGEN VOLUME 103, PAGE 775

1/2" I.R.S. 329.15' S 89°24'55" W
ROBERT PEOPLES AND MEGAN PEOPLES CC #2013000483387

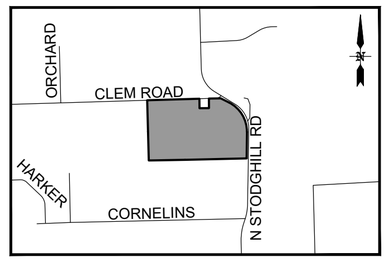
1/2" IPF (CM) 1,353.00'
WILLIAM KYLE ALLEN AND WIFE, DOROTHY E. ALLEN VOLUME 153, PAGE 629

N 00°53'26" W 496.55'

DWELLING UNITS/POPULATION DENSITY
40 units ~ 0.65 units/acre



KEY MAP
Scale: 1" = 1,000'



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRS	Iron rod set
IRF	Iron rod found
IPF	Iron pipe found
PKF	PK nail found
CMON	Concrete monument found
CM	Controlling monument
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
B.L.	Building line
P.U.E.	Public utility easement
D.E.	Drainage easement
C.A.	Common Area
V.A.M.	10'x10' Visibility, access & maintenance easement
◆	Indicates street name change

N

0' 50' 100' 200'
Graphic scale (in feet): 1" = 100'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S03°02'33"W	2.22'
L2	N44°13'01"E	31.70'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	63°42'40"	713.94'	793.88'	753.61'	N30°30'10"W
C2	34°13'31"	500.00'	298.67'	294.25'	N73°53'29"W
C3	31°44'23"	500.00'	276.98'	273.45'	S72°38'54"E
C4	88°39'30"	408.94'	632.78'	571.52'	N42°37'42"W

NOTE:

1. It shall be the policy of the City of Rockwall to withhold issuing of building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized, or permit thereof issued, as required under Ordinance 83-54.

LOT MIX TABLE

17	1 ACRE LOTS
22	1.5 ACRE LOTS
1	5.3 ACRE LOT

OWNER
Unison Investment
23545 Crenshaw Blvd., Suite 201
Torrance, CA 90505

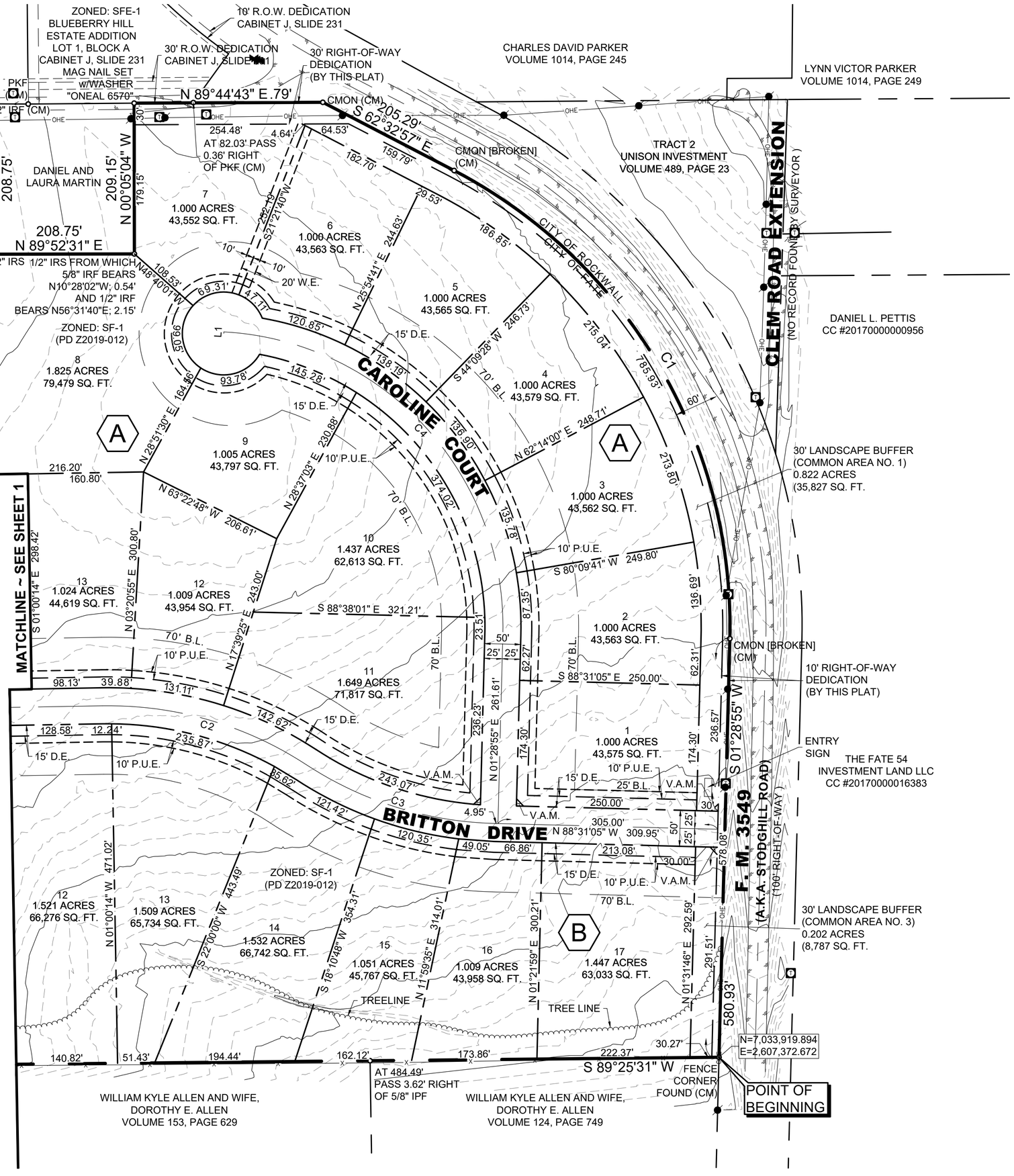
DEVELOPER
Northgate Rockwall LD, LLC
1189 Waters Edge Drive
Rockwall, TX 75087

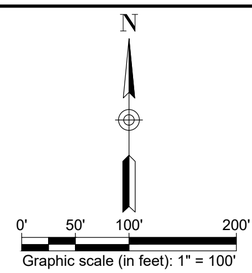
LAND SURVEYOR
O'Neal Surveying Co.
3111 Cole Avenue, Suite 101
Dallas, Texas 75204
(903) 804-2891
Firm No. 10194132

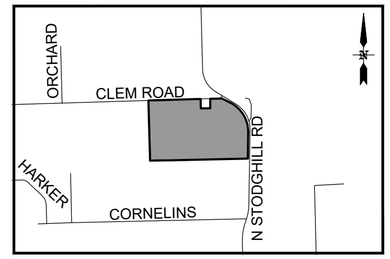
MASTER PLAT
NORTHGATE
LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]
62.512 ACRES OUT OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2019-029
DATE OF PREPARATION: 7/1/19
DATE OF LAST REVISION: 8/6/19

ENGINEERINGCONCEPTS & DESIGN, L.P
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

Saved: Tuesday, August 06, 2019 in Z:\PROJECTS\08838 Nortgate-Fate-Jay Webb\dwg\Plats\08838 MasterPlat Northgate.dwg







VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRS	Iron rod set
IRF	Iron rod found
IPF	Iron pipe found
PKF	PK nail found
CMON	Concrete monument found
CM	Controlling monument
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
B.L.	Building line
P.U.E.	Public utility easement
D.E.	Drainage easement
C.A.	Common Area
V.A.M.	10'x10' Visibility, access & maintenance easement
◇	Indicates street name change

NOTE:

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Torrance, CA 90505

DEVELOPER
Northgate Rockwall LD, LLC
1189 Waters Edge Drive
Rockwall, TX 75087

LAND SURVEYOR
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OWNER'S CERTIFICATION [Public Dedication]

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Unison Investment, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 62.517 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 61.455 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE CORNER FOUND IN THE WEST LINE OF FARM-TO-MARKET ROAD 3549 (100' RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED 61.455 ACRE TRACT;

THENCE SOUTH 89 DEGREES 25 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 484.49 FEET PASS 3.62 FEET RIGHT OF A 5/8" IRON PIPE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 1353.00 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE WILLIAM KYLE ALLEN ET UX 12.888 ACRE TRACT AS DESCRIBED IN VOLUME 153, PAGE 629, (D.R.R.C.T.) AND THE NORTHEAST CORNER OF THE ROBERT PEOPLES AND MEGAN PEOPLES 10.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2013000483387, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 329.15 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 10.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE BILLY CONRAD HAGEN 4.030 ACRE TRACT AS DESCRIBED IN VOLUME 103, PAGE 775, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 328.28 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF THE ABOVE-MENTIONED 4.030 ACRE TRACT AND THE LORIN PRESTON LARMAN AND JEANNE LARMAN 4.962 ACRE TRACT AS DESCRIBED IN VOLUME 3679, PAGE 25, (D.R.R.C.T.) TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JUST MENTIONED 4.962 ACRE TRACT;

THENCE SOUTH 89 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 136.07 FEET TO THE SOUTHWEST CORNER OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF THE CRAIG WILLIAM MCCALLUM 20.057 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 20150000001423, (D.R.R.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "DC&A" BEARS SOUTH 60 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.05 FEET AND A FENCE CORNER BEARS NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 0.71 FEET;

THENCE NORTH 00 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.98 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD (NO RECORD FOUND BY SURVEYOR) AT THE NORTHWEST CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 20.057 ACRE TRACT;

THENCE NORTH 88 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 1146.71 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 00 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 208.75 FEET LEAVING CLEM ROAD TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 208.75 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET FOR AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 209.15 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD AND AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, A DISTANCE OF 261.79 FEET WITH THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549;

THENCE SOUTH 62 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 205.29 FEET WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, TO A BROKEN CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 063 DEGREES 42 MINUTES 40 SECONDS, A RADIUS OF 713.94 FEET AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 30 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 753.61 FEET;

THENCE SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT AND THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, AN ARC LENGTH OF 793.88 FEET TO A BROKEN CONCRETE MONUMENT FOUND;

THENCE SOUTH 01 DEGREES 28 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON EAST LINE OF SAID 61.455 ACRE TRACT, A DISTANCE OF 580.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 62.517 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **NORTHGATE** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **NORTHGATE** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

_____
Mr. Jen-Liang Wu

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Mr. Jen-Liang Wu, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019.

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

[IF APPLICABLE:]

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Daniel Chase O'Neal, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.

_____
Daniel Chase O'Neal
Texas Registered Professional Land Surveyor No. 6570

STANDARD CITY SIGNATURE BLOCK

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

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

WITNESS OUR HANDS, this _____ day of _____, 2019.

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

MASTER PLAT
NORTHGATE
LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]
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972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 13, 2019
APPLICANT:	Ryan Joyce; Michael Joyce Properties
CASE NUMBER:	SP2019-028; *Site Plan for Northgate Subdivision*

SUMMARY

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.

BACKGROUND

The subject property was annexed in 2008 [*Ordinance No. 08-66*] and is currently vacant. On July 1, 2019, the City Council approved *Ordinance No. 19-26*, which established the development standards for Planned Development District 88 (PD-88). In conjunction with this site plan, the applicant has submitted a request for the approval of a preliminary plat (*Case No. P2019-029*) and a master plat (*Case No. P2019-030*) for the Northgate Subdivision.

PURPOSE

The applicant is requesting approval of a site plan for a 40-lot single-family, residential subdivision (*i.e. Northgate Subdivision*) for the purpose of laying out the development and depicting the proposed amenities, landscaping, and hardscape for the proposed development.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Clem Road, which is identified as a Minor Collector on the City's Master Thoroughfare Plan. Beyond this there are several single-family homes that are zoned Single-Family Estate 4 (SFE-4.0), Single-Family Estate 1.5 (SFE-1.5), and Single-Family 1 (SF-1) District.

South: Directly south of the subject property there are several single family home that are outside of the city limits of the City of Rockwall. Beyond this is Cornelius Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan and delineates the city limits of Rockwall.

East: Directly east of the subject property is Stodghill Road [FM-3549], which is identified as a TXDOT4D (*Texas Department of Transportation, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan and delineates the city limits of Rockwall.

West: Directly west of the subject property, there are several single-family homes that are zoned Agricultural (AG) District followed by the city limits of the City of Rockwall. Beyond this there is a large tract of land that is zoned Agricultural (AG) District followed by FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

The site plan shows that the 61.45-acre property will consist of 40 single-family lots that will broken-down into two (2) lot types (*i.e. 120' x 200' & 130' x 400'*). Specifically, the development will include 17 lots that will be a minimum of 120' x 200' and 23 lots that will be a minimum of 130' x 400'. The lot sizes will range in size from 43,560 SF (*i.e. one [1] acre*) to 65,340 SF (*i.e. one and one half [1½]-acres*). The proposed minimum size of each dwelling unit (*i.e. air conditioned space)* will be 2,500 SF. The applicant has stated that the homes will be custom homes and will vary from lot to lot. The product will also be a rural style estate lot, which will incorporate a rural-local roadway (*i.e. will not be curb and gutter*) and a minimum front yard setback of 70-feet. The proposed housing product will have a minimum masonry requirement of 80%, with up to 50% cementitious fiberboard horizontal lap siding (*e.g. HardiBoard or Hardy Plan*) and stucco (*i.e. three [3] part stucco or a comparable product -- to be determined be staff*) being permitted. The proposed housing product conforms to the City's minimum masonry and anti-monotony requirements and will allow both *traditional swing* (*i.e. j-swing*), side entry, and flat front entry (*i.e. setback behind the width of the double car garage that is access from the traditional swing configuration*) garage configurations. All garage doors will incorporate upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be determined by staff*). The development will incorporate less than the required 20% open space; however, it will have a 30-foot landscape buffer adjacent to FM-3549 that will incorporate ground cover, a built-up berm and/or shrubbery -- *or a combination thereof* -- and trees and a five (5) foot sidewalk along the entire frontage. In addition, the applicant has stated that by virtue of the development incorporating larger lots without stockade or solid fencing, it will achieve the same feel as more dense developments that incorporate the required 20% open space. The submitted site plan, generally conforms to the technical requirements contained within the UDC for a property located within Planned Development District 88 (PD-88). A summary of the density and dimensional requirements for the subject property are as follows:

Lot Type (see Concept Plan) ►	***A***	***B***
Minimum Lot Width [1]	120'	130'
Minimum Lot Depth	200'	400'
Minimum Lot Area	43,560 SF	65,340 SF
Minimum Front Yard Setback [2] & [5]	70'	70'
Minimum Side Yard Setback	25'	25'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	30'	30'
Minimum Length of Driveway Pavement	70'	70'
Maximum Height [3]	38'	38'
Minimum Rear Yard Setback [4]	50'	50'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,500 SF	2,500 SF
Maximum Lot Coverage	20%	20%
Permitted Encroachment in Required Setbacks[5]	Allowed	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

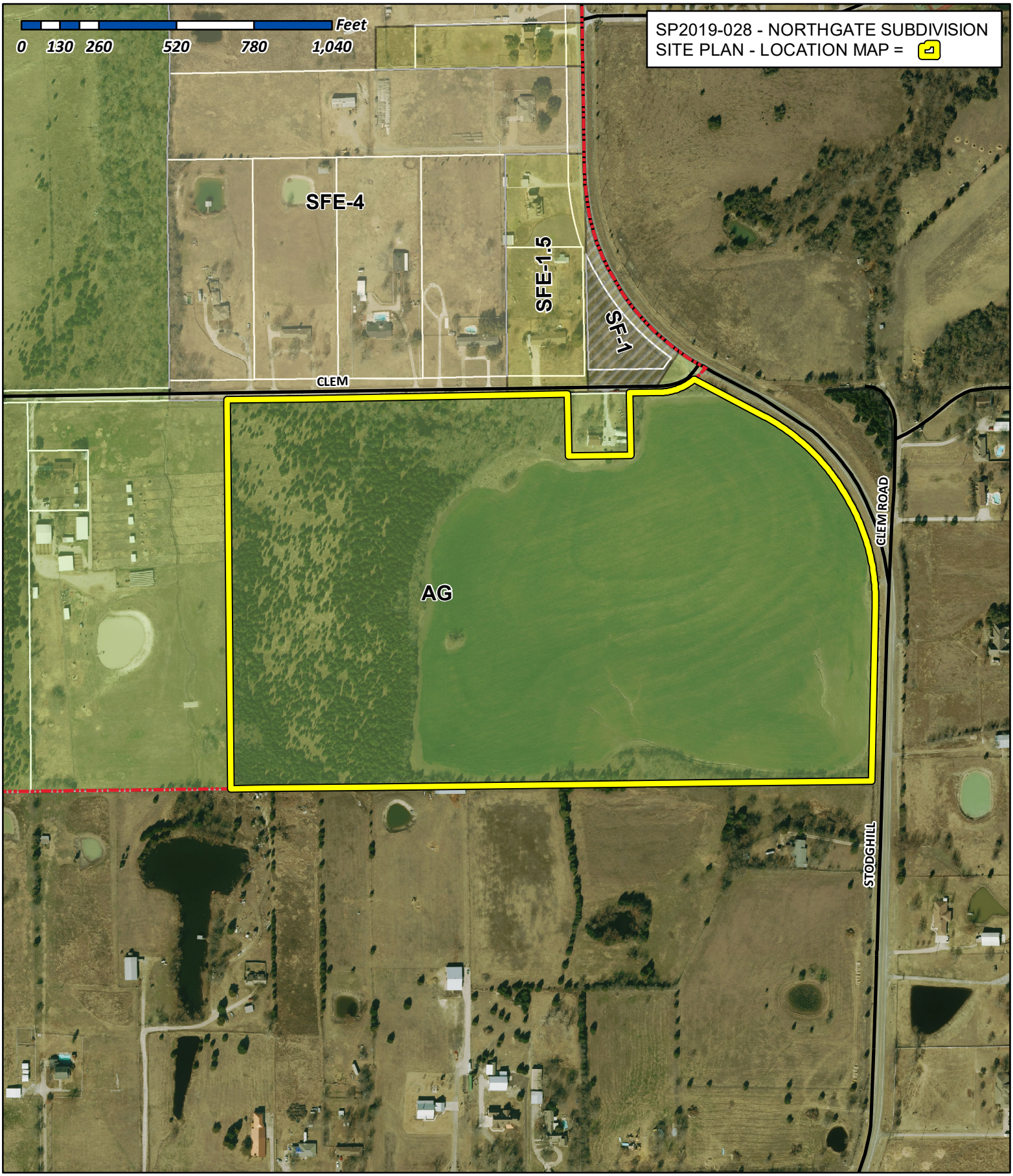
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's site plan, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained within Planned Development District 88 (PD-88) [*Ordinance No 19-26*];

(2) The development shall adhere to the recommendations of the Parks and Recreation Board; and

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



City of Rockwall

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

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TRACT 5

TRACT 4

TRACT 3
MUSTANG ACRES SUBDIVISION
FIRST INSTALLMENT
CABINET A, SLIDE 54

TRACT 2

TRACT 1

ZONED: SFE-4

ZONED: SFE-1.5

ZONED: SFE-1
BLUEBERRY HILL
ESTATE ADDITION
LOT 1, BLOCK A
CABINET J, SLIDE 231

PROPOSED PAVEMENT

12' PUBLIC UTILITY EASEMENT
CABINET A, SLIDE 54

CONNECT TO
EX. WATER LINE

24" RCP

CLEM ROAD
(NO RECORD FOUND BY SURVEYOR)

30' RIGHT-OF-WAY
DEDICATION
(BY THIS PLAT)

CONNECT 12" WATER
TO EX. WATER LINE

30' RIGHT-OF-WAY
DEDICATION
(BY THIS PLAT)

CHARLES DAVID PARKER
VOLUME 1014, PAGE 245

LYNN VICTOR PARKER
VOLUME 1014, PAGE 249

PROPOSED PAVEMENT

PROPOSED 5'
CONCRETE SIDEWALK

30' RIGHT-OF-WAY DEDICATION
(BY THIS PLAT)

DANIEL AND
LAURA MARTIN

15' D.E.

10' P.U.E.

20' U.E.

10' P.U.E.

15' D.E.

ZONED: SF-1
(PD Z2019-012)

PROPOSED
12" WATER

R47.5'

PROPOSED 5'
CONCRETE SIDEWALK

DANIEL L. PETTIS
CC #20170000000956

CLEM ROAD EXTENSION
(NOT CONSTRUCTED BY SIGNIFICANT LENGTH)

10' P.U.E.

15' D.E.

ASHER DRIVE
50' ROW

PROPOSED 8" WATER

30' LANDSCAPE BUFFER
(COMMON AREA NO. 1)
0.817 ACRES
(35,587 SQ. FT.

CRAIG WILLIAM MCCALLUM
CC #20150000001423

10' P.U.E.

15' D.E.

PROPOSED 8" WATER

10' P.U.E.

PROPOSED 12" WATER

BRITTON DRIVE
50' ROW

15' D.E.

10' P.U.E.

F. M. 3549
(A.K.A. STODGHILL ROAD)
(VARIABLE WIDTH ROW)

THE FATE 54
INVESTMENT LAND LLC
CC #20170000016383

PROPOSED
12" WATER

20' U.E.

36" RCP

PROPOSED 5'
CONCRETE SIDWALK

30' LANDSCAPE BUFFER
(COMMON AREA NO. 2)
0.202 ACRES
(8,787 SQ. FT.

PROPOSED 12" WATER

END WATER
STUB-OUT

ZONED: SF-1
(PD Z2019-012)

ZONED: SF-1
(PD Z2019-012)

ZONED: SF-1
(PD Z2019-012)

LORIN PRESTON
LARMAN
AND JEANNE LARMAN
VOLUME 3679, PAGE 25

BILLY CONRAD HAGEN
VOLUME 103, PAGE 775

ROBERT PEOPLES AND
MEGAN PEOPLES
CC #20130000483387

WILLIAM KYLE ALLEN AND WIFE,
DOROTHY E. ALLEN
VOLUME 153, PAGE 629

WILLIAM KYLE ALLEN AND WIFE,
DOROTHY E. ALLEN
VOLUME 153, PAGE 629

WILLIAM KYLE ALLEN AND WIFE,
DOROTHY E. ALLEN
VOLUME 124, PAGE 749

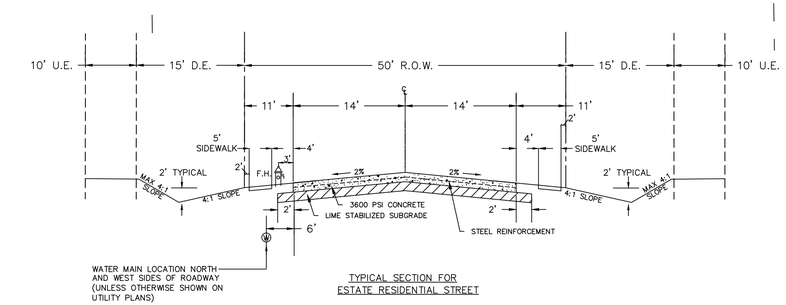
N

100 50 0 100 200
SCALE IN FEET
1" = 100'

LEGEND

PROPOSED PAVEMENT

FH PROPOSED FIRE HYDRANT



TYPICAL SECTION FOR
ESTATE RESIDENTIAL STREET

CASE NO. (SP2019-028)

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

ENGINEERINGCONCEPTS & DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: JD	DATE:
CHECKED: ECD	DATE:
PROJECT NO.: 08838	
DWG FILE NAME: 08838 PP SITE PLAN.DWG	

08/06/2019

PRELIMINARY SITE PLAN
NORTHGATE
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

SHEET 01 OF 01



NORTH

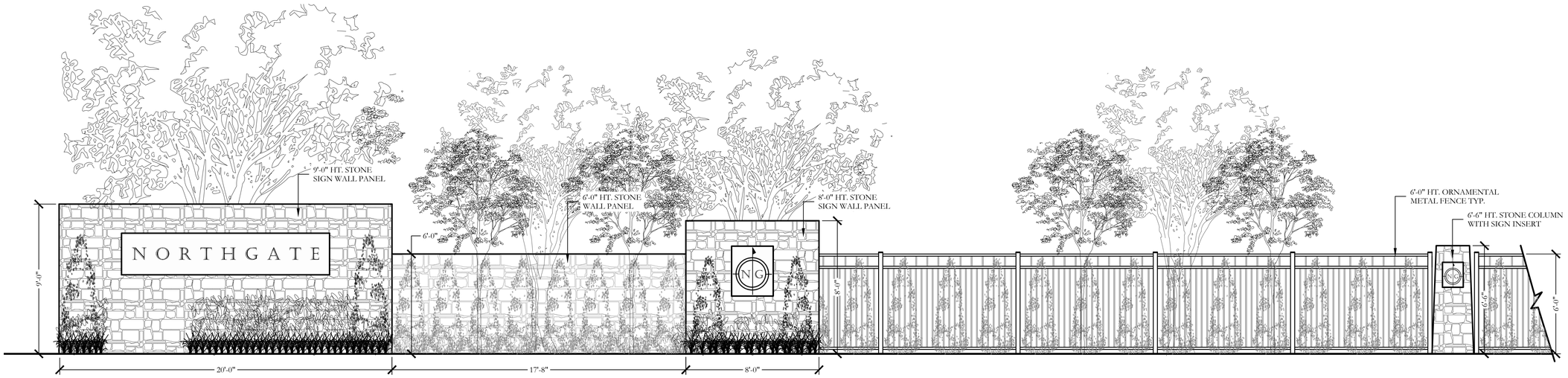
100 50 0 100

Scale: 1" = 100'-0"

NORTHGATE CONCEPT PLAN

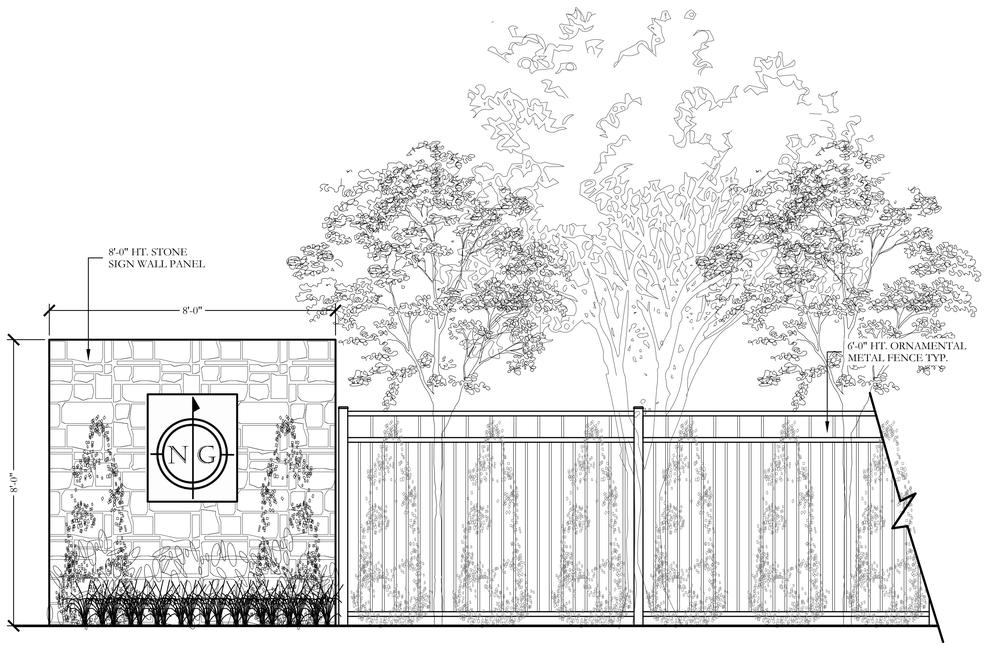
City of Rockwall, Texas

CODY JOHNSON s·t·u·d·i·o



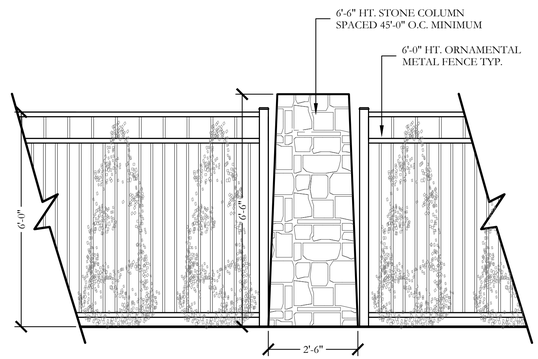
MAIN ENTRY MONUMENT ELEVATION

NOT TO SCALE



MINOR ENTRY MONUMENT ELEVATION

NOT TO SCALE



COLUMN AND FENCE ELEVATION

NOT TO SCALE

NORTHGATE CONCEPT PLAN

City of Rockwall, Texas

CODY JOHNSON
s·t·u·d·i·o

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	David Gonzales, *Planning and Zoning Manager*
DATE:	August 13, 2019
SUBJECT:	Z2019-014; *SUP for Restaurant Less Than 2,000 SF w/Drive-Through*

Staff has received a letter from the applicant, Jake Fears of Weir & Associates, Inc., requesting to withdraw *Case No. Z2019-014* (*see attached*). Initially, the applicant had provided staff with a concept plan indicating a driveway approach to be placed along Pecan Valley Drive. After review, the Engineering Department determined the driveway could not be located along Pecan Valley Drive due to not meeting the driveway spacing requirement of the Engineering Standards of Design Manual, and would cause a safety concern for the general public. An option to move the driveway approach along West Quail Run Road was discussed; however, the applicant has chosen to withdraw the case. This case is scheduled for a public hearing on tonight's agenda. Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), states that any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. Should the Planning and Zoning Commission have any questions staff will be available at the *August 13, 2019* meeting.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 13, 2019
APPLICANT:	Greg Wallis; Mershawn Architects
CASE NUMBER:	Z2019-015; *SUP for Expansion of Existing Minor Auto Repair Garage*

SUMMARY

Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and take any action necessary.

BACKGROUND

The subject property was annexed in 1986 [*Ordinance No. 86-37*] and is zoned Commercial (C) District. On May 16, 2005, the City Council approved a Specific Use Permit (SUP) [*Ordinance 05-20; Case No. Z2005-012; S-019*] to allow the expansion of an existing minor auto repair garage on the subject property.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the expansion of an existing minor auto repair garage (*i.e. Kwik Kar*).

ADJACENT LAND USES AND ACCESS

The subject property is located at 2581 Horizon Road [FM-3097]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a hardware store (*i.e. Lowes Improvement Store*) followed by Steger Towne Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a commercial shopping center (*i.e. Steger Towne Crossing*) followed by IH-30, which is a TxDOT6D *(Texas Department of Transportation, principle arterial, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

South: Directly south of the subject property is Horizon Road [FM-3097], which is identified as a *TxDOT4D (Texas Department of Transportation principle arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Following this roadway is a financial institution (*i.e. Well Fargo Bank*) and a rehabilitation facility (*i.e. Horizon Ridge Rehabilitation Managemen*t). These areas are zoned Commercial (C) District and Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

East: Directly east of the subject property is a restaurant (*i.e. Sonic*) followed by several commercial businesses (*e.g. National Tire & Battery, Standard Service, Bel Fiore Salon*). Beyond

this is Ralph Hall Parkway, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

West: Directly west of the subject property is a car-wash facility (*i.e. Horizon Car Wash*) followed by Horizon Road [FM-3097], which is identified as a TxDOT4D (*Texas Department of Transportation principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this there are several commercial businesses (*e.g. Bank of America, Pizza Hut, Kroger*). These areas are zoned Commercial (C) District and Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

CHARACTERISTICS OF THE REQUEST

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a minor auto repair garage is permitted with a Specific Use Permit (SUP) in a Commercial (C) District. Currently, there is an 8,431 SF building on the subject property and the applicant is proposing to construct a second building that will be approximately 1,440 SF and located behind the existing building. According to the applicant, the new structure will match the existing structure with regard to design and materials. Since this is a substantial change from the approved Specific Use Permit (SUP) [*Ordinance No. 05-20*], the applicant is required to amend the Specific Use Permit (SUP).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Commercial (C) District is the "…proper zoning classification for most types of commercial development…" and "…excludes land uses that are not compatible with retail shopping…" The Unified Development Code (UDC) goes on to state that the Commercial (C) District is a "…general business zoning and is intended to service most commercial land uses…" In this case, since the minor auto repair garage is a general commercial operation, the applicant's request appears to conform to the district development standards stipulated in the Unified Development Code (UDC).

STAFF ANALYSIS

Currently, there is an existing minor auto repair garage on the subject property. The applicant is proposing to expand the current facility by constructing a second building in order to manage the volume of vehicles being serviced. The proposed facility will be located behind the existing building and will match the existing building with regard to design and materials. Given the proposed layout, design and the adjacent automotive land uses, the applicant's request does not appear to negatively impact the subject property or adjacent properties. Staff should note, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant would be required to submit a site plan for approval by the Architectural Review Board (ARB) and the Planning and Zoning Commission.

NOTIFICATIONS

On July 26, 2019, staff notified 32 property owners/residents within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Programs located with 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for approval of a Specific Use Permit (SUP) for a *minor auto repair garage*, then staff would propose the following conditions of approval:

(1) The minor auto repair garage shall generally conform to the concept plan and building elevations depicted in Exhibits '*B*' and '*C*' of the attached ordinance;

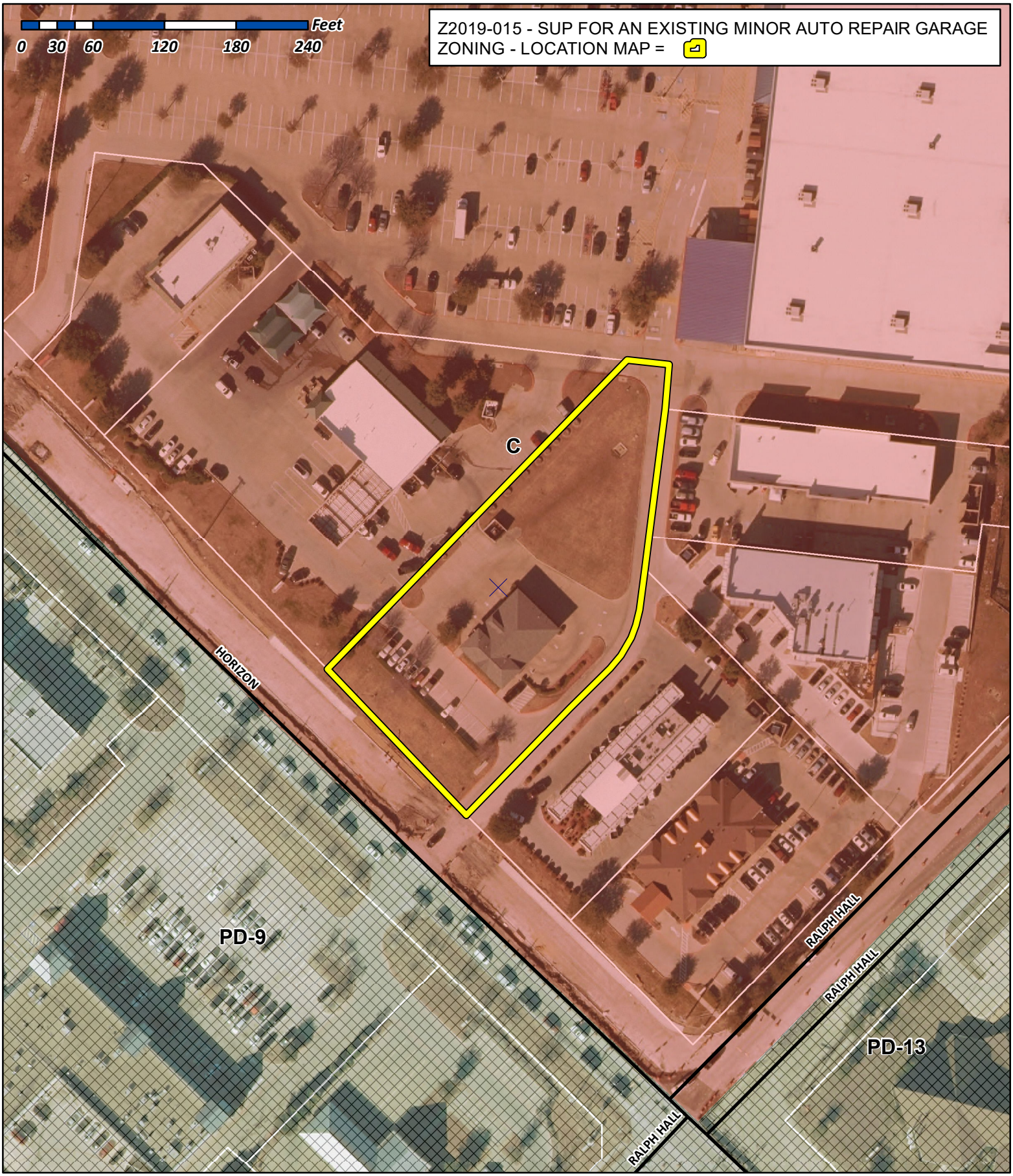
(2) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight.

(3) All work must be performed within an enclosed building.

(4) The addition shall match the design and materials of the existing buildings.

(5) A ten (10)-foot landscape buffer consisting of ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage.

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



City of Rockwall

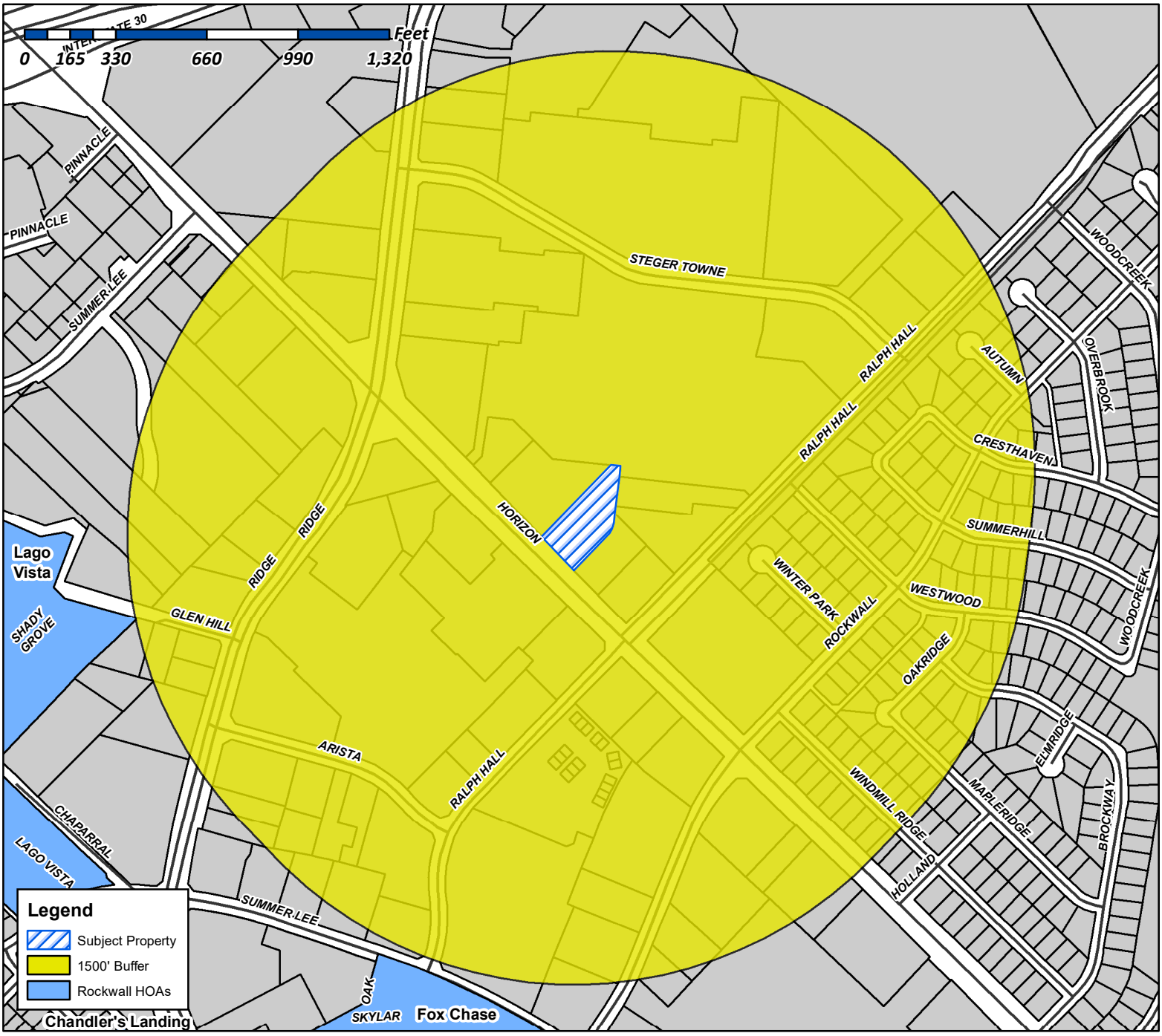
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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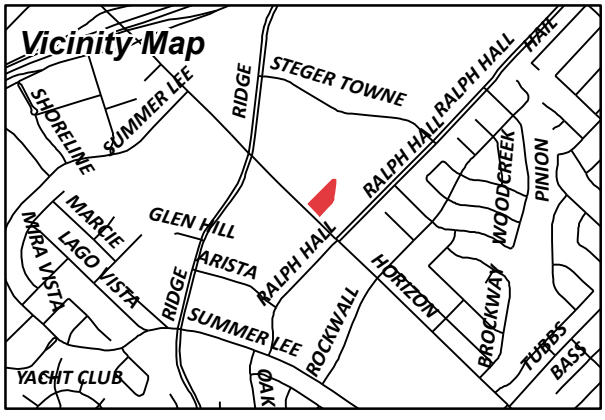
City of Rockwall

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Case Number: Z2019-015
Case Name: SUP for an Existing Minor Repair Garage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3581 Horizon Road

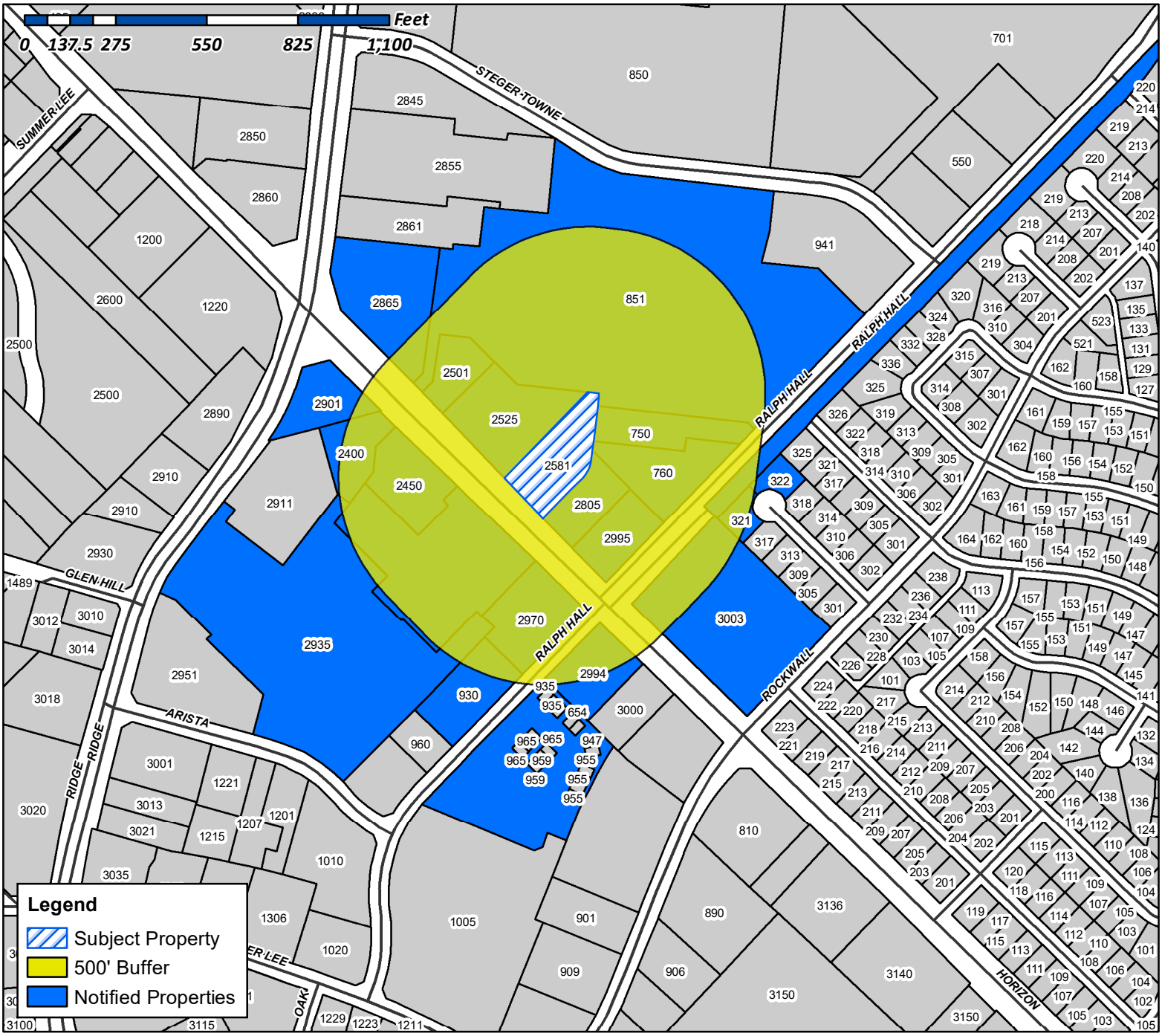


Date Created: *7/12/2019*
For Questions on this Case Call (972) 771-7745

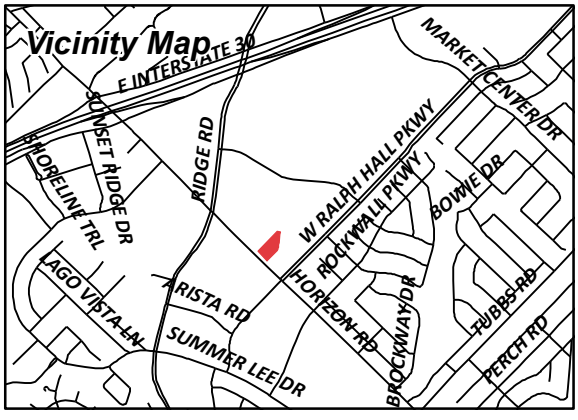
City of Rockwall

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

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Case Number: Z2019-015
Case Name: SUP for an Existing Minor Repair Garage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2581 Horizon Road



Date Created: *7/16/2019*

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

LOWES HOME CENTERS INC
1000 LOWES BLVD
MOORESVILLE, NC 28117

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

HVCSG LLC
1027 WOODBRIDGE PLACE
HEATH, TX 75032

NEW BLB CORPORATION
1100 SIENNA CT
BURLESON, TX 76028

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO,DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2501 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL PARTNERS LTD
2525 HORIZON RD
ROCKWALL, TX 75032

JUCHA RHETT BARRY
2581 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2805 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2970 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2994 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2995 HORIZON RD
ROCKWALL, TX 75032

OUR SAVIOR EVANG LUTHERAN
CHURCH C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

SWAGERTY TOMMY & DEBORAH K HARGROVE
321 WINTER PARK
ROCKWALL, TX 75032

BROOM JUDY M
322 WINTER PARK
ROCKWALL, TX 75032

SOUTHTRUST BANK
C/O WELLS FARGO
333 MARKET ST 10TH FLOOR 0
SAN FRANCISCO, CA 94105

HASTINGS CLAIMS SERVICE INC
732 WINDSONG LN
ROCKWALL, TX 75032

CURRENT RESIDENT
750 RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

CURRENT RESIDENT
760 RALPH HALL
ROCKWALL, TX 75032

CURRENT RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

ROCKWALL HORIZON RIDGE LP
930 W RALPH HALL PKWY 0
ROCKWALL, TX 75032

750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY 0
ATLANTA, GA 30355

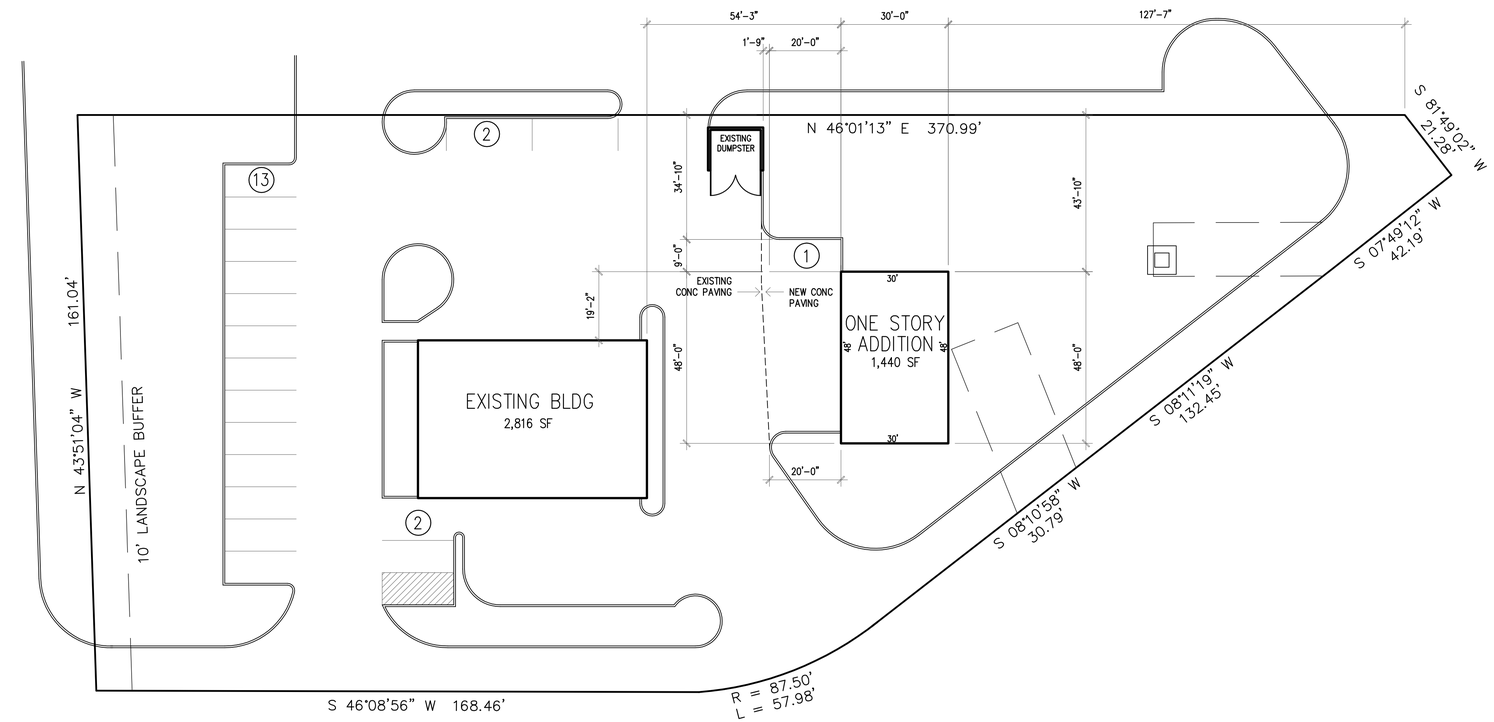
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CORPORATE REAL ESTATE ASSESSMENTS
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CHARLOTTE, NC 28255

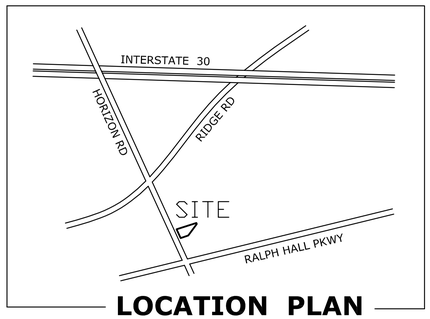
ARMSTRONG RALPH HALL LP
C/O ARMSTRONG DEVELOPMENT PROPERTIES
INC
ONE ARMSTRONG PLACE
BUTLER, PA 16004

ERVIN RICHARD
PO BOX 171373
ARLINGTON, TX 76003

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

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





LOCATION PLAN

ABSTRACT NO. 9 – WILLIAM BLEVINS SURVEY

1. ZONING: C
2. PROPOSED USE: OIL CHANGE
3. PROPERTY AREA (GROSS): 48,383 SF 1.11 AC
4. BUILDING AREA: 1,440 SF
5. BUILDING HEIGHT: ONE STORY – 20'–6"
6. LOT COVERAGE : 8.8% F.A.R. = 0.009:1
7. PARKING REQUIRED: 2 PER EACH BAY = 18 SPACES REQUIRED
8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0–25 SPACES 1 PROVIDED
9. TOTAL PARKING PROVIDED: 18 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 28,566 SF

HORIZON VILLAGE

BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE HORIZON VILLAGE ADDITION BLOCK 1 LOT 4 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
2586 HORIZON ROAD
ROCKWALL, TEXAS 75032

CASE #SP2019-015

0 10 20 40
SCALE IN FEET

NORTH

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS
CHURCHES INSTITUTIONAL
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972–722–9302
FAX : 972–249–2081

No.	Date	Revision	By

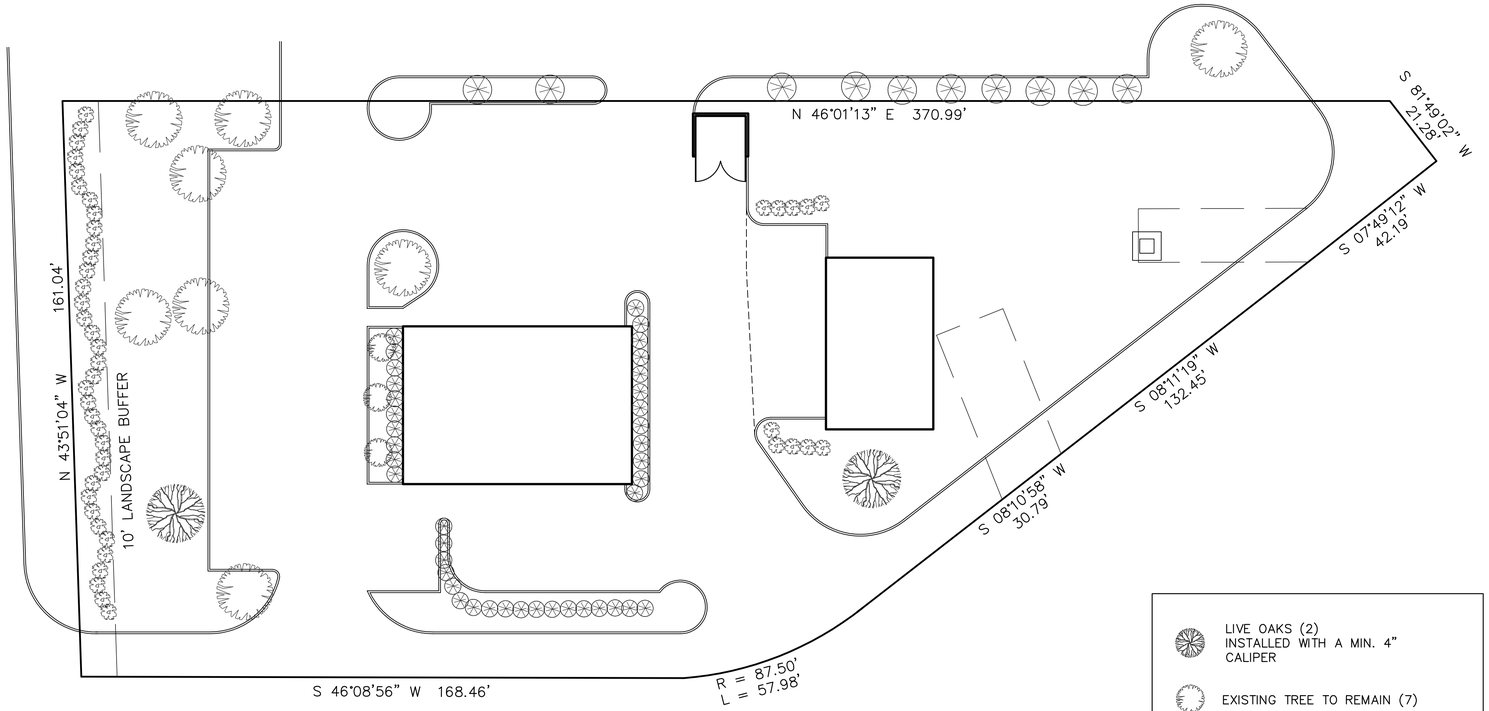
KWIK KAR
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 20'–0"
Date:	MM/DD/YEAR
Project No.:	AAAAAA
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF

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



LIVE OAKS (2)
INSTALLED WITH A MIN. 4" CALIPER

EXISTING TREE TO REMAIN (7)

EXISTING SHRUB (40)

NEW INDIAN HAWTHORNE (46)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

		EXISTING	NEW	REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	4	1	3	5
2.	LANDSCAPE BUFFER			25'	35'
3.	TOTAL LANDSCAPE AREA 15% REQUIRED			7,257 SF	19,817 SF

HORIZON VILLAGE

BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE HORIZON VILLAGE ADDITION BLOCK 1
LOT 4
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
2561 HORIZON ROAD
ROCKWALL, TEXAS 75032

CASE #SP2019-015

0 10 20 40
SCALE IN FEET

NORTH

PRICING & CONSTRUCTION
GENERAL NOTES:

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ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
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No.	Date	Revision	By

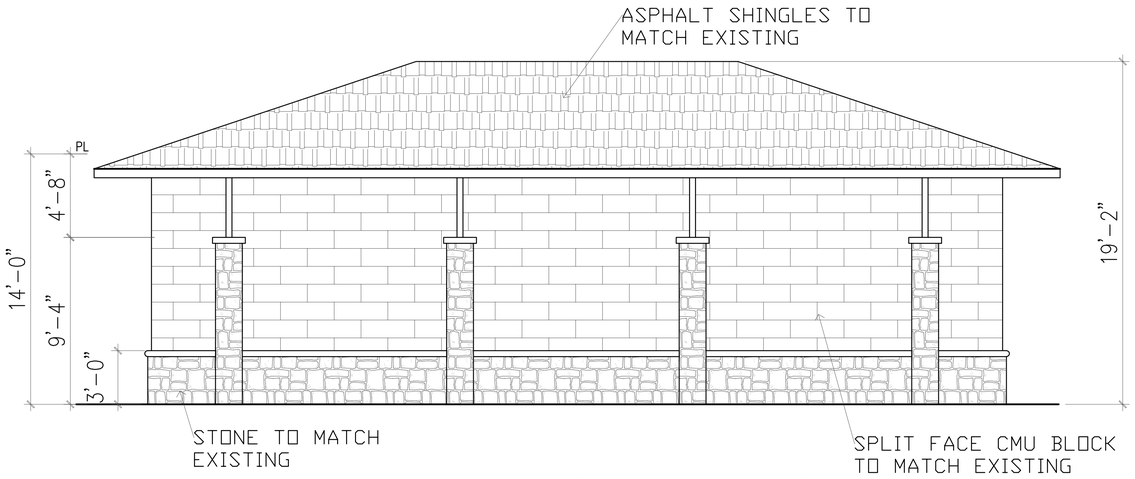
KWIK KAR
ROCKWALL, TEXAS

LANDSCAPE PLAN

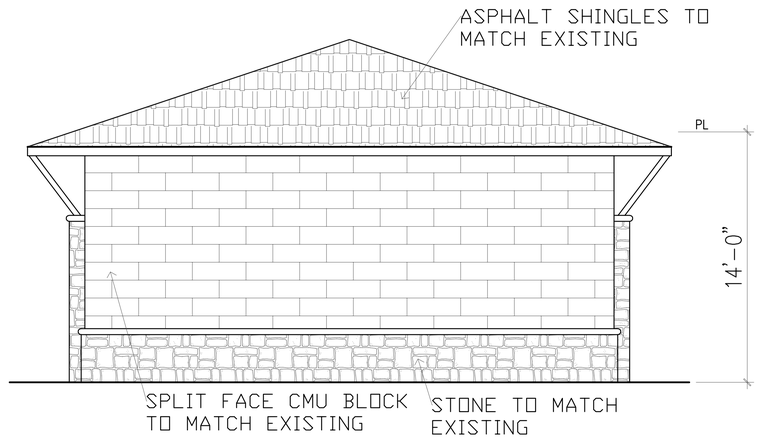
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Drawn:	GW
Checked:	WM

SHEET L1 OF 1

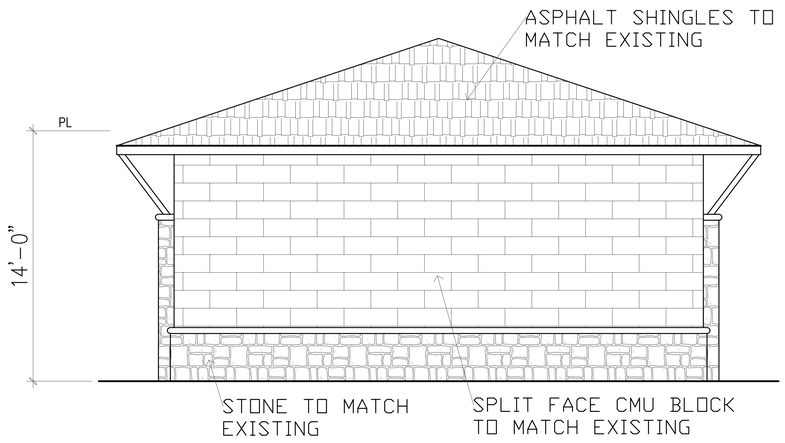
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



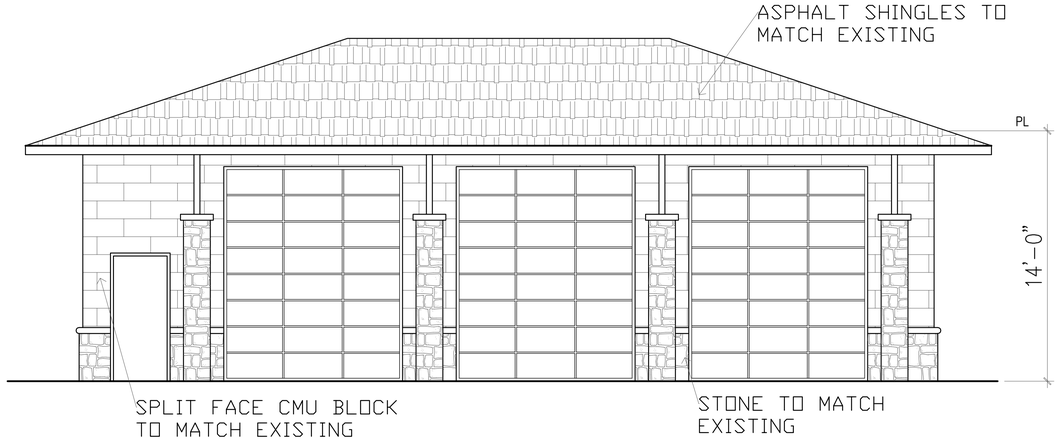
NORTH ELEVATION
100% MASONRY 30% STONE 70% BLOCK



EAST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



WEST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



SOUTH ELEVATION
100% MASONRY 38% STONE 62% BLOCK

PRICING & CONSTRUCTION

GENERAL NOTES:

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INSTITUTIONAL
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CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

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

Date:

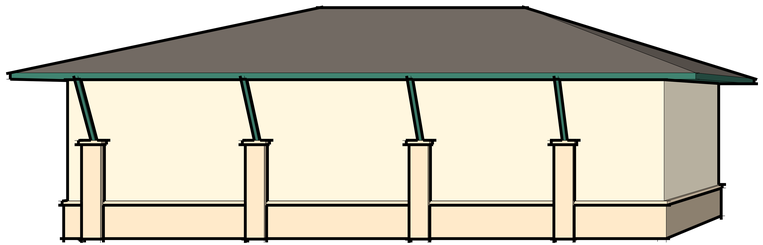
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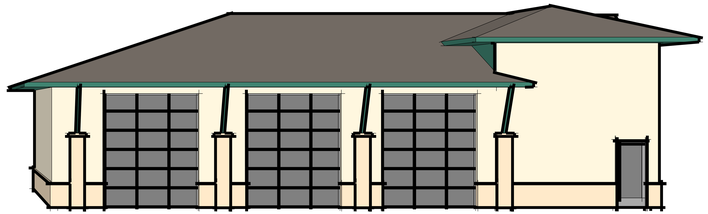
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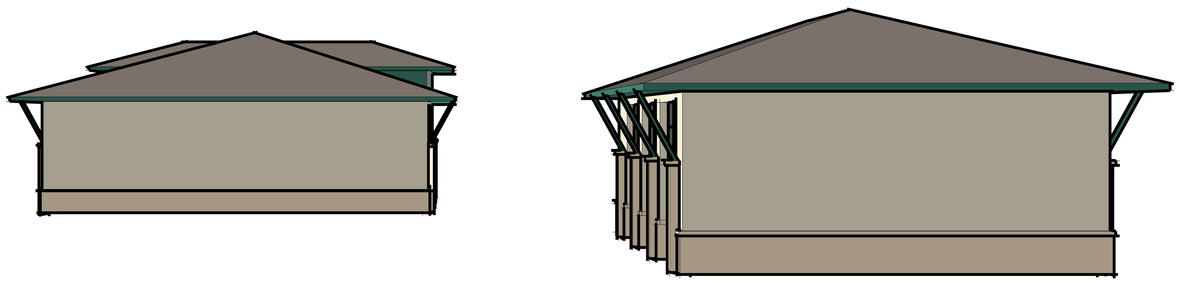
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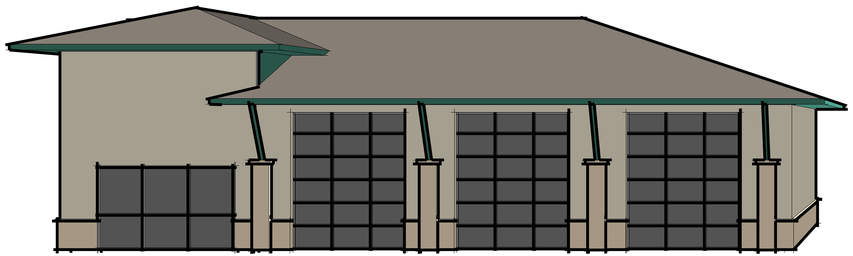
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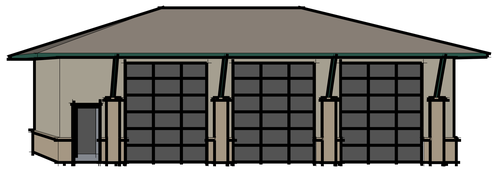
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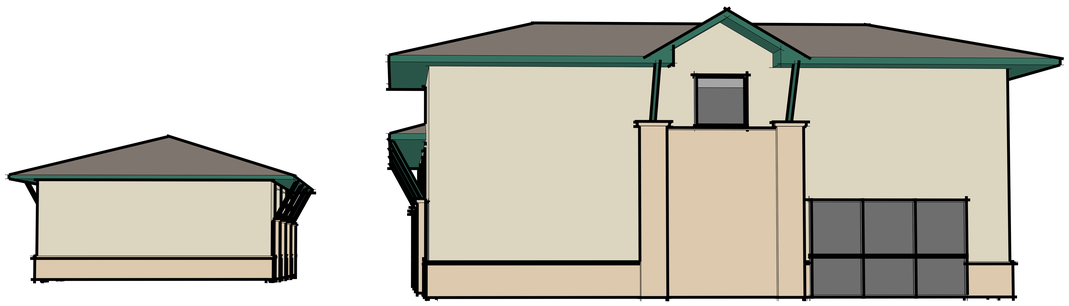


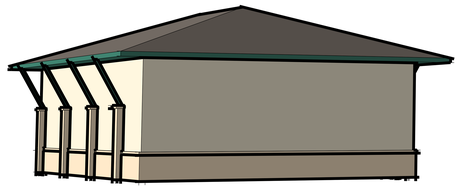


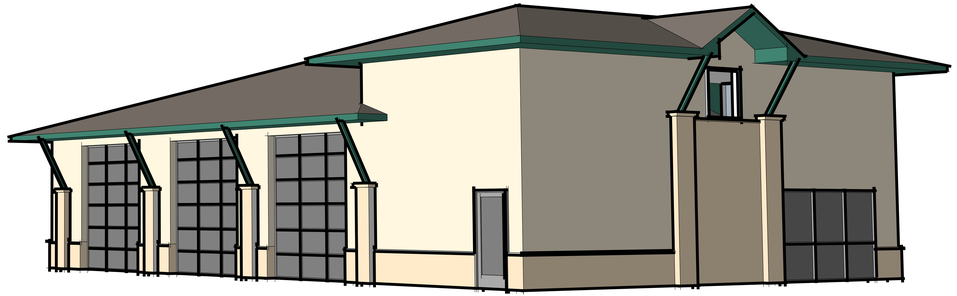


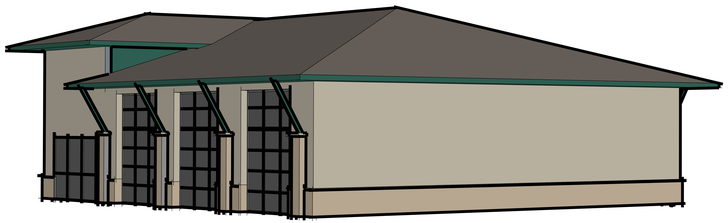


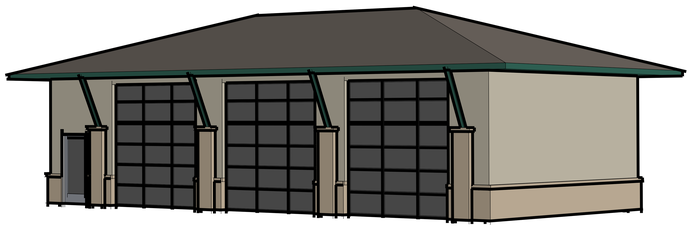












CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *MINOR AUTO REPAIR GARAGE,* IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 1.1107-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK 1, HORIZON VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Greg Wallace of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) to allow a *minor auto repair garage* in a Commercial (C) District on a 1.1107-acre parcel of land being described as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated by *Ordinance No. 05-20*.

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *minor auto repair garage* as stipulated by Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4*, Commercial (C) District,* of Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as

DRAFT 08.13.2019

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

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *minor auto repair garage* on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The *minor auto repair garage* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B'* and *'C'* of this ordinance;

2) Vehicles, equipment, parts, and/or inventory shall *not* be stored outside overnight.

3) All work must be performed within an enclosed building.

4) The addition shall match the design and materials of the existing buildings as depicted in *Exhibit 'C'* of this ordinance.

5) A ten (10)-foot landscape buffer consisting of ground cover, a built-up berm and/or shrubbery or a combination thereof shall be installed along the entire length of the frontage of the subject property.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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

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

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

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

DRAFT ORDINANCE 08.13.2019

force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF SEPTEMBER, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

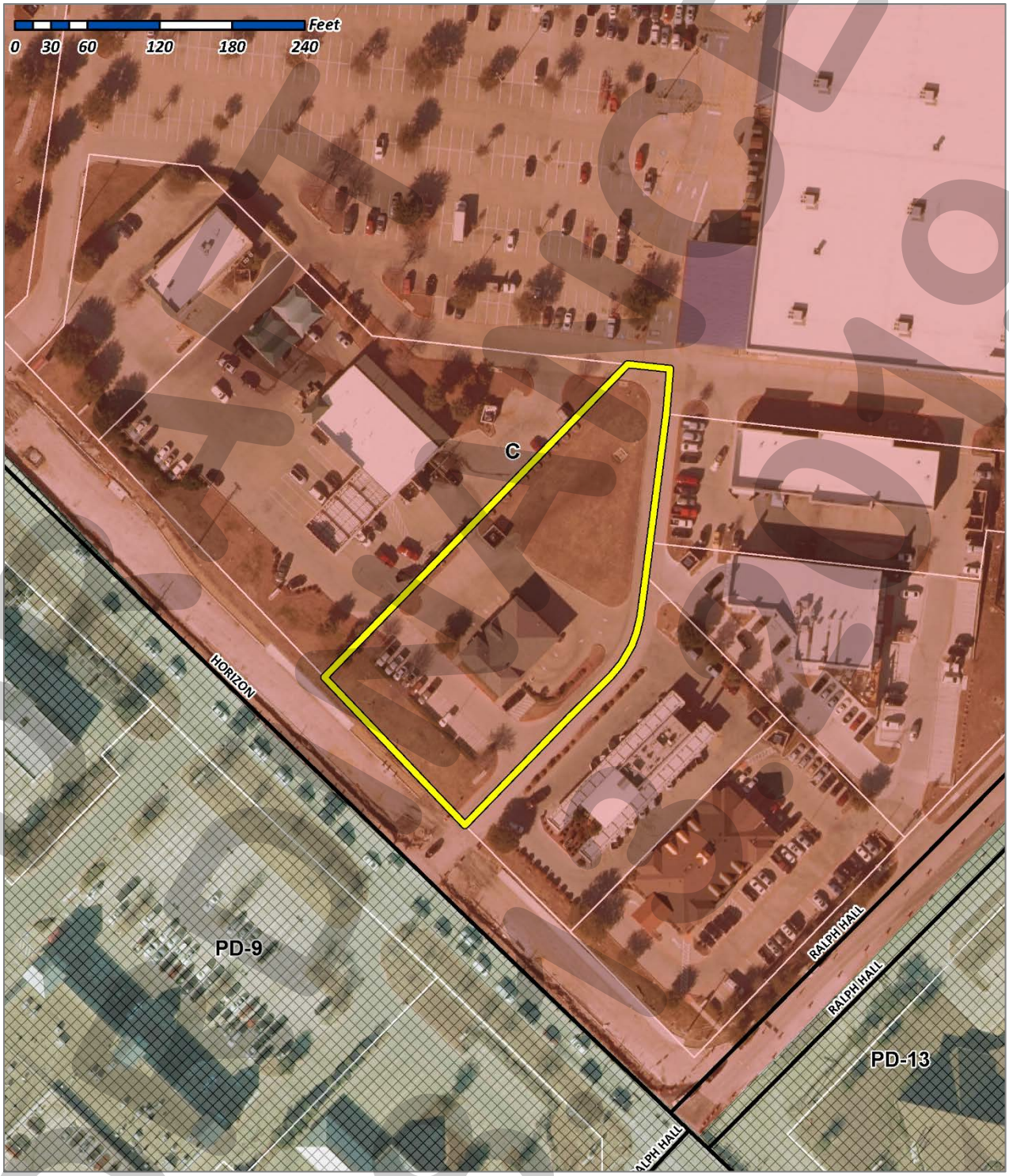
1st Reading: *August 19, 2019*

2nd Reading: *September 3, 2019*

DRAFT ORDINANCE 08.13.2019

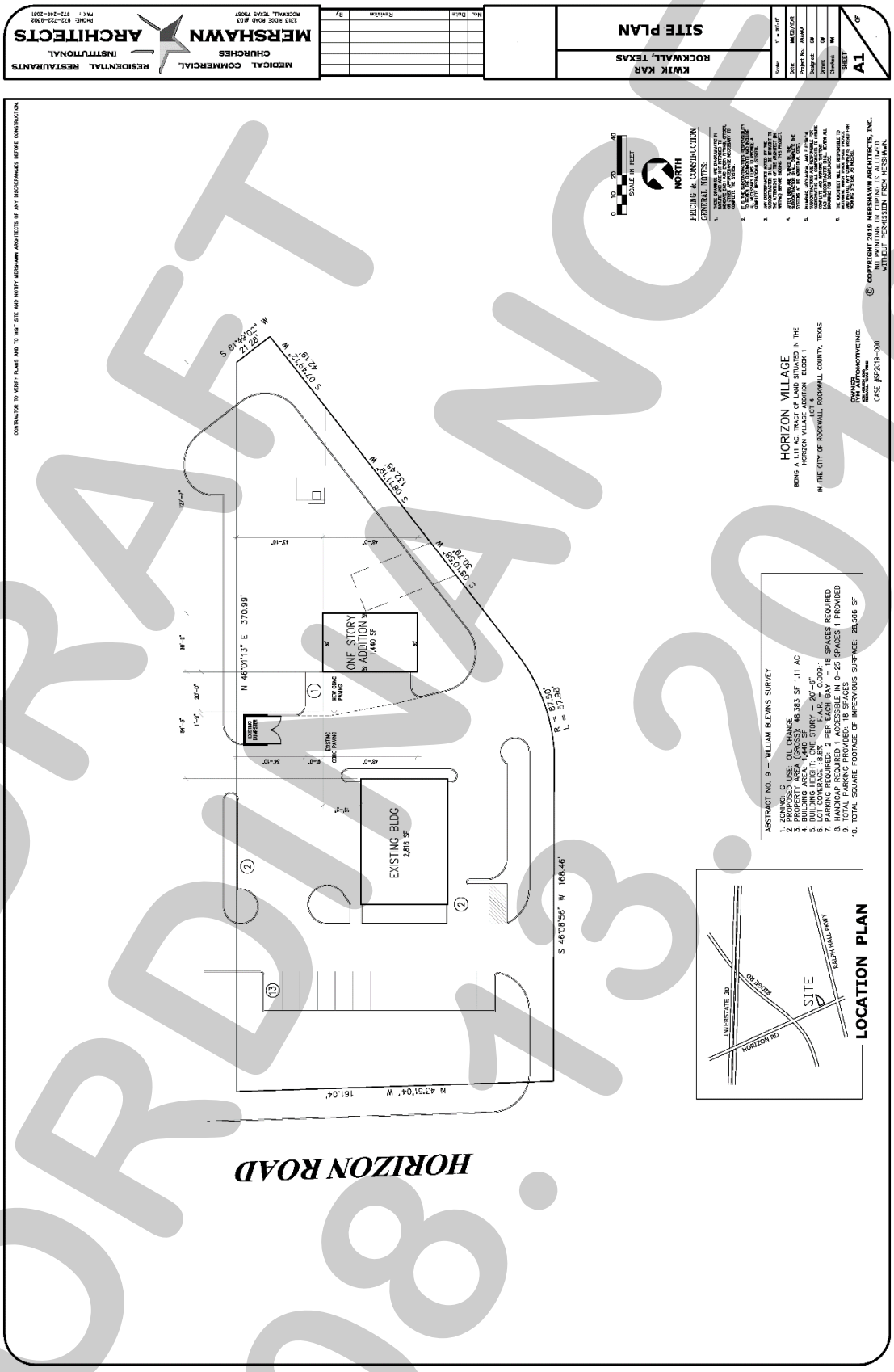
Exhibit 'A'
Zoning Exhibit

Address: *2581 Horizon Road [FM-3097]*
Legal Description: *Lot 1, Block 1, Horizon Village Addition*



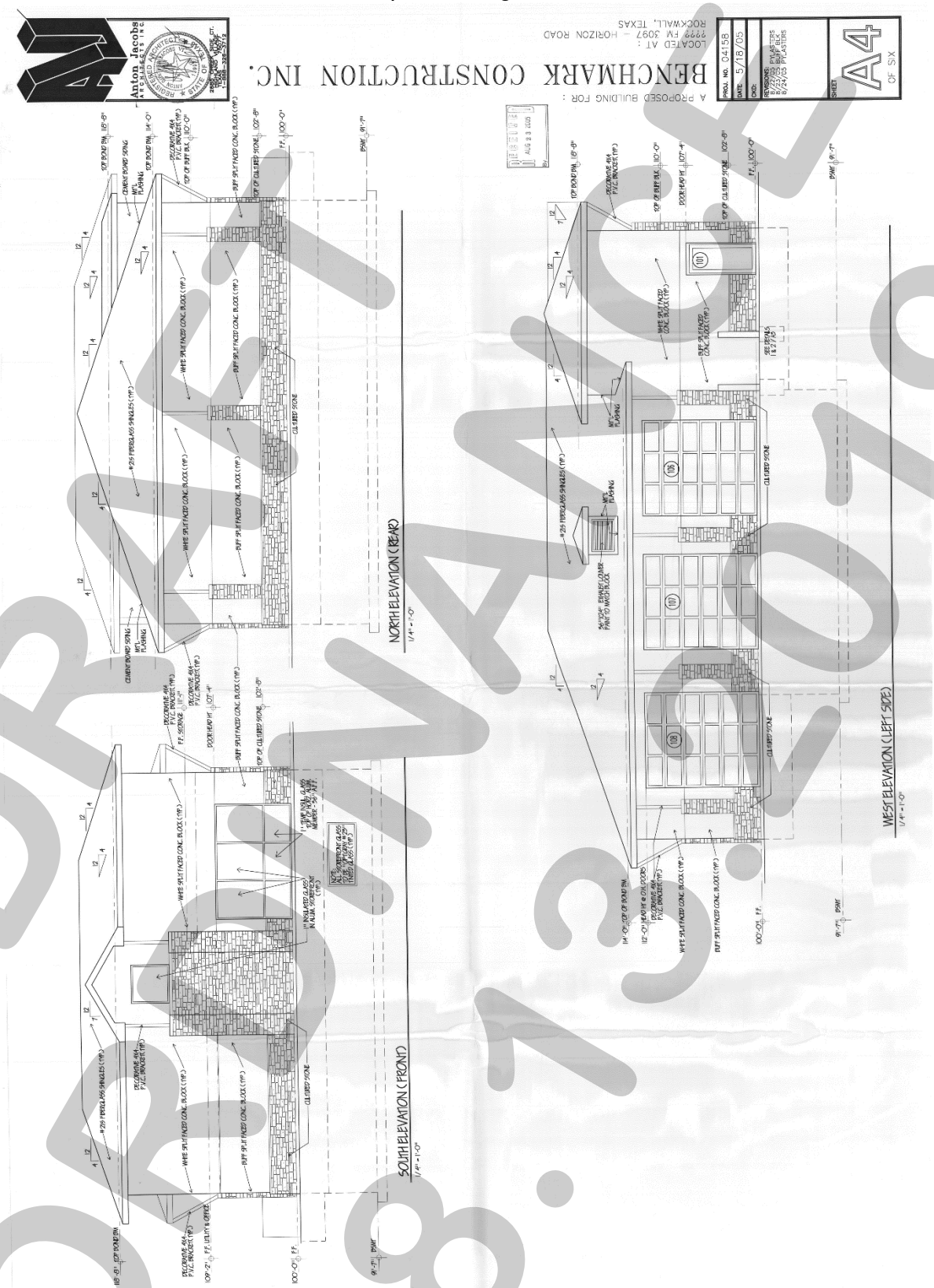
DRAFT
08/19/19

Exhibit 'B':
Concept Plan



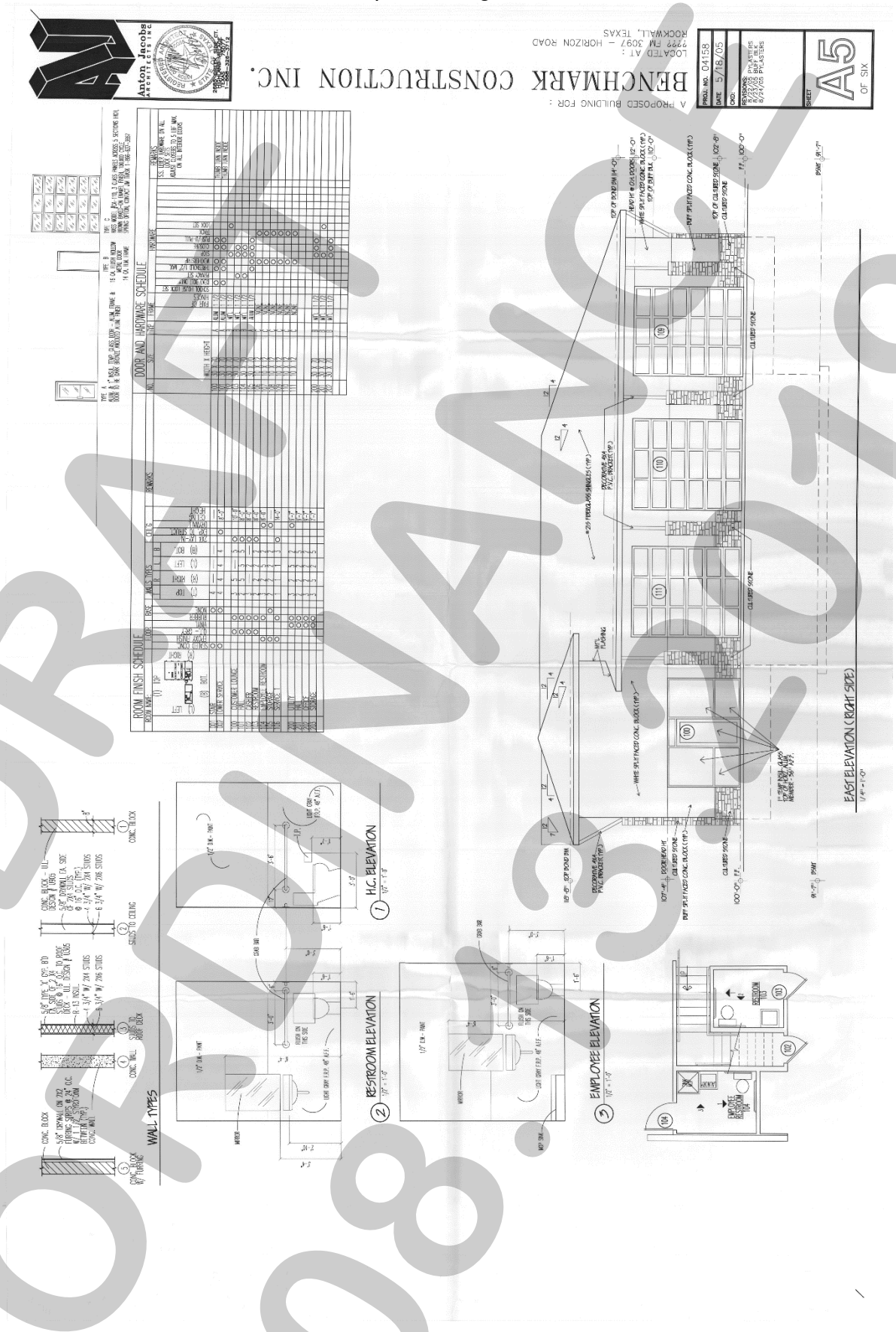
DRAFT ORDINANCE 08.13.19

Exhibit 'C':
Conceptual Building Elevations



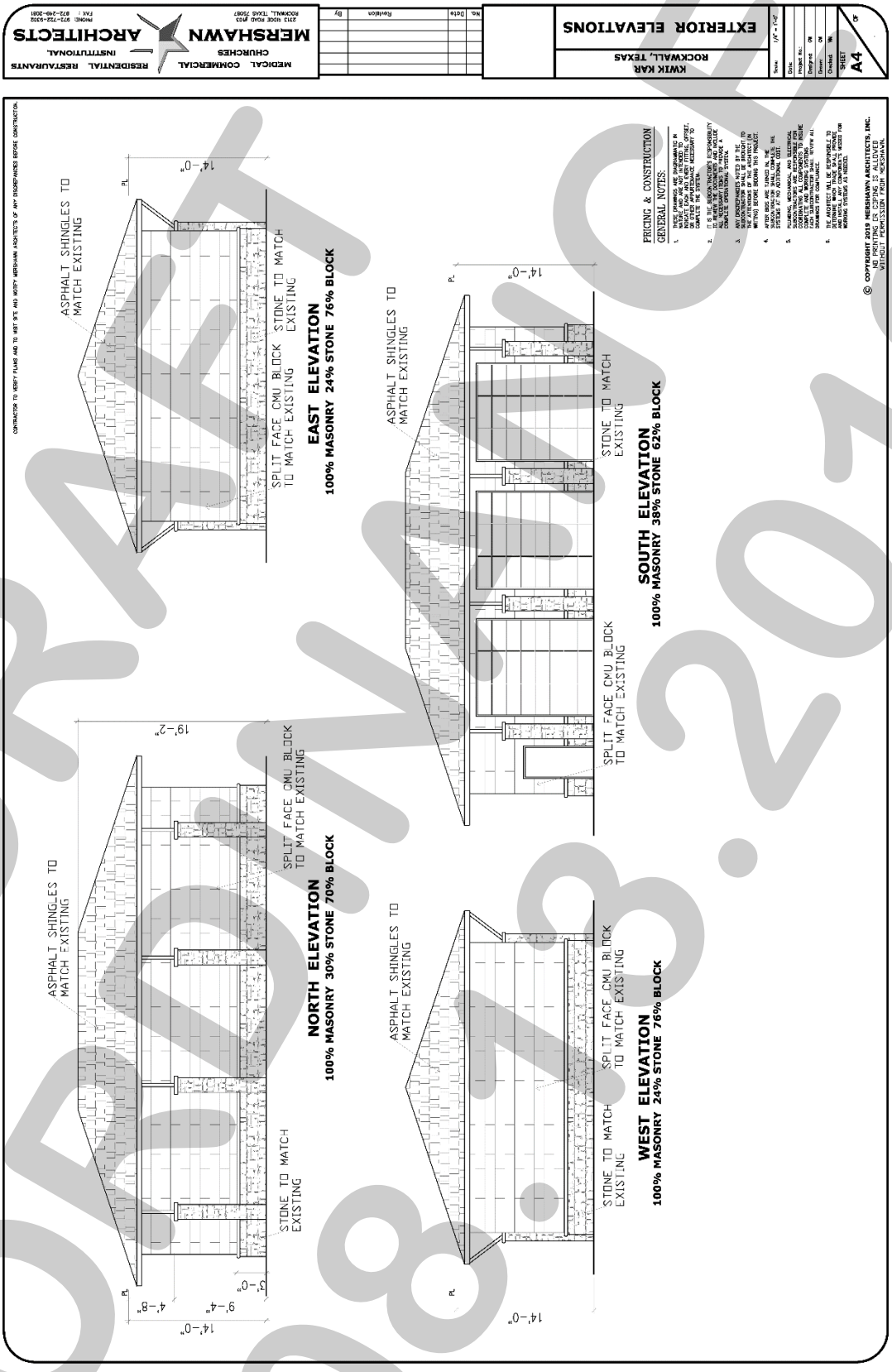
DRAFT 08.13.2019

Exhibit 'C':
Conceptual Building Elevations



DRAFT
08.13.19

Exhibit 'C':
Conceptual Building Elevations



DRAFT
08.13.2019

WIER & ASSOCIATES, INC.
ENGINEERS
SURVEYORS
LAND PLANNERS

PRINCIPALS
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
PHILIP L. GRAHAM, P.E.
JAKE H. FEARS, P.E., LEED AP BD+C
RANDALL S. EARDLEY, P.E.

ASSOCIATES
TOBY W. RODGERS
CASEY D. YORK
PRIYA N. ACHARYA, P.E.
TIM V. WALLACE, P.E.

August 6, 2019

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

Attn: Mr. David Gonzales

RE: Special Use Permit Z2019-014

Mr. Gonzales,

This letter is to inform you that on the behalf of Goliad Real Estate, LLC, I would like to request the above referenced agenda item to be removed from the public hearing scheduled for August 13, 2019.

Thank you,

Jake Fears, PE
Senior Associate

2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006-7440
(817) 467-7700
FAX (817) 467-7713

WWW.WIERASSOCIATES.COM

121 S. MAIN ST.
HENDERSON, TEXAS 75654-3559
(903) 722-9030
TOLL FREE FAX (844) 325-0445

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

LEGEND

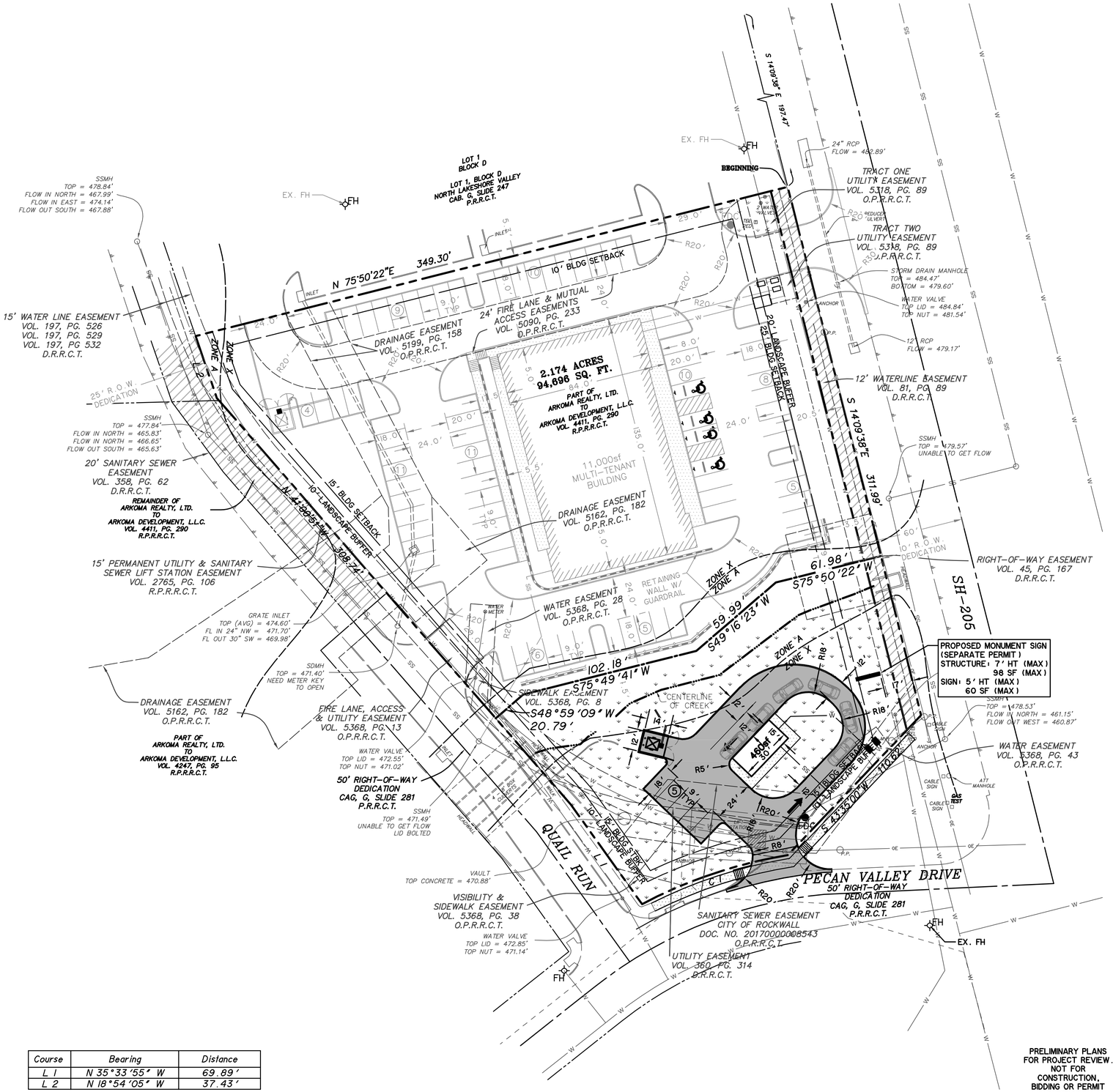
- (X) PARKING COUNT
- LANDSCAPE AREA (RE: LANDSCAPE PLAN)
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- RIGHT-OF-WAY DEDICATION

GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB RADIUS ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
3. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
4. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

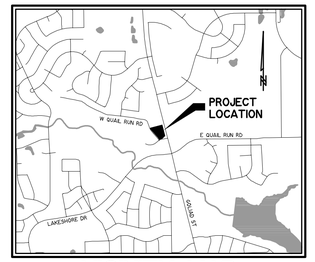
FEMA NOTE

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'A' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A', AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.



0 30 60 90

1" = 30'



VICINITY MAP

1" = 2,000'

SITE DATA CHART

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	MIXED-USE (COMMERCIAL)
LOT AREA	2.174± AC (94,696 SF) NORTH (ARTIFICIAL): 1.682± AC (73,271 SF) SOUTH (ARTIFICIAL): 0.492± AC (21,425 SF)
BUILDING AREA (NORTH)	RETAIL: 8,000 SF RESTAURANT: 3,000 SF TOTAL: 11,000 SF
BUILDING AREA (SOUTH)	RESTAURANT: 460 SF * *(REQUIRES SUP APPROVAL)*
BUILDING HEIGHT	NORTH: 25'-0" SOUTH: 18'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 15' QUAIL RUN RD: 15' INTERNAL: 10'
PARKING REQ'D (NORTH)	8,000 SF RETAIL: 1/250 SF = 32 3,000 SF RESTAURANT: 1/100 SF = 30 TOTAL = 62
PARKING REQ'D (SOUTH)	460 SF RESTAURANT: 1/100 SF = 5
ACCESSIBLE PARKING PROVIDED	4
TOTAL PARKING PROVIDED	84
BUILDING/LOT COVERAGE	12.1%
LANDSCAPE AREA	37,297 SF
LANDSCAPE COVERAGE	39.4%

Course	Bearing	Distance
L1	N 35°33'55" W	69.89'
L2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

DEVELOPER

GRAND CENTRAL CROSSING, LLC
CONTACT: CHAD DUBOSE
8350 N CENTRAL EXPWY, STE 1300
DALLAS, TEXAS 75206
PHONE: (214) 891-3215
FAX: (214) 891-3203
CHAD@JTEVANS.COM

ENGINEER

WIER & ASSOCIATES
CONTACT: JAKE FEARS, P.E.
2201 E. LAMAR BLVD., SUITE #200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
FAX: (817) 467-7713
JAKEF@WIERASSOCIATES.COM

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE Texas Registration No. 99376 On Date Shown Below.

SUP SITE PLAN
RESTAURANT
150 PECAN VALLEY DR
ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

July 23, 2019

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

CASE No.: SUP2019-XXX

DATE: 7/23/2019
W.A. No. 19022

PRINTED: 7/23/2019 STB FILE: WIER-PAVING.STB LAST SAVED: 7/19/2019 4:15 PM SAVED BY: JAKEF FILE: SUP SITE PLAN.DWG

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	August 13, 2019
SUBJECT:	Legislative Update for Planning and Zoning Related Bills

During the 86th Legislative Session several planning and zoning related bills were approved by the legislature that have major impacts to the City's codes. These bills could affect how the community grows and develops in the future. In order to amend the City's ordinances to address the new laws prior to their effective dates (*i.e. September 1, 2019*), City staff prepared the attached memorandum -- *which provides a synopsis and list of the potential impacts of each of the major bills* -- for the City Council's review, and held a work session with the City Council on July 15, 2019 to discuss possible steps that could be taken to continue to ensure that the City require the highest quality development possible. Through this work session staff was directed to make several changes to the Unified Development Code (UDC) and Municipal Code of Ordinances. The following is a summary of the changes included in the attached draft ordinance arranged by section of the UDC, along with how these changes are perceived to affect the City's current development process, and the strategies being used to address the legislative changes.

Article II, *Development Review Authority*, of the UDC

Major Changes Relating to Current Legislation.

(1) All references relating to the City's development processes were moved to Article XI, *Development Applications and Review Process*, of the UDC (*see Article XI, Development Applications and Review Procedures, of the UDC below*). Under the current code the City's development processes are contained partially in Article II, *Authority and Administrative Procedures*, and partially in Article XI, *Zoning Related Applications*, of the UDC. In addressing HB3167 -- *which relates to Site Plan and Platting procedures* -- staff has taken the opportunity to consolidate the City's development process into one (1) article (*i.e. Article XI, Development Applications and Review Process*) and change Article II from *Authority and Administrative Procedures* to *Development Review Authority*. This article now only contains codes pertaining to administrative authority and the authority of boards, commissions, and the City Council.

Article IV, *Permissible Uses*, of the UDC

Major Changes Relating to Current Legislation.

(1) All references to building materials or exterior material percentage requirements were removed from the conditional use standards.
(2) A new land use -- *Residential Infill in or Adjacent to an Established Subdivision* -- was created to require all residential infill development be required to apply for a Specific Use Permit (SUP). This will only affect subdivisions that [*1*] consist of five (5) or more lots, [*2*] are 90% developed, and [*3*] that have been in existence for a period greater than ten (10) years. The strategy behind this code amendment is to protect subdivisions that are [*1*] not protected under a Planned Development District or [*2*] that are not covered by deed restrictions (*typically the City's older subdivisions*) from potential infill development that is not aesthetically similar to existing development in the subdivision. Staff should note that the City Attorney has ruled that Specific Use Permits (SUP's)

are exempt from the material requirement exemptions of HB2439. For the City Council's reference staff has included a map showing all residential subdivisions in the City that have deed restrictions with material requirements, deed restrictions with no material requirements, and subdivisions that have no deed restrictions. Staff anticipates that this will add an estimated 15-25 additional Specific Use Permit (SUP) cases each year based on previous permitting numbers (*i.e. in 2018 the City issued 23 infill permits and in 2019 the City issued 14 infill permits to date that meet the new requirements*).

(3) Based on HB1545 -- *which allows breweries to have package sales for off-premise consumption* -- staff has changed the requirements for the *Craft/Micro Brewery, Distillery and/or Winery* land use to be in compliance with this legislation by removing the section that states "..retail package sales of on-site manufactured product for off-premise consumption shall be permitted for wineries, but prohibited for breweries, as permitted by Sections 12, 14, and 16 of the Texas Alcohol Beverage Commission's (TABC's) Alcoholic Beverage Code…" and replacing it with "… retail package sales of on-site manufactured product for off-premise consumption shall be allowed as permitted by the Texas Alcohol Beverage Commission's (TABC) Alcoholic Beverage Code."

Minor Changes.

(1) All land uses in the *Permissible Use Charts* were defined in Article XIII, *Definitions*, of the UDC. This was done as part of staff's review of the permissible uses to removed references to building materials or exterior material percentage requirements.
(2) The *Permissible Use Charts* were reformatted to make them easier to read, and references were added to the land use definitions and conditional use standards. These are intended to be links to help staff, citizens and developers understand what each use is and the requirements associated with establishing the use.
(3) The overlay district land use requirements were added to the *Permissible Use Charts* to make it easier for staff, citizens and developers to know what would be required on a particular property located within an overlay district.
(4) Certain land uses were removed from the *Permissible Use Charts* due to duplication or not being applicable. In addition, some of the land use titles were changed to better clarify the land use.
(5) The Specific Use Permit (SUP) requirements were moved to Article XI*, Development Applications and Review Process*, of the UDC. The purpose behind this was to consolidate all of the procedural requirements in one (1) section of the UDC.

Article V, *District Development Standards*, of the UDC

Major Changes Relating to Current Legislation.

(1) All references to building material or exterior material percentage requirements were removed. This was done to bring the UDC into compliance with HB2439, which states that cities are unable to directly or indirectly regulate building materials.
(2) The *Anti-Monotony* standards contained in the *General Residential District Standards* were increased to match the *Anti-Monotony* requirements being incorporated into Planned Development District ordinances. This will require -- *at a minimum* -- that the front facades of homes in new subdivisions will be required to vary with more regularity. The thinking behind this strategy is that material variations, articulation, garage locations, and the number of stories will create more variation bringing the final product closer to the City's current residential ordinances.
(3) Roof design standards -- *similar to the roof design standards required in the City's overlay districts* -- were incorporated into the *General Commercial* and *Industrial District Standards*. This strategy requires that all buildings be required to have either a pitched roof with a minimum 6:12 roof pitch, or a parapet or mansard roof design. Requiring this roof pitch coupled with the City's existing articulation requirements should make it difficult to established pre-manufactured buildings as commercial/industrial structures in the City.

(4) The variance and exception requirements were removed from this section of the UDC and added to the section that deals specifically with the City's processes (*see the changes made Article XI, Development Applications and Review Procedures, of the UDC below*).
(5) The accessory building standards were changed to require a Specific Use Permit (SUP) when a building or structure is proposed that does not meet the minimum standards outlined in Subsection 7.04*, Accessory Structure Development Standards*, of Article V, *District Development Standards*, of the UDC. In addition, the permitted accessory building sizes were decreased. The purpose of this strategy is to require a Specific Use Permit (SUP) for accessory buildings so that the City can ensure that the accessory building or structure is "…architecturally compatible with the primary structure …". Staff should note that the City Attorney has stated that material requirements can be incorporated into SUP's. Staff anticipates based on previous case volumes (*i.e. the code previously required SUP's for accessory buildings prior to changes in 2018*) that this will add an additional five (5) to ten (10) SUP cases per year. This was based on the number of SUP's that were processed in 2016 (*ten [10] cases*) and 2017 (*four [4] cases*) for accessory buildings.
(6) The screening standards were better defined for loading docks, trash/recycling enclosures, utility equipment, and aboveground storage tanks. The purpose behind changing these standards is to [*1*] ensure commercial uses that are established adjacent to residential subdivisions/properties are better screened, and [*2*] to provide a discretionary process for alternative screening for the Planning and Zoning Commission to review screening plans based on the total site improvements (*see the variance and exception requirements change in Article XI, Development Applications and Review Procedures, of the UDC below*).

Minor Changes.

(1) The residential fencing standards were removed and consolidated in Article VIII, *Landscape and Fence Standards*, of the UDC.
(2) The minimum size of landscape shrubs was increased from two (2) gallons to five (5) gallons to address changes made in Article VIII*, Landscape and Fence Standards*, of the UDC.
(3) References to the exception process were changed to point to Article XI, *Development Applications and Review Procedures*, of the UDC.
(4) New exhibits were added to better convey the intent of the requirements contained in Article V, *District Development Standards,* of the UDC.

Article VIII, *Landscape and Fence Standards*, of the UDC

Major Changes Relating to Current Legislation.

(1) The screening standards were better defined for all commercial adjacency to residential zoning districts and land uses. The purpose behind changing these standards is to [*1*] ensure commercial uses that are established adjacent to residential subdivisions/properties are better screened, and [*2*] to provide a discretionary process for alternative screening for the Planning and Zoning Commission to review screening plans based on the total site improvements (*see the variance and exception requirements changed in Article XI, Development Applications and Review Procedures, of the UDC below*).
(2) The overall landscape standards were increased -- *including the amount of landscaping required for each district* -- as part of a strategy to make better use of the new language created for exceptions and variances contained in Article XI, *Development Applications and Review Procedures*, of the UDC.

Minor Changes.

(1) The fence standards contained in Article XI, *Fences*, of Chapter 10, *Building and Building Regulations*, of the Municipal Code of Ordinances were rewritten and moved to Article VIII, *Landscape Standards*, of the UDC. This necessitated a change of the title of the article from *Landscape Standards* to *Landscape and Fence Standards*. This was done as part of the direction

provided by the City Council at the Work Session Meeting on July 15, 2019. This change puts front yard fences under the approval authority of the Planning and Zoning Commission with the City Council acting as an appeals board.
(2) The purpose statement, applicability requirements, exceptions, and landscape plans sections were all amended to address changes in the UDC and the City's processes.
(3) The plan content was removed and a statement stating that the Director of Planning and Zoning shall maintain and provide a list of all current requirements was incorporated.
(4) The planting list was removed and a reference to Appendix F, *Landscape Guidelines and Requirements*, of the UDC was incorporated to removed duplicated sections.
(5) The definitions were removed from the article and placed in Article XIII, *Definitions*, of the UDC.
(6) New exhibits were added to better convey the intent of the requirements contained in Article VIII, *Landscape and Fencing Standards,* of the UDC.

Article X, *Planned Development Regulations*, of the UDC

Major Changes Relating to Current Legislation.

(1) The material requirements were removed from the Planned Development District requirements. In addition, staff incorporated increased standards for residential Planned Development Districts and tied the commercial Planned Development District regulations to the overlay district requirements. This was done to better address the requirements of HB2439.
(2) The size requirements for Planned Development Districts were rewritten to allow more properties requesting zoning changes to request Planned Development District zoning. This was done to allow greater discretion for the Planning and Zoning Commission and City Council when examining zoning cases and establishing the requirements that can be incorporated into a zoning ordinance.

Article XI, *Development Applications and Review Procedures*, of the UDC

Major Changes Relating to Current Legislation.

(1) All reference relating to the City's development processes were consolidated in Article XI, *Development Applications and Review Process*, of the UDC. Under the current code the City's development processes are contained partially in Article II, *Authority and Administrative Procedures*, and partially in Article XI, *Zoning Related Applications*, of the UDC. In addressing HB3167 -- *which relates to Site Plan and Platting procedures* -- staff has taken the opportunity to consolidate the City's development process into one (1) article (*i.e. Article XI, Development Applications and Review Process*) and change Article IX from *Zoning Related Applications* to *Development Applications and Review Process*. This article now contains all the City's procedures relating to development applications.
(2) A new *Exceptions and Variances* section was drafted, which calls for [*1*] applicants to provide written justification for all variances and exceptions, and [*2*] provide a minimum of two (2) compensatory measures (*e.g. increased landscaping, building materials equal to the current code requirements, underground utilities, etc.*) in order to request a variance and/or exception. This incentivizes voluntary conformance to the City's material requirements or provides other compensatory measures that can be employed to off-set a request for a variance and/or exception. Staff should note that the City Attorney has reviewed the language in this section and has stated that since this is tied to a voluntary measure it does not conflict with the requirements of HB2439.
(3) The voting requirements for variances and exceptions were changed to match the voting requirements for variances in overlay districts (*i.e. ¾-majority vote for approval, with a minimum of four [4] votes in the affirmative*).

Minor Changes.

(1) The requirements for small matching grants and building permit fee waiver applications were codified into this section. Previously, these programs were approved by resolution, but were never codified into the UDC.
(2) A fee schedule was drafted and included into Article XI, *Development Applications and Review Process*, of the UDC. This fee schedule covers all development related applications and provides a break down of the City's zoning, site plan, platting, miscellaneous case, and Historic Preservation application fees. It should be noted that a $100.00 administrative fee for variances and exceptions was added as part of this codification. This fee would only be applicable to variances and exceptions that were being requested separate from a site plan, and is intended to cover staff's costs for review and preparation of case materials.

Article XIII, *Definitions*, of the UDC

Minor Changes.

(1) A new land use definition section was created to provide definitions for all of the land uses provided in Article IV, *Permissible Uses*, of the UDC. In addition, staff reviewed all definitions and made any necessary changes.

Due to the expediency in which these amendments were prepared, staff will be requesting that the City Council allow staff to bring back a subsequent amendment addressing any additional changes that may further clarify the UDC's requirements; however, staff is of the opinion that the proposed amendment brings the City's Unified Development Code (UDC) into conformance with all legislative actions resulting from the 86th Legislative Session. In addition, the changes that were made to the UDC that were not tied to legislative actions are intended to clarify the zoning code and make it easier for staff, citizens and developers to understand and interpret the UDC. Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. This notice was published on July 26, 2019. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *August 13, 2019*.

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Rick Crowley, *City Manager* Mary Smith, *Assistant City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 15, 2019
SUBJECT:	Legislative Update for Planning and Zoning Related Bills

During the 86th Legislative Session several planning and zoning related bills were approved by the legislature that have major impacts to the City's codes. These bills could affect how the community grows and develops in the future. In order to amend the City's ordinances to address the new laws prior to their effective dates (*i.e. September 1, 2019*), City staff has prepared a synopsis of each of the major bills for the City Council's review. In addition, staff has provided a summary of each of the bills' perceived impacts to the City of Rockwall, the actions necessary to change the codes to address the new laws, and several strategies that the City Council may consider when directing staff to make the necessary changes. Staff has also placed the full text for each bill in the attached packet for the City Council's review. At the end of this memorandum, staff has included several questions for the City Council to answer that will assist staff in the update.

Planning Related Bills Approved by Legislature

- *HB347 (Annexation)*: This bill effectively eliminates the City of Rockwall's ability to unilaterally annex property located within the City's Extraterritorial Jurisdiction (ETJ). More specifically, the bill eliminates the *Tier 1* and *Tier 2* distinction for cities and counties, which was created by SB6 during the 84th Legislative Session.

  Effective Date of HB347: May 24, 2019

  What does HB347 mean for the City of Rockwall?

  HB347 restricts the City's ability to unilaterally annex property, and all future annexations in the City will be voluntary to some degree (*i.e. property owner initiated or through an election of all property owners in the proposed annexation area*).

  Strategies or Actions as a Result of HB3167

  There are no strategies or code amendments associated with the implementation of this bill.

- *HB2439 (Building Materials and Methods)*: This bill effectively restricts a City from enforcing or adopting regulations that prohibit or limit -- *directly or indirectly* -- the use or installation of a building product or material in the construction or renovation of a residential or commercial building that is already regulated by a *National Model Code* (*i.e. the International Building Code*). The bill does allow for certain exclusions including:

  (1) An ordinance or other regulation that regulates outdoor lighting for the purpose of reducing light pollution.

(2) A building located in a place or area designated for its historical, cultural, or architectural importance and significance that a municipality may regulate under Section 211.003(b) of the Texas Local Government Code (TLGC) if: [*1*] the municipality is a certified local government, [*2*] the municipality has an applicable landmark ordinance.
(3) A building located in a place or area designated for its historical, cultural, or architectural importance and significance by a governmental entity, if designated before April 1, 2019.
(4) A building listed on the National Register of Historic Places or designated as a landmark by a governmental entity.
(5) A building located in an area designated for development, restoration, or preservation in a Main Street City under the Main Street Program established under Section 442.014 of the TLGC.

In addition, the bill states that the Attorney General or an aggrieved party may file an action in district court to enjoin a violation or threatened violation of Section 3000.002, and that the court may grant appropriate relief.

Effective Date of HB2439: September 1, 2019

What does HB2439 mean for the City of Rockwall?

The language used in HB2439 is broad and is targeted at preempting a City's ability to regulate development through a zoning ordinance. For the City of Rockwall, the bill will restrict the ability to regulate building materials (*i.e. requiring masonry materials*) through the Unified Development Code; however, the exceptions may continue to allow the City to regulate building materials in certain areas. After conferring with the City Attorney, staff believes the bill will continue to allow the City the ability to regulate building materials in the current manner in the City's various overlay districts (*based on Exception #3 above*), the Downtown (DT) District (*based on Exception #5 above*), the Old Town Rockwall (OTR) Historic District and Planned Development District 50 (PD-50) (*based on Exception #2 above*), the City's locally designated landmarks (*based on Exception #4 above*), Planned Development District 32 (PD-32) (*based on Exception #3 above*), and through future Specific Use Permit (SUP) ordinances. There are still some questions as to whether or not the bill will have an effect on the City's existing Planned Development Districts; however, the City Attorney has stated a belief that state law would preempt these ordinances. There is also some ambiguity on if the City will be able to -- *with the owner(s)/applicant(s) permission* -- be able to regulate building materials through future Planned Development Districts. Much of the uncertainty of this bill will be solved when/if a City gets challenged based on their interpretation of the bill. Staff should note that this bill also has implications on the City's ability to adopt local amendments to the International Building Code (IBC).

For the City's future development, this bill has implications associated with:

(1) *Residential Accessory Buildings*. All residential accessory buildings adhering to the size requirements would be permitted to be constructed out of metal.
(2) *Residential Structures*. Mobile and modular homes would be permitted within the City limits in areas that are not listed in the above exceptions. This may also include the Lake Rockwall Estates Subdivision, which has been transitioning largely due to the one (1) time replacement on mobile and modular homes required by Planned Development District 70 (PD-70). Residential structures that represent infill development in areas of the City that are not covered by deed restrictions would be permitted to be built using materials that were not previously permitted in these subdivisions. This could change the established aesthetics in these areas and could have a potential impact on property values. Materials previously prohibited, such as logistics containers, would also be permitted to be used in the construction of new homes.
(3) *Non-Residential Structures*. The City's major roadways are currently covered by the overlay districts, which it appears will be largely unaffected by the requirements of HB2439; however, many of the commercial areas outside of the overlay districts are adjacent to residential subdivisions. Since non-residential structures -- *not situated within the areas listed in the above*

exceptions -- would be exempted from the building material standards, this could mean more metal buildings adjacent to residentially zoned properties.

Strategies or Actions as a Result of HB2439

Based on the approval of this bill staff will be required to amend large portions of the City's Unified Development Code. Through these amendments there are several opportunities or strategies, that the City Council may choose to adopt, which would continue to ensure the City is demanding the highest quality development in lieu of the restrictions of HB2439. Some of these include:

(1) Increasing the anti-monotony standards for residential properties. This is currently being implemented in the City's Planned Development District ordinances and could be implemented in the *General Residential District Standards*.
(2) The use of Specific Use Permits (SUP's) [*which the City Attorney has stated that the City could require building material requirements through*] could be expanded. This could also be reapplied to residential accessory structures (*as was previously done prior to the update of the code by Ordinance No. 18-47*).
(3) Apply the overlay district standards -- *with the exception of the building material standards* -- to all development within the City.
(4) Make it more difficult to obtain variances and exceptions. This could be achieved in several ways including: [*1*] making all variances and exceptions subject to a supermajority vote, [*2*] creating a compensatory requirement whereby in order to request a variance the applicant is required to off-set the variance through a list of compensatory measures (*e.g. increased landscaping, increased setbacks, increased landscape buffers, structure/shared parking -- staff is also exploring if the use of building materials could be incorporated in this section since it would be a voluntary selection by the applicant*), and/or [*3*] reducing the number of exceptions and variances approved.
(5) Increase the landscaping standards and make the overlay district landscape standards applicable citywide. Increase the number of trees required in landscape buffers.

DISCLAIMER: These strategies are not meant to directly or indirectly prohibit the use or installation of a building product or material, but rather ensure high quality development in the City.

Staff should note that any of these measures would be discretionary to the City Council and staff would only pursue these measures at the City Council's direction.

- *HB3167 (Development Applications)*: This bill makes numerous changes to how City's process and approve site plan and platting applications. A summary of the specific implications of this bill are as follows:

(1) Puts a 30-day "shot clock" on the approval of all site plans and plats. For site plans this means that the Planning and Zoning Commission is required to approve, approve with conditions, or deny a site plan application within 30-days of the application being filed. For plats, the Planning and Zoning Commission has 30-days to forward a recommendation to the City Council, which then has 30-days from this action to approve, approve with conditions, or deny the plat.
(2) The 30-day "shot clock" may only be extended by the applicant for an additional 30-days if the applicant requests in writing an extension to the deadline and the municipal authority or governing body approves such extension request.
(3) If a site plan or plat is approved with condition or denied by the municipal authority, staff is required to provide a written letter stating all conditions of approval or the reason for disapproval that clearly articulates each condition or reason for disapproval citing the section of the code or law for which the condition or reason for disapproval originates (*i.e. the conditions cannot be arbitrary*).
(4) If a site plan or plat is approved with condition or denied by the municipal authority, the applicant is permitted to respond to staff's written letter (*required in #3 above*) within an undetermined

amount of time (*i.e. the municipal authority is not permitted to set a deadline*). If the municipal authority receives a response from an applicant, the municipal authority is required to respond no later than 15-days from receipt of the response, stating approval if the response adequately address the issues or disapproval stating the reason for each disapproval.

(5) If a site plan or plat is approved by the municipal authority, the site plan or plat is endorsed with a certificate indicating the approval.

(6) The municipal authority responsible for approving plats or the governing body of the municipality may not request or require an applicant to waive a deadline or other approval procedure.

(7) In a legal action challenging a disapproval of a plan or plat, the City has the burden of proving by clear and convincing evidence that the disapproval meets the requirements of the subdivision platting law or any applicable case law, and the court may not use a deferential standard.

Effective Date of HB3167: September 1, 2019

What does HB3167 mean for the City of Rockwall?

Moving forward HB3167 will not affect the City's platting process, as plats are typically approved with condition within 30-days; however, the City will be required to remove the 30-day waiver that is currently on the development application. For plats, the City will have to start stamping and signing all plats (*i.e. master plats and preliminary plats*) with the same certificate that replats and final plats are currently being stamped with. The real effect of HB3167 is in the process in which the City currently approves site plans. The purpose of this law is to accelerate the approval process of site plans; however, for the City of Rockwall this removes much of the flexibility that staff uses to facilitate development request (*i.e. approving all site plans by conditional approval within 30-days and clearing up development issues on the back end*), and is more likely to make the process more difficult on applicants. This is tied to several aspects of the bill including:

(1) The rigid time period for acting on a site plan. Currently, applicants are able to submit site plans at their convenience and staff has not taken a rigid approach to application deadlines (*i.e. staff takes site plan applications before and after the submittal deadline*). Moving forward all site plans will have to be submitted on the deadline date with no early or late applications being accepted. This will be necessary to ensure that action is taken on all site plans within 30-days without exception.

(2) The Planning and Zoning Commission can only approve, approve with condition, or deny a site plan. This means that the Planning and Zoning Commission cannot table a case to request additional information. In circumstances where additional information (*e.g. Traffic Impact Analysis*) is required, the Planning and Zoning Commission will be required to deny the application, and the applicant will be required to resubmit the site plan at the next submittal date.

(3) Due to the laborious requirements associated with approving site plans with conditions under HB3167, staff will be required to deny any site plan that does not return comments on the date required to take the site plan forward. Currently, the City's approval process operates on a 30-day cycle, which makes it difficult for applicants to return all of staff's comments in time to make the Planning and Zoning Commission meeting date. Under the current process staff has been taking these site plans forward for conditional approval to help facilitate the applicant's request in a timely manner. Moving forward staff will be required to deny these requests for not meeting the requirements, and the applicant will be required to resubmit a new application at the next submittal deadline.

In addition, this bill will also require all site plans be stamped with a certificate and signed by the Planning and Zoning Commission chairman. Despite these requirements, staff will continue to look for ways to facilitate all requests in a timely manner; however, in certain cases applicants may be submitting and resubmitting a site plan request multiple times, which will extend the approval process beyond the desired 30-day period.

Strategies or Actions as a Result of HB3167

In order to bring the City's codes and applications into compliance with the requirements of HB3167, staff will need to make amendments to: [1] Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, [2] Article XI, *Zoning-Related Applications*, of the Unified Development Code (UDC), and [3] the Development Application. Beyond these amendments, there really are no strategies that staff can put forth to address the changes associated with HB3167 with the exception of changing the City's site plan process and discontinuing approving site plans conditionally. To make it easier on the Planning and Zoning Commissioners, staff intends on outlining what actions are required by the Planning and Zoning Commission on all future site plan memos. Staff will also include what options the Planning and Zoning Commission has with regard to each action (*i.e. approved, approve with condition or denial*).

Questions for the City Council

(1) Given the ambiguity associated with HB2439 and the possibility for legal challenge, is the City Council comfortable allowing staff to continue to enforce building material restrictions in the City's overlay districts? Planned Development Districts?

(2) Does the City Council want staff to explore amending the *Permissible Use Charts* in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) to increase the use of Specific Use Permits (SUP's)? Require a SUP for residential accessory buildings?

(3) Does the City Council want staff to amend the City's general development standards for residential and/or non-residential development to be more restrictive (*e.g. increased anti-monotony, development standards similar to the overlay district standards applied citywide, increased landscaping requirements*)?

(4) Does the City Council want staff to create compensatory measures for variances and exceptions, and/or change the voting requirements for variances and exceptions?

AN ACT

relating to consent annexation requirements.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

ARTICLE 1. REPEAL OF TIER SYSTEM

SECTION 1.01. The following provisions of Chapter 43, Local Government Code, are repealed:

(1) Sections 43.001(2), (3), (4), and (5);
(2) Section 43.011;
(3) Subchapter B;
(4) Section 43.0505(b);
(5) Section 43.052;
(6) Section 43.053;
(7) Section 43.056(q);
(8) Section 43.0561;
(9) Section 43.0562;
(10) Section 43.0563;
(11) Section 43.0564;
(12) Section 43.061(b);
(13) Section 43.066;
(14) Section 43.067;
(15) Section 43.068;
(16) Section 43.069;
(17) Section 43.0751(o);
(18) Section 43.0752;
(19) Section 43.103;
(20) Section 43.105; and
(21) Subchapter Y.

SECTION 1.02. The heading to Subchapter C-2, Chapter 43, Local Government Code, is amended to read as follows:

SUBCHAPTER C-2. GENERAL ANNEXATION AUTHORITY AND PROCEDURES REGARDING CONSENT ANNEXATIONS[~~: TIER 2 MUNICIPALITIES~~]

SECTION 1.03. The heading to Subchapter C-3, Chapter 43, Local Government Code, is amended to read as follows:

SUBCHAPTER C-3. ANNEXATION OF AREA ON REQUEST OF OWNERS[~~: TIER 2 MUNICIPALITIES~~]

SECTION 1.04. The heading to Subchapter C-4, Chapter 43, Local Government Code, is amended to read as follows:

SUBCHAPTER C-4. ANNEXATION OF AREAS WITH POPULATION OF LESS THAN 200 BY PETITION [~~: TIER 2 MUNICIPALITIES~~]

SECTION 1.05. The heading to Subchapter C-5, Chapter 43, Local Government Code, is amended to read as follows:

SUBCHAPTER C-5. ANNEXATION OF AREAS WITH POPULATION OF AT LEAST 200 BY ELECTION [~~: TIER 2 MUNICIPALITIES~~]

SECTION 1.06. Section 43.1025(c), Local Government Code, is amended to read as follows:

(c) The area described by Subsection (b) may be annexed under the requirements prescribed by Subchapter C-3, C-4, or C-5, as applicable [~~to a tier 2 municipality~~], but the annexation may not occur unless each municipality in whose extraterritorial jurisdiction the area may be located:

(1) consents to the annexation; and
(2) reduces its extraterritorial jurisdiction over the area as provided by Section 42.023.

SECTION 1.07. Section 43.1211, Local Government Code, is amended to read as follows:

Sec. 43.1211. USE OF CONSENT PROCEDURES [~~AUTHORITY OF CERTAIN TIER 2 MUNICIPALITIES~~] TO ANNEX FOR LIMITED PURPOSES. Except as provided by Section 43.0751, beginning December 1, 2017, a [~~tier 2~~] municipality described by Section 43.121(a) may annex an area for the limited purposes of applying its planning, zoning, health, and safety ordinances in the area using the procedures

under Subchapter C-3, C-4, or C-5, as applicable.

ARTICLE 2. CONFORMING CHANGES

SECTION 2.01. The following provisions of the Special District Local Laws Code are repealed:

(1) Section 8374.252(a);
(2) Section 8375.252(a);
(3) Section 8376.252(a);
(4) Section 8377.252(a);
(5) Section 8378.252(a);
(6) Section 8382.252(a);
(7) Section 8383.252(a);
(8) Section 8384.252(a);
(9) Section 8385.252(a); and
(10) Section 8477.302(a).

SECTION 2.02. Section 43.0116(a), Local Government Code, is amended to read as follows:

(a) Notwithstanding any other law and subject to Subsection (b), a municipality may annex all or part of the area located in an industrial district designated by the governing body of the municipality under Section 42.044 under the procedures prescribed by Subchapter C-1 [~~the requirements applicable to a tier 1 municipality~~].

SECTION 2.03. The heading to Subchapter C, Chapter 43, Local Government Code, is amended to read as follows:

SUBCHAPTER C. LIMITATIONS AND REQUIREMENTS REGARDING ANNEXATIONS EXEMPTED FROM CONSENT ANNEXATION PROCEDURES [~~PROCEDURE FOR AREAS ANNEXED UNDER MUNICIPAL ANNEXATION PLAN: TIER 1 MUNICIPALITIES~~]

SECTION 2.04. Section 43.0505(a), Local Government Code, is amended to read as follows:

(a) This [~~Except as provided by Subsection (b), this~~] subchapter applies only to an annexation under Subchapter C-1 [~~a tier 1 municipality~~].

SECTION 2.05. Sections 43.056(a), (b), (j), and (k), Local Government Code, are amended to read as follows:

(a) This section applies to a service plan under Section 43.065 [~~Before the first day of the 10th month after the month in which the inventory is prepared as provided by Section 43.053, the municipality proposing the annexation shall complete a service plan that provides for the extension of full municipal services to the area to be annexed. The municipality shall provide the services by any of the methods by which it extends the services to any other area of the municipality~~].

(b) The service plan, which must be completed [~~in the period provided by Subsection (a)~~] before the annexation, must include a program under which the municipality will provide full municipal services in the annexed area no later than 2-1/2 years after the effective date of the annexation, in accordance with Subsection (e), unless certain services cannot reasonably be provided within that period and the municipality proposes a schedule for providing those services, and must include a list of all services required by this section to be provided under the plan. If the municipality proposes a schedule to extend the period for providing certain services, the schedule must provide for the provision of full municipal services no later than 4-1/2 years after the effective date of the annexation. However, under the program if the municipality provides any of the following services within the corporate boundaries of the municipality before annexation, the municipality must provide those services in the area proposed for annexation on the effective date of the annexation of the area:

(1) police protection;
(2) fire protection;
(3) emergency medical services;
(4) solid waste collection, except as provided by Subsection (o);
(5) operation and maintenance of water and wastewater facilities in the annexed area that are not within the service area of another water or wastewater utility;

(6) operation and maintenance of roads and streets, including road and street lighting;

(7) operation and maintenance of parks, playgrounds, and swimming pools; and

(8) operation and maintenance of any other publicly owned facility, building, or service.

(j) The proposed service plan must be made available for public inspection and explained to the inhabitants of the area at the public hearings held under Section 43.063 [~~43.0561~~]. The plan may be amended through negotiation at the hearings, but the provision of any service may not be deleted. On completion of the public hearings, the service plan shall be attached to the ordinance annexing the area and approved as part of the ordinance.

(k) On approval by the governing body, the service plan is a contractual obligation that is not subject to amendment or repeal except that if the governing body determines at the public hearings required by this subsection that changed conditions or subsequent occurrences make the service plan unworkable or obsolete, the governing body may amend the service plan to conform to the changed conditions or subsequent occurrences. An amended service plan must provide for services that are comparable to or better than those established in the service plan before amendment. Before any amendment is adopted, the governing body must provide an opportunity for interested persons to be heard at public hearings called and held in the manner provided by Section 43.063 [~~43.0561~~].

SECTION 2.06. The heading to Subchapter C-1, Chapter 43, Local Government Code, is amended to read as follows:

SUBCHAPTER C-1. ANNEXATION PROCEDURE FOR AREAS EXEMPTED FROM CONSENT [~~MUNICIPAL~~] ANNEXATION PROCEDURES [~~PLAN: TIER 1 MUNICIPALITIES~~]

SECTION 2.07. Section 43.061(a), Local Government Code, is amended to read as follows:

(a) Unless otherwise specifically provided by this chapter or another law [~~Except as provided by Subsection (b)~~], this subchapter applies only to an annexation under:

(1) Section 43.0115 (Enclave);

(2) Section 43.0116 (Industrial District);

(3) Section 43.012 (Area Owned by Type-A Municipality);

(4) Section 43.013 (Navigable Stream);

(5) Section 43.0751(h) (Strategic Partnership);

(6) Section 43.101 (Municipally Owned Reservoir);

(7) Section 43.102 (Municipally Owned Airport); and

(8) Section 43.1055 (Road and Right-of-Way) [~~area that is proposed for annexation by a tier 1 municipality and that is not required to be included in a municipal annexation plan under Section 43.052(h)~~].

SECTION 2.08. Section 43.062(b), Local Government Code, is amended to read as follows:

(b) This subsection applies only to an area that contains fewer than 100 separate tracts of land on which one or more residential dwellings are located on each tract [~~described by Section 43.052(h)(1)~~]. Before the 30th day before the date of the first hearing required under Section 43.063, a municipality shall give written notice of its intent to annex the area to:

(1) each property owner in an area proposed for annexation, as indicated by the appraisal records furnished by the appraisal district for each county in which the area is located;

(2) each public entity[~~, as defined by Section 43.053,~~] or private entity that provides services in the area proposed for annexation, including each:

(A) municipality, county, fire protection service provider, including a volunteer fire department, and emergency medical services provider, including a volunteer emergency medical services provider; and

(B) municipal utility district, water control and improvement district, or other district created under Section

52, Article III, or Section 59, Article XVI, Texas Constitution; and

(3) each railroad company that serves the municipality and is on the municipality's tax roll if the company's right-of-way is in the area proposed for annexation.

SECTION 2.09. Section 43.0715(c), Local Government Code, is amended to read as follows:

(c) At the time notice of the municipality's intent to annex the land within the district is first given in accordance with Section [~~43.052,~~] 43.0683[~~,~~] or 43.0693, as applicable, the municipality shall proceed to initiate and complete a report for each developer conducted in accordance with the format approved by the Texas Commission on Environmental Quality for audits. In the event the municipality is unable to complete the report prior to the effective date of the annexation as a result of the developer's failure to provide information to the municipality which cannot be obtained from other sources, the municipality shall obtain from the district the estimated costs of each project previously undertaken by a developer which are eligible for reimbursement. The amount of such costs, as estimated by the district, shall be escrowed by the municipality for the benefit of the persons entitled to receive payment in an insured interest-bearing account with a financial institution authorized to do business in the state. To compensate the developer for the municipality's use of the infrastructure facilities pending the determination of the reimbursement amount, all interest accrued on the escrowed funds shall be paid to the developer whether or not the annexation is valid. Upon placement of the funds in the escrow account, the annexation may become effective. In the event a municipality timely escrows all estimated reimbursable amounts as required by this subsection and all such amounts, determined to be owed, including interest, are subsequently disbursed to the developer within five days of final determination in immediately available funds as required by this section, no penalties or interest shall accrue during the pendency of the escrow. Either the municipality or developer may, by written notice to the other party, require disputes regarding the amount owed under this section to be subject to nonbinding arbitration in accordance with the rules of the American Arbitration Association.

SECTION 2.10. Sections 43.0751(b) and (h), Local Government Code, are amended to read as follows:

(b) The governing bodies of a municipality and a district may negotiate and enter into a written strategic partnership agreement for the district by mutual consent. [~~The governing body of a municipality, on written request from a district included in the municipality's annexation plan under Section 43.052, shall negotiate and enter into a written strategic partnership agreement with the district. A district included in a municipality's annexation plan under Section 43.052:~~

[~~(1) may not submit its written request before the date of the second hearing required under Section 43.0561; and~~

[~~(2) must submit its written request before the 61st day after the date of the second hearing required under Section 43.0561.~~]

(h) On the full-purpose annexation conversion date set forth in the strategic partnership agreement pursuant to Subsection (f)(5), the land included within the boundaries of the district shall be deemed to be within the full-purpose boundary limits of the municipality without the need for further action by the governing body of the municipality. The full-purpose annexation conversion date established by a strategic partnership agreement may be altered only by mutual agreement of the district and the municipality. However, nothing herein shall prevent the municipality from terminating the agreement and instituting proceedings to annex the district, on request by the governing body of the district, on any date prior to the full-purpose annexation conversion date established by the strategic partnership agreement

under the procedures prescribed by Subchapter C-1 [~~applicable to a tier 1 municipality~~]. Land annexed for limited or full purposes under this section shall not be included in calculations prescribed by Section 43.055(a).

SECTION 2.11. Section 43.07515(a), Local Government Code, is amended to read as follows:

(a) A municipality may not regulate under Section 43.0751 [~~or 43.0752~~] the sale, use, storage, or transportation of fireworks outside of the municipality's boundaries.

SECTION 2.12. Section 43.101(c), Local Government Code, is amended to read as follows:

(c) A municipality may annex the [~~The~~] area described by this section [~~may be annexed~~] without the consent of any owners or residents of the area under the procedures prescribed by Subchapter C-1 [~~applicable to a tier 1 municipality by:~~

[~~(1) a tier 1 municipality; and~~

[~~(2)~~] if there are no owners other than the municipality or residents of the area[~~, a tier 2 municipality~~].

SECTION 2.13. Section 43.102(c), Local Government Code, is amended to read as follows:

(c) A municipality may annex the [~~The~~] area described by this section [~~may be annexed~~] without the consent of any owners or residents of the area under the procedures prescribed by Subchapter C-1 [~~applicable to a tier 1 municipality by:~~

[~~(1) a tier 1 municipality; and~~

[~~(2)~~] if there are no owners other than the municipality or residents of the area[~~, a tier 2 municipality~~].

SECTION 2.14. Section 43.1055, Local Government Code, is amended to read as follows:

Sec. 43.1055. ANNEXATION OF ROADS AND RIGHTS-OF-WAY [~~IN CERTAIN LARGE COUNTIES~~]. Notwithstanding any other law, a [~~tier 2~~] municipality may by ordinance annex a road or the right-of-way of a road on request of the owner of the road or right-of-way or the governing body of the political subdivision that maintains the road or right-of-way under the procedures prescribed by Subchapter C-1 [~~applicable to a tier 1 municipality~~].

SECTION 2.15. Section 43.141(a), Local Government Code, is amended to read as follows:

(a) A majority of the qualified voters of an annexed area may petition the governing body of the municipality to disannex the area if the municipality fails or refuses to provide services or to cause services to be provided to the area:

(1) if the area was annexed under Subchapter C-1 [~~municipality is a tier 1 municipality~~], within the period specified by Section 43.056 or by the service plan prepared for the area under that section; or

(2) if the area was annexed under Subchapter C-3, C-4, or C-5 [~~municipality is a tier 2 municipality~~], within the period specified by the written agreement under Section 43.0672 or the resolution under Section 43.0682 or 43.0692, as applicable.

SECTION 2.16. Section 43.203(b), Local Government Code, is amended to read as follows:

(b) On receipt of the district's petition, the governing body of the municipality shall enter into negotiations with the district for an agreement to alter the status of annexation that must:

(1) specify the period, which may not be less than 10 years beginning on January 1 of the year following the date of the agreement, in which limited-purpose annexation is in effect;

(2) provide that, at the expiration of the period, the district's annexation status will automatically revert to full-purpose annexation without following procedures provided by Section [~~Sections~~] 43.014 [~~and 43.052 through 43.055~~] or any [~~other~~] procedural requirement for annexation not in effect on January 1, 1995; and

(3) specify the financial obligations of the district during and after the period of limited-purpose annexation for:

(A) facilities constructed by the municipality that are in or that serve the district;

(B) debt incurred by the district for water and sewer infrastructure that will be assumed by the municipality at the end of the period of limited-purpose annexation; and

(C) use of the municipal sales taxes collected by the municipality for facilities or services in the district.

SECTION 2.17. Section 43.905(a), Local Government Code, is amended to read as follows:

(a) A municipality that proposes to annex an area shall provide written notice of the proposed annexation to each public school district located in the area proposed for annexation within the period prescribed for providing the notice of, as applicable:

(1) the hearing under Section 43.0673; or

(2) the first hearing under Section [~~43.0561,~~] 43.063, [~~43.0673,~~] 43.0683, or 43.0693[~~, as applicable~~].

SECTION 2.18. Sections 43.9051(a) and (b), Local Government Code, are amended to read as follows:

(a) In this section, "public entity" includes a county, fire protection service provider, including a volunteer fire department, emergency medical services provider, including a volunteer emergency medical services provider, or special district described[~~, as that term is defined~~] by Section 43.062(b)(2)(B) [~~43.052~~].

(b) A municipality that proposes to annex an area shall provide to each public entity that is located in or provides services to the area proposed for annexation written notice of the proposed annexation within the period prescribed for providing the notice of, as applicable:

(1) the hearing under Section 43.0673; or

(2) the first hearing under Section [~~43.0561,~~] 43.063, [~~43.0673,~~] 43.0683, or 43.0693[~~, as applicable, to each public entity that is located in or provides services to the area proposed for annexation~~].

ARTICLE 3. HEARING REQUIREMENTS FOR CERTAIN CONSENT ANNEXATIONS

SECTION 3.01. Section 43.0673, Local Government Code, is amended to read as follows:

Sec. 43.0673. PUBLIC HEARING [~~HEARINGS~~]. (a) Before a municipality may adopt an ordinance annexing an area under this subchapter [~~section~~], the governing body of the municipality must conduct one [~~at least two~~] public hearing [~~hearings~~].

[~~(b) The hearings must be conducted not less than 10 business days apart.~~]

(c) During the [~~first~~] public hearing, the governing body:

(1) must provide persons interested in the annexation the opportunity to be heard; and

(2) [~~. During the final public hearing, the governing body~~] may adopt an ordinance annexing the area.

(d) The municipality must post notice of the hearing [~~hearings~~] on the municipality's Internet website if the municipality has an Internet website and publish notice of the hearing [~~hearings~~] in a newspaper of general circulation in the municipality and in the area proposed for annexation. The notice for the [~~each~~] hearing must be:

(1) published at least once on or after the 20th day but before the 10th day before the date of the hearing; and

(2) [~~. The notice for each hearing must be~~] posted on the municipality's Internet website on or after the 20th day but before the 10th day before the date of the hearing and must remain posted until the date of the hearing.

ARTICLE 4. TRANSITION AND EFFECTIVE DATE

SECTION 4.01. (a) Except as provided by Subsections (b) and (c) of this section, the changes in law made by this Act apply only to an annexation of an area that is not final on the effective date of this Act. An annexation of an area that was final before the effective date of this Act is governed by those portions of Chapter 43, Local Government Code, that relate to post-annexation

procedures and requirements in effect immediately before the effective date of this Act, and that law is continued in effect for that purpose.

(b) The changes in law made by this Act do not apply to the annexation of an area for which the governing body of a municipality has adopted a resolution to direct the municipality's city manager to prepare a service plan for the area on or before the effective date of this Act. An annexation of an area for which the governing body adopted a resolution to direct the municipality's city manager to prepare a service plan for the area before the effective date of this Act is governed by Chapter 43, Local Government Code, as it existed on January 1, 2019.

(c) Until the fourth anniversary of the date that final judgment in an action described by this subsection is rendered, the changes in law made by this Act do not apply to an annexation of an area described by this subsection, and an annexation of an area described by this subsection is governed by Chapter 43, Local Government Code, as it existed on January 1, 2019. This subsection applies only to an area that is:

(1) wholly located in a county that:

(A) borders the Gulf of Mexico; and

(B) contains an international border; and

(2) proposed to be annexed by a municipality that is a named party in an action:

(A) involving issues of fact or law relating to the annexation; and

(B) commenced before January 1, 2019.

SECTION 4.02. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2019.

_____ _____

President of the Senate Speaker of the House

I certify that H.B. No. 347 was passed by the House on April 9, 2019, by the following vote: Yeas 133, Nays 14, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 347 on May 13, 2019, by the following vote: Yeas 131, Nays 9, 1 present, not voting.

_____

Chief Clerk of the House

I certify that H.B. No. 347 was passed by the Senate, with amendments, on May 8, 2019, by the following vote: Yeas 25, Nays 6.

_____

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

By: Phelan, Rodriguez, Collier, Schaefer H.B. No. 2439

A BILL TO BE ENTITLED
AN ACT

relating to certain regulations adopted by governmental entities for the building products, materials, or methods used in the construction or renovation of residential or commercial buildings.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Title 10, Government Code, is amended by adding Subtitle Z to read as follows:

SUBTITLE Z. MISCELLANEOUS PROVISIONS PROHIBITING CERTAIN GOVERNMENTAL ACTIONS

CHAPTER 3000. GOVERNMENTAL ACTION AFFECTING RESIDENTIAL AND COMMERCIAL CONSTRUCTION

Sec. 3000.001. DEFINITIONS. In this chapter:

(1) "National model code" has the meaning assigned by Section 214.217, Local Government Code.

(2) "Governmental entity" has the meaning assigned by Section 2007.002.

Sec. 3000.002. CERTAIN REGULATIONS REGARDING BUILDING PRODUCTS, MATERIALS, OR METHODS PROHIBITED. (a) Notwithstanding any other law and except as provided by Subsection (d), a governmental entity may not adopt or enforce a rule, charter provision, ordinance, order, building code, or other regulation that:

(1) prohibits or limits, directly or indirectly, the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building; or

(2) establishes a standard for a building product, material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential or commercial building if the standard is more stringent than a standard for the product, material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building.

(b) A governmental entity that adopts a building code governing the construction, renovation, maintenance, or other alteration of a residential or commercial building may amend a provision of the building code to conform to local concerns if the amendment does not conflict with Subsection (a).

(c) This section does not apply to:

(1) a program established by a state agency that requires particular standards, incentives, or financing arrangements in order to comply with requirements of a state or federal funding source or housing program;

(2) a requirement for a building necessary to consider the building eligible for windstorm and hail insurance coverage under Chapter 2210, Insurance Code;

(3) an ordinance or other regulation that:

(A) regulates outdoor lighting for the purpose of reducing light pollution; and

(B) is adopted by a governmental entity that is certified as a Dark Sky Community by the International Dark-Sky Association as part of the International Dark Sky Places Program;

(4) an ordinance or order that:

(A) regulates outdoor lighting; and

(B) is adopted under Subchapter B, Chapter 229, Local Government Code, or Subchapter B, Chapter 240, Local Government Code;

(5) a building located in a place or area designated for its historical, cultural, or architectural importance and significance that a municipality may regulate under Section 211.003(b), Local Government Code, if the municipality:

(A) is a certified local government under the National Historic Preservation Act (54 U.S.C. Section 300101 et seq.); or

(B) has an applicable landmark ordinance that meets the requirements under the certified local government program as determined by the Texas Historical Commission;

(6) a building located in a place or area designated for its historical, cultural, or architectural importance and significance by a governmental entity, if designated before April 1, 2019;

(7) a building located in an area designated as a historic district on the National Register of Historic Places;

(8) a building designated as a Recorded Texas Historic Landmark;

(9) a building designated as a State Archeological Landmark or State Antiquities Landmark;

(10) a building listed on the National Register of Historic Places or designated as a landmark by a governmental entity;

(11) a building located in a World Heritage Buffer Zone; and

(12) a building located in an area designated for development, restoration, or preservation in a main street city under the main street program established under Section 442.014.

(d) A municipality that is not a municipality described by Subsection (c)(3)(A) or (B) may adopt or enforce a regulation described by Subsection (a) that applies to a building located in a place or area designated on or after April 1, 2019, by the municipality for its historical, cultural, or architectural importance and significance, if the municipality has the voluntary consent from the building owner.

(e) A rule, charter provision, ordinance, order, building code, or other regulation adopted by a governmental entity that conflicts with this section is void.

Sec. 3000.003. INJUNCTION. (a) The attorney general or an aggrieved party may file an action in district court to enjoin a violation or threatened violation of Section 3000.002.

(b) The court may grant appropriate relief.

(c) The attorney general may recover reasonable attorney's fees and costs incurred in bringing an action under this section.

(d) Sovereign and governmental immunity to suit is waived and abolished only to the extent necessary to enforce this chapter.

Sec. 3000.004. OTHER PROVISIONS NOT AFFECTED. This chapter does not affect provisions regarding the installation of a fire sprinkler protection system under Section 1301.551(i), Occupations Code, or Section 775.045(a)(1), Health and Safety Code.

Sec. 3000.005. SEVERABILITY. If any provision of a rule, charter provision, ordinance, order, building code, or other regulation described by Section 3000.002(a) is held invalid under this chapter, the invalidity does not affect other provisions or applications of the rule, charter provision, ordinance, order, building code, or other regulation that can be given effect without the invalid provision or application, and to this end the provisions of the rule, charter provision, ordinance, order, building code, or other regulation are severable.

SECTION 2. This Act takes effect September 1, 2019.

AN ACT

relating to county and municipal approval procedure for land development applications.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 212.001, Local Government Code, is amended by amending Subdivision (2) and adding Subdivision (3) to read as follows:

(2) "Plan" means a subdivision development plan, including a subdivision plan, subdivision construction plan, site plan, land development application, and site development plan.

(3) "Plat" includes a preliminary plat, general plan, final plat, and replat.

SECTION 2. Subchapter A, Chapter 212, Local Government Code, is amended by adding Section 212.0085 to read as follows:

Sec. 212.0085. APPROVAL PROCEDURE: APPLICABILITY. The approval procedures under this subchapter apply to a municipality regardless of whether the municipality has entered into an interlocal agreement, including an interlocal agreement between a municipality and county under Section 242.001(d).

SECTION 3. The heading to Section 212.009, Local Government Code, is amended to read as follows:

Sec. 212.009. APPROVAL PROCEDURE: INITIAL APPROVAL.

SECTION 4. Section 212.009, Local Government Code, is amended by amending Subsections (a), (b), (c), and (d) and adding Subsections (b-1) and (b-2) to read as follows:

(a) The municipal authority responsible for approving plats shall approve, approve with conditions, or disapprove [~~act on~~] a plan or plat within 30 days after the date the plan or plat is filed. A plan or plat is [~~considered~~] approved by the municipal authority unless it is disapproved within that period and in accordance with Section 212.0091.

(b) If an ordinance requires that a plan or plat be approved by the governing body of the municipality in addition to the planning commission, the governing body shall approve, approve with conditions, or disapprove [~~act on~~] the plan or plat within 30 days after the date the plan or plat is approved by the planning commission or is [~~considered~~] approved by the inaction of the commission. A plan or plat is [~~considered~~] approved by the governing body unless it is disapproved within that period and in accordance with Section 212.0091.

(b-1) Notwithstanding Subsection (a) or (b), if a groundwater availability certification is required under Section 212.0101, the 30-day period described by those subsections begins on the date the applicant submits the groundwater availability certification to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable.

(b-2) Notwithstanding Subsection (a) or (b), the parties may extend the 30-day period described by those subsections for a period not to exceed 30 days if:

(1) the applicant requests the extension in writing to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable; and

(2) the municipal authority or governing body, as applicable, approves the extension request.

(c) If a plan or plat is approved, the municipal authority giving the approval shall endorse the plan or plat with a certificate indicating the approval. The certificate must be signed by:

(1) the authority's presiding officer and attested by the authority's secretary; or

(2) a majority of the members of the authority.

(d) If the municipal authority responsible for approving plats fails to approve, approve with conditions, or disapprove [~~act on~~] a plan or plat within the prescribed period, the authority on the applicant's request shall issue a certificate stating the date the plan or plat was filed and that the authority failed to act on the plan or plat within the period. The certificate is effective in place of the endorsement required by Subsection (c).

SECTION 5. Subchapter A, Chapter 212, Local Government Code, is amended by adding Sections 212.0091, 212.0093, 212.0095, 212.0096, 212.0097, and 212.0099 to read as follows:

Sec. 212.0091. APPROVAL PROCEDURE: CONDITIONAL APPROVAL OR DISAPPROVAL REQUIREMENTS. (a) A municipal authority or governing body that conditionally approves or disapproves a plan or plat under this subchapter shall provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval.

(b) Each condition or reason specified in the written statement:

(1) must:

(A) be directly related to the requirements under this subchapter; and

(B) include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable; and

(2) may not be arbitrary.

Sec. 212.0093. APPROVAL PROCEDURE: APPLICANT RESPONSE TO CONDITIONAL APPROVAL OR DISAPPROVAL. After the conditional approval or disapproval of a plan or plat under Section 212.0091, the applicant may submit to the municipal authority or governing body that conditionally approved or disapproved the plan or plat a written response that satisfies each condition for the conditional approval or remedies each reason for disapproval provided. The municipal authority or governing body may not establish a deadline for an applicant to submit the response.

Sec. 212.0095. APPROVAL PROCEDURE: APPROVAL OR DISAPPROVAL OF RESPONSE. (a) A municipal authority or governing body that receives a response under Section 212.0093 shall determine whether to approve or disapprove the applicant's previously conditionally approved or disapproved plan or plat not later than the 15th day after the date the response was submitted.

(b) A municipal authority or governing body that conditionally approves or disapproves a plan or plat following the submission of a response under Section 212.0093:

(1) must comply with Section 212.0091; and

(2) may disapprove the plan or plat only for a specific condition or reason provided to the applicant under Section 212.0091.

(c) A municipal authority or governing body that receives a response under Section 212.0093 shall approve a previously conditionally approved or disapproved plan or plat if the response adequately addresses each condition of the conditional approval or each reason for the disapproval.

(d) A previously conditionally approved or disapproved plan or plat is approved if:

(1) the applicant filed a response that meets the requirements of Subsection (c); and

(2) the municipal authority or governing body that received the response does not disapprove the plan or plat on or before the date required by Subsection (a) and in accordance with Section 212.0091.

Sec. 212.0096. APPROVAL PROCEDURE: ALTERNATIVE APPROVAL PROCESS. (a) Notwithstanding Sections 212.009, 212.0091, 212.0093, and 212.0095, an applicant may elect at any time to seek approval for a plan or plat under an alternative approval process adopted by a municipality if the process allows for a shorter approval period than the approval process described by Sections 212.009, 212.0091,

212.0093, and 212.0095.

(b) An applicant that elects to seek approval under the alternative approval process described by Subsection (a) is not:

(1) required to satisfy the requirements of Sections 212.009, 212.0091, 212.0093, and 212.0095 before bringing an action challenging a disapproval of a plan or plat under this subchapter; and

(2) prejudiced in any manner in bringing the action described by Subdivision (1), including satisfying a requirement to exhaust any and all remedies.

Sec. 212.0097. APPROVAL PROCEDURE: WAIVER PROHIBITED. A municipal authority responsible for approving plats or the governing body of a municipality may not request or require an applicant to waive a deadline or other approval procedure under this subchapter.

Sec. 212.0099. JUDICIAL REVIEW OF DISAPPROVAL. In a legal action challenging a disapproval of a plan or plat under this subchapter, the municipality has the burden of proving by clear and convincing evidence that the disapproval meets the requirements of this subchapter or any applicable case law. The court may not use a deferential standard.

SECTION 6. Section 212.014, Local Government Code, is amended to read as follows:

Sec. 212.014. REPLATTING WITHOUT VACATING PRECEDING PLAT. A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

(1) is signed and acknowledged by only the owners of the property being replatted;

(2) is approved[~~, after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard,~~] by the municipal authority responsible for approving plats; and

(3) does not attempt to amend or remove any covenants or restrictions.

SECTION 7. Section 212.015, Local Government Code, is amended by adding Subsections (a-1), (f), and (g) and amending Subsection (b) to read as follows:

(a-1) If a proposed replat described by Subsection (a) requires a variance or exception, a public hearing must be held by the municipal planning commission or the governing body of the municipality.

(b) Notice of the hearing required under Subsection (a-1) [~~Section 212.014~~] shall be given before the 15th day before the date of the hearing by:

(1) publication in an official newspaper or a newspaper of general circulation in the county in which the municipality is located; and

(2) by written notice, with a copy of Subsection (c) attached, forwarded by the municipal authority responsible for approving plats to the owners of lots that are in the original subdivision and that are within 200 feet of the lots to be replatted, as indicated on the most recently approved municipal tax roll or in the case of a subdivision within the extraterritorial jurisdiction, the most recently approved county tax roll of the property upon which the replat is requested. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the municipality.

(f) If a proposed replat described by Subsection (a) does not require a variance or exception, the municipality shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a proposed replat if the municipal planning commission or the

governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (b).

(g) The notice of a replat approval required by Subsection (f) must include:

(1) the zoning designation of the property after the replat; and

(2) a telephone number and e-mail address an owner of a lot may use to contact the municipality about the replat.

SECTION 8. Subchapter A, Chapter 232, Local Government Code, is amended by adding Section 232.0023 to read as follows:

Sec. 232.0023. APPROVAL PROCEDURE: APPLICABILITY. The plat application approval procedures under this subchapter apply to a county regardless of whether the county has entered into an interlocal agreement, including an interlocal agreement between a municipality and county under Section 242.001(d).

SECTION 9. The heading to Section 232.0025, Local Government Code, is amended to read as follows:

Sec. 232.0025. APPROVAL PROCEDURE: TIMELY APPROVAL OF PLATS AND PLANS.

SECTION 10. Section 232.0025, Local Government Code, is amended by amending Subsections (d), (f), (g), (h), and (i), and adding Subsection (d-1) to read as follows:

(d) Except as provided by Subsection (f), the commissioners court or the court's designee shall approve, approve with conditions, or disapprove [~~take final action on~~] a plat application[~~, including the resolution of all appeals,~~] not later than the 30th [~~60th~~] day after the date the [~~a~~] completed [~~plat~~] application is received by the commissioners court or the court's designee. An application is approved by the commissioners court or the court's designee unless the application is disapproved within that period and in accordance with Section 232.0026.

(d-1) Notwithstanding Subsection (d), if a groundwater availability certification is required under Section 232.0032, the 30-day period described by that subsection begins on the date the applicant submits the groundwater availability certification to the commissioners court or the court's designee, as applicable.

(f) The 30-day [~~60-day~~] period under Subsection (d):

(1) may be extended for a [~~reasonable~~] period not to exceed 30 days, if:

(A) requested and agreed to in writing by the applicant and approved by the commissioners court or the court's designee; or

(B) [~~(2) may be extended 60 additional days if~~] Chapter 2007, Government Code, requires the county to perform a takings impact assessment in connection with the [~~a~~] plat application; and

(2) [~~(3)~~] applies only to a decision wholly within the control of the commissioners court or the court's designee.

(g) The commissioners court or the court's designee shall make the determination under Subsection (f)(1) [~~(f)(2)~~] of whether the 30-day [~~60-day~~] period will be extended not later than the 20th day after the date a completed plat application is received by the commissioners court or the court's designee.

(h) The commissioners court or the court's designee may not require [~~compel~~] an applicant to waive the time limits or approval procedure contained in this subchapter [~~section~~].

(i) If the commissioners court or the court's designee fails to approve, approve with conditions, or disapprove a plat application [~~take final action on the plat~~] as required by this subchapter [~~Subsection (d)~~]:

(1) the commissioners court shall refund the greater of the unexpended portion of any [~~plat~~] application fee or deposit or 50 percent of an [~~a plat~~] application fee or deposit that has been paid;

(2) the [~~plat~~] application is granted by operation of law; and

(3) the applicant may apply to a district court in the

county where the tract of land is located for a writ of mandamus to compel the commissioners court to issue documents recognizing the plat application's [~~plat's~~] approval.

SECTION 11. Subchapter A, Chapter 232, Local Government Code, is amended by adding Sections 232.0026, 232.0027, 232.0028, 232.00285, and 232.0029 to read as follows:

Sec. 232.0026. APPROVAL PROCEDURE: CONDITIONAL APPROVAL OR DISAPPROVAL REQUIREMENTS. (a) A commissioners court or designee that conditionally approves or disapproves of a plat application under this subchapter shall provide the applicant a written statement of the conditions for the conditional approval or the reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval.

(b) Each condition or reason specified in the written statement:

(1) must:

(A) be directly related to the requirements of this subchapter; and

(B) include a citation to the law, including a statute or order, that is the basis for the conditional approval or disapproval, if applicable; and

(2) may not be arbitrary.

Sec. 232.0027. APPROVAL PROCEDURE: APPLICANT RESPONSE TO CONDITIONAL APPROVAL OR DISAPPROVAL. After the conditional approval or disapproval of a plat application under Section 232.0026, the applicant may submit to the commissioners court or designee that conditionally approved or disapproved the application a written response that satisfies each condition for the conditional approval or remedies each reason for disapproval provided. The commissioners court or designee may not establish a deadline for an applicant to submit the response.

Sec. 232.0028. APPROVAL PROCEDURE: APPROVAL OR DISAPPROVAL OF RESPONSE. (a) A commissioners court or designee that receives a response under Section 232.0027 shall determine whether to approve or disapprove the applicant's previously conditionally approved or disapproved plat application not later than the 15th day after the date the response was submitted under Section 232.0027.

(b) A commissioners court or designee that conditionally approves or disapproves a plat application following the submission of a response under Section 232.0027:

(1) must comply with Section 232.0026; and

(2) may disapprove the application only for a specific condition or reason provided to the applicant for the original application under Section 232.0026.

(c) A commissioners court or designee that receives a response under Section 232.0027 shall approve a previously conditionally approved or disapproved plat application if the applicant's response adequately addresses each condition for the conditional approval or each reason for the disapproval.

(d) A previously conditionally approved or disapproved plat application is approved if:

(1) the applicant filed a response that meets the requirements of Subsection (c); and

(2) the commissioners court or designee that received the response does not disapprove the application on or before the date required by Subsection (a) and in accordance with Section 232.0026.

Sec. 232.00285. DEVELOPMENT PLAN REVIEW. (a) In this section, "development plan" includes a preliminary plat, preliminary subdivision plan, subdivision construction plan, site plan, general plan, land development application, or site development plan.

(b) Unless explicitly authorized by another law of this state, a county may not require a person to submit a development plan during the plat approval process required by this subchapter. If a county is authorized under another law of this state to require approval of a development plan, the county must comply with the

approval procedures under this subchapter during the approval process.

Sec. 232.0029. JUDICIAL REVIEW OF DISAPPROVAL. In a legal action challenging a disapproval of a plat application under this subchapter, the county has the burden of proving by clear and convincing evidence that the disapproval meets the requirements of this subchapter or any applicable case law. The court may not use a deferential standard.

SECTION 12. Section 232.0025(e), Local Government Code, is repealed.

SECTION 13. The change in law made by this Act applies only to a plat application filed on or after the effective date of this Act. A development or plan application filed before the effective date of this Act is governed by the law in effect immediately before the effective date of this Act, and that law is continued in effect for that purpose.

SECTION 14. This Act takes effect September 1, 2019.

_____ _____

President of the Senate Speaker of the House

I certify that H.B. No. 3167 was passed by the House on May 2, 2019, by the following vote: Yeas 119, Nays 18, 1 present, not voting.

_____

Chief Clerk of the House

I certify that H.B. No. 3167 was passed by the Senate on May 21, 2019, by the following vote: Yeas 27, Nays 3, 1 present, not voting
.

_____

Secretary of the Senate

APPROVED: _____

Date

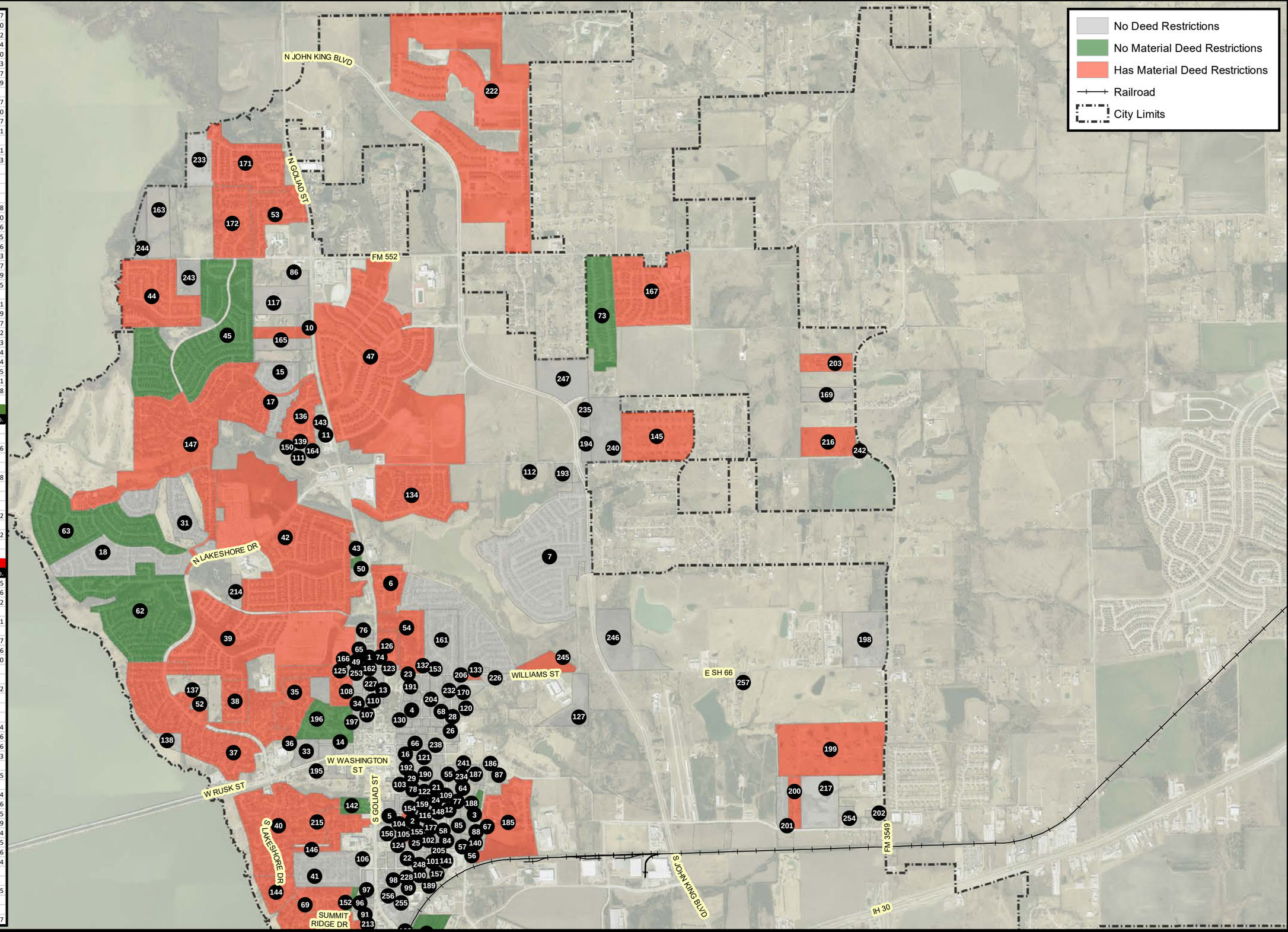
_____

Governor

No Deed Restrictions			
Subdivision Name	No.		
ADAMS ADDN	1		
AIRPORT ACRES	201		
ALAMO VALLEY	34		
ALLEN HOGUE SUBD	84		
AMICK	197		
AMICK 20A - THOMAS SUBD	107		
AUSTIN	74		
AUTUMN ADDITION	238		
B F BOYDSTON	33		
BARKER ADDN	108		
BARNES	110		
BARZ ACRE	111		
BISHOP (UNRECORDED)	2		
BLASE	214		
BLUE SKY SUBD	3		
BLUEBERRY HILL ESTATE ADDITION	242		
BRIONES ADDITION	253		
BUFFINGTON	189		
BUTTGEN ADDITION	4		
CANUP	168		
CARUTH LAKES	7		
CASTLE RIDGE PH 3	233		
CLARK HOMESTEAD ADDITION	11		
CLARK STREET HOMESITE	12		
COUNSELMAN ADDITION	13		
COX ACRES	240		
COX ADDITION	14		
CRAWFORD ADDN	16		
CREEKSIDE (THE SHORES)	17		
CREEKSIDE VILLAGE - PH 2	15		
CRESTVIEW	18		
D R TAYLOR ADDITION	194		
DABNEY ADDITION	100		
DANNY BARKER	109		
DAWSON	21		
DEL BOSQUE SUBD	23		
DIRKWOOD ESTATES	86		
DOUBLE T VENTURES	227		
DUKE	26		
E.L.B. SUBDIVISION	25		
ELSEY ADDITION	43		
EPPERSON	28		
EPPSTEIN	78		
EPPSTEIN / STARK ADDITION	29		
EPTON ADDITION	254		
F & M	191		
FAIRWAY POINTE (THE SHORES)	31		
FONDREN	232		
FOREE	204		
GAMEZ ADDITION	205		
GARNER	49		
GIDEON GROVE	247		
GOODMAN ADDITION	213		
GRADY RASH SUBD	138		
GRIFFITH	192		
HAIRSTON ADDN	52		
HAL PHELPS	133		
HARRIS	85		
HARTMAN ADDITION	58		
HIGHRIDGE EST	41		
HODGDON ADDITION	243		
HUDSON-SOTO	103		
HURST ADDITION	64		
INTEGRITY ADDITION	102		
ISAAC PENA	76		
J W DAY	22		
JACK CANUP	97		
JAMESON ADDITION	166		
JAYROE ADDN	65		
JERRI LAMROCK ADDN	186		
KATHLEEN'S ADDITION	66		
KAYCE LYNN ADDITION NO	256		
KAYCE LYNN ADDITION NO 1	255		
L & W	96		
L L LEONARD	112		
LADERA ROCKWALL	246		
LAKES ASSEMBLY ADDITION	170		
LAMAR STREET HABITAT NO. 1	248		
LAS PRIMERAS	67		
LEE RHOADES SUBDIVISION	91		
LEONARD & ADAMS	68		
LOWE & ALLEN	195		
M&M JOHNSON	228		
MAC NO 1 SUBD	116		
MASON-STEED ADDITION	117		
MAYNARD PLACE	202		
MCLEAN / MOORE ADDITION	123		
MELTON	120		
MICK	121		
MILL CO	177		
MONNIE RODGERS SUBDIVISION	122		
NANCY D	124		
NORTH WEST SUBD	125		
OAK CREEK	127		
PATRICIA A MAY ADDITION	130		
PECAN GROVE	132		
PIERCY PLACE	234		
PITTMAN	190		
PROMISE LAND ADDITION	193		
RALPH HALL ADDITION PH 2	137		
REEVES	139		
RENFRO CREEKSIDE ESTATES	88		
RENFRO PLACE NORTH	187		
RENFRO PLACE SOUTH	140		
RIDGECREST ADDITION	217		
RIDGELL	141		
RIOS BUFFINGTON ADDITION	99		
ROBBINS ADDITION	101		
ROSS ADDITION	143		
RUFF AND SARTAIN ADDITION	87		
S SPARKS ADDITION	36		
SANGER	98		
SHAW	77		
SHIELDS	148		
SIX O SUBD	150		
SOLAR VILLAGE	226		
ST MARYS	155		
ST MARYS PLACE	156		
STARK	153		
STRANGE-DENSON ADDN	157		
TOVAR SUBDIVISION	159		
UTLEY ADDITION	235		
W E CAMPBELL	5		
WADE	161		
WATSON ESTATES	169		
WIDBOOM ADDITION	257		
WILLIAMS	162		
WILLIS ADDITION	163		
WILSON	164		
WIMPEE ACRES	244		
WINKLER	165		
WOOD ESTATES	241		
ZION ADDITION	198		

No Material Deed Restrictions	
Subdivision Name	No.
DODSON-HARDIN	24
GREENVALLEY	50
HIGHWOOD	196
HILLCREST SHORES	62
HILLSIDE (THE SHORES)	63
RICHARD HARRIS 2	188
RICHARD HARRIS 3	55
RICHARD HARRIS 5	56
RICHARD HARRIS 6	57
ROCCA VILLA	142
SHORES NORTH	45
SPONG	152
STONEY HOLLOW	73

Has Material Deed Restrictions	
Subdivision Name	No.
ALEXANDER	105
AMACHRIS PLACE	106
BREEZY HILL	222
CARUTH LAKE PH 1 & 2	6
CASTLE RIDGE PH 1 & 2	171
CHAPMAN	10
DALTON RANCH	167
GREEN MEADOWS	206
GREENLEE	200
HARLAN PARK	53
HARRIS HEIGHTS	54
HERITAGE HEIGHTS	172
HIGHLAND HILLS	35
LAKE MEADOWS	69
LAKEVIEW SUMMIT	42
LOFLAND	104
MUSTANG ACRES	216
NORTH TOWNE ADDITION	126
NORTHCREST EST 2	203
NORTHSHORE	37
PARK PLACE WEST	185
PROMENADE HARBOR	44
QUAIL RUN VALLEY	134
RANDOM OAKS AT THE SHORES	136
RIDGEVIEW	215
ROLLING MEADOWS ESTATES	199
ROYAL PARK PLACE	144
SADDLEBROOK ESTATES 2	145
SHOREVIEW EST	146
STARK SUBDIVISION	154
STONE CREEK	47
STONEBRIDGE MEADOWS	40
THE HIGHLANDS	245
THE PINNACLE	38
THE PRESERVE	39
THE SHORES	147



No Deed Restrictions
No Material Deed Restrictions
Has Material Deed Restrictions
Railroad
City Limits

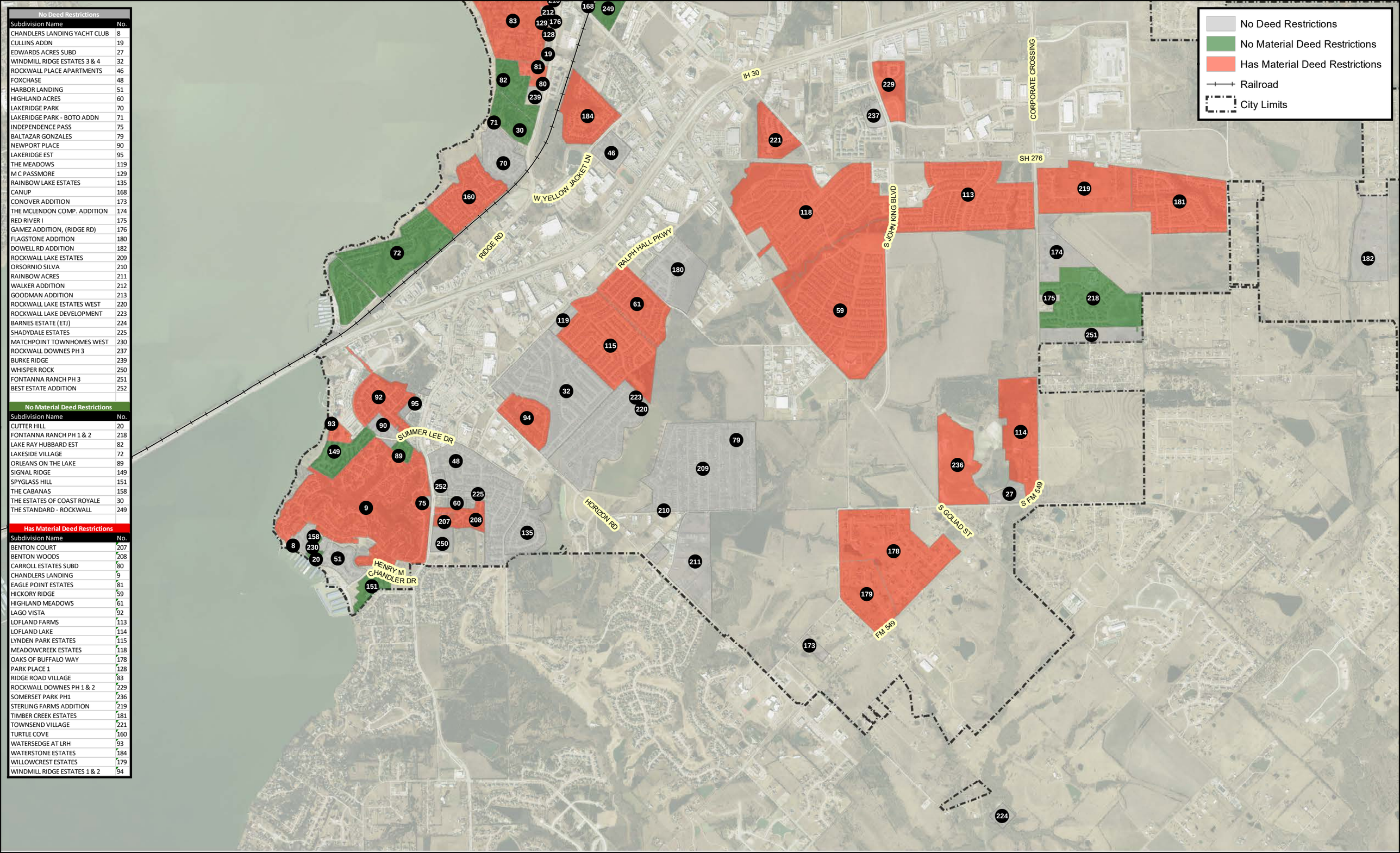
City of Rockwall

0 500 1,000 Feet

Date: 8/9/2019

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

DEED RESTRICTIONS - NORTH



No Deed Restrictions

Subdivision Name	No.
CHANDLERS LANDING YACHT CLUB	8
CULLINS ADDN	19
EDWARDS ACRES SUBD	27
WINDMILL RIDGE ESTATES 3 & 4	32
ROCKWALL PLACE APARTMENTS	46
FOXCHASE	48
HARBOR LANDING	51
HIGHLAND ACRES	60
LAKERIDGE PARK	70
LAKERIDGE PARK - BOTO ADDN	71
INDEPENDENCE PASS	75
BALTAZAR GONZALES	79
NEWPORT PLACE	90
LAKERIDGE EST	95
THE MEADOWS	119
M C PASSMORE	129
RAINBOW LAKE ESTATES	135
CANUP	168
CONOVER ADDITION	173
THE MCLENDON COMP. ADDITION	174
RED RIVER I	175
GAMEZ ADDITION, (RIDGE RD)	176
FLAGSTONE ADDITION	180
DOWELL RD ADDITION	182
ROCKWALL LAKE ESTATES	209
ORSORNIO SILVA	210
RAINBOW ACRES	211
WALKER ADDITION	212
GOODMAN ADDITION	213
ROCKWALL LAKE ESTATES WEST	220
ROCKWALL LAKE DEVELOPMENT	223
BARNES ESTATE (ETJ)	224
SHADYDALE ESTATES	225
MATCHPOINT TOWNHOMES WEST	230
ROCKWALL DOWNES PH 3	237
BURKE RIDGE	239
WHISPER ROCK	250
FONTANNA RANCH PH 3	251
BEST ESTATE ADDITION	252

No Material Deed Restrictions

Subdivision Name	No.
CUTTER HILL	20
FONTANNA RANCH PH 1 & 2	218
LAKE RAY HUBBARD EST	82
LAKESIDE VILLAGE	72
ORLEANS ON THE LAKE	89
SIGNAL RIDGE	149
SPYGLASS HILL	151
THE CABANAS	158
THE ESTATES OF COAST ROYALE	30
THE STANDARD - ROCKWALL	249

Has Material Deed Restrictions

Subdivision Name	No.
BENTON COURT	207
BENTON WOODS	208
CARROLL ESTATES SUBD	80
CHANDLERS LANDING	9
EAGLE POINT ESTATES	81
HICKORY RIDGE	59
HIGHLAND MEADOWS	61
LAGO VISTA	92
LOFLAND FARMS	113
LOFLAND LAKE	114
LYNDEN PARK ESTATES	115
MEADOWCREEK ESTATES	118
OAKS OF BUFFALO WAY	178
PARK PLACE 1	128
RIDGE ROAD VILLAGE	83
ROCKWALL DOWNES PH 1 & 2	229
SOMERSET PARK PH1	236
STERLING FARMS ADDITION	219
TIMBER CREEK ESTATES	181
TOWNSEND VILLAGE	221
TURTLE COVE	160
WATERSEDGE AT LRH	93
WATERSTONE ESTATES	184
WILLOWCREST ESTATES	179
WINDMILL RIDGE ESTATES 1 & 2	94

City of Rockwall

0 500 1,000 Feet

Date: 8/9/2019

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

DEED RESTRICTIONS - SOUTH

ARTICLE II, DEVELOPMENT REVIEW AUTHORITY, UDC

SECTION 1: BOARDS, COMMISSIONS, AND ADMISTRATIVE STAFF

All meetings of any Board or Commission shall be open to the public. Each Board or Commission shall keep accurate minutes of each meeting, which shall be forwarded to the City Secretary within ten (10) days following each meeting. Such Board or Commission shall keep an accurate record of the names of the members who are present and absent from their meetings. When public hearings are necessary or required, notice of the public hearings and the conduct of the public hearing will be in compliance with the requirements of all federal, state and local laws.

Each Board or Commission may establish its own attendance rules, regulations, and method of enforcement unless in conflict with state law, or this Article. Each member of a Board or Commission shall be at least 18 years of age.

SECTION 2: CITY COUNCIL

SUBSECTION 2.01: AUTHORITY

The City Council shall hold a meeting, conduct a public hearing -- *if required by this Unified Development Code* -- and make determinations on the following matters:

(A) Text amendments to this Unified Development Code.
(B) Zoning changes and map amendments including the reclassification of zoning designations on land, Specific Use Permits (SUP), and Planned Development Districts.
(C) Appeals related to the Planning and Zoning Commission's decision on special exceptions, variances, or waivers related to site plans for development.
(D) Amendments to the Comprehensive Plan.
(E) Amendments to the Master Thoroughfare Plan.
(F) Amendments to the Master Open Space Plan Master Plans.

(Ord. No. 06-14, 4-17-2006; Ord. No. 18-24, § 1, 5-7-2018; Ord. No. 18-47, § 1, 11-19-2018)

SECTION 3: PLANNING AND ZONING COMMISSION

SUBSECTION 3.01: CREATION AND MEMBERSHIP

(A) *Membership*. The members of the Planning and Zoning Commission shall be appointed for a term of three (3) years on a rotating basis and removable for cause by the City Council. The terms of office shall expire on the last day of July or until their successor has been appointed. Any member of the Planning and Zoning Commission may be reappointed by the City Council upon completion of a full term.

(B) *Residency*. Each member of the Planning and Zoning Commission shall be a resident of the City of Rockwall at the time of his appointment. A member of the Planning and Zoning Commission ceasing to reside in the City during his term of office shall immediately forfeit the office.

(C) *Removal*. Any member of the Planning and Zoning Commission may be removed from office for any cause deemed by the City Council to be sufficient for removal of the member. If a vacancy should exist in the Planning and Zoning Commission membership due to removal from office, resignation, death, refusal or inability to serve, the City Council shall appoint a new member to fill the vacancy for the unexpired term.

(Ord. No. 10-04, § 1, 2-1-2010; Ord. No. 10-14, § 2, 7-6-2010)

SUBSECTION 3.02: POWERS AND DUTIES

The Planning and Zoning Commission shall have the following powers and duties:

(A) To advise the City Council and make recommendations concerning adoption of, or amendments to, zoning regulations and the zoning map;
(B) To advise the council and make recommendations concerning adoption of, or amendments to the City's Comprehensive Plan, Master Thoroughfare Plan, and Parks and Recreation Master Plan and implementation thereof;
(C) To oversee the City's regulations governing the platting and recording of subdivisions, including matters pertaining to the dedication of public facilities, and to advise the council on matters pertaining to public improvements, traffic, utility extensions and the provision of public facilities and services, in order to implement the City's Comprehensive Plan;
(D) To undertake such actions as are necessary to exercise its delegated powers, as indicated by adopted ordinance;
(E) To approve certain matters relating to platting and recording of subdivisions as dictated by the City's ordinances and the Unified Development Code (UDC);
(F) To select a Planning and Zoning Commission Chair;
(G) To call public hearings to initiate zoning changes; and
(H) Other duties as may be prescribed by ordinance or state law.

SUBSECTION 3.03: PROCEDURES

(A) *Attendance*. If a Planning and Zoning Commissioner has three (3) consecutive absences that are not excused by the Planning and Zoning Commission, or is absent from more than 25%of the meetings, he or she may be removed from the Planning and Zoning Commission; however, if absent from 50%of the meetings in any calendar year, the member will automatically be removed from the Planning and Zoning Commission.

(B) *Officers*. Pursuant to the Charter § 9.01, the Planning and Zoning Commission shall elect a chair and vice-chair at the first meeting in August for a term of one (1) year. The vice-chair is to preside in the absence of the chair. Both the chair and the vice-chair shall vote on every item unless prohibited by law. The Director of Planning and Zoning shall be secretary of the Planning and Zoning Commission.

(C) *Meetings*.

(1) *Open to the Public.* All meetings of the Planning and Zoning Commission shall be open to the public. The Planning and Zoning Commission shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep record of its examinations and other official actions, all of which shall be filed in the office of the commission and shall be a public record. The Director of Planning and Zoning of the City of Rockwall shall be the custodian and possessor of the records and minutes of the Planning and Zoning Commission.
(2) *Calling of Meetings.* Meetings of the Planning and Zoning Commission may be held as often as necessary to conduct the business coming before the Planning and Zoning Commission at the call of the chair and at such other times as the commission may determine.
(3) *Quorum*. Any four (4) members shall constitute a quorum for the transaction of the business. The affirmative vote of a majority of those attending any meeting at which there is a quorum present shall be necessary to pass any motion, recommendation or resolution of the Planning and Zoning Commission.

(Ord. No. 10-14, § 3, 7-6-2010)

SUBSECTION 3.04: APPROVAL AUTHORITY

The Planning and Zoning Commission shall make decisions, or make recommendations to the City Council, on the following matters:

(A) Decisions on Site Plans, Building Elevations, Photometric Plans, Landscape Plans, Tree Preservation Plans (*i.e. Tree Mitigation Plans and Tree Removal Plans*), and Open Space Master Plans as may be required.
(B) Recommendations to City Council on all plats (*e.g. master plats, preliminary plats, replats, finals plats, etc.*) as required by Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.
(C) Recommendations to City Council regarding text amendments to the Unified Development Code.
(D) Recommendations to City Council regarding zoning changes and map amendments, including reclassification of the zoning designations on land, Specific Use Permits (SUP), and Planned Development Districts.
(E) Decisions regarding variances and special exceptions to this Unified Development Code.
(F) Recommendations to City Council regarding amendments to the Comprehensive Plan.
(G) Recommendations to City Council regarding amendments to the Master Thoroughfare Plan.
(H) Recommendations to City Council regarding amendments to the Parks and Recreation Master Plan.

(Ord. No. 18-24, § 1, 5-7-2018; Ord. No. 18-47, § 1, 11-19-2018)

SECTION 4: BOARD OF ADJUSTMENTS (BOA)

SUBSECTION 4.01: ORGANIZATION

(A) *Membership.* The Board of Adjustments (BOA) is created in accordance with the provisions of article 1011g of the Revised Civil Statutes of Texas [*V.T.C.A., Local Government Code § 211.008*]. The Board of Adjustments (BOA) shall consist of five (5) members who are residents and taxpayers of the City, each to be appointed by the City Council for two (2) years and removable for cause by the appointing authority upon written charges and after public hearing. Vacancies shall be filled for the unexpired term of any member whose place becomes vacant for any cause, in the same manner as the original appointment was made.

(B) *Alternate Members.* The City Council shall provide for the appointment of four (4) alternate members of the Board of Adjustments (BOA) who shall serve in the absence of one (1) or more of the regular members. Alternate members, when appointed, shall serve for the same period as the regular members, which is for a term of two (2) years, and any vacancy shall be filled in the same manner and they shall be subject to removal the same as the regular members.

(C) *Chief Building Official.* The Chief Building Official, or his authorized representative, shall be an ex-officio member of the zoning Board of Adjustments (BOA) without power of vote and as an ex-officio member of such board shall act as secretary of the Board of Adjustments (BOA) and shall set up and maintain a separate file for each application for appeal, special exception and variance received and shall record therein the names and addresses of all persons, firms and corporations to whom notices are mailed, including the date of mailing and further keep a record of all notices published as required herein. All records and files herein provided for shall be permanent and official files and records of the City.

Charter reference— Board of Adjustments (BOA), § 9.06.
State Law reference— Board of Adjustments (BOA), V.T.C.A., Local Government Code § 211.008.

SUBSECTION 4.02: PROCEDURES

(A) *Adopting Procedural Rules*. The Board of Adjustments (BOA), by majority vote, shall adopt such procedural rules as are necessary to execute its duties.

(B) *Election of Officers*. The Board of Adjustments (BOA) shall annually select one (1) of its members to be the chair, and the vice chair to act in the absence of the chair.

(C) *Quorum*. All cases before the Board of Adjustments (BOA) must be heard by at least four (4) members.

(D) *Calling Meetings*. Meetings of the Board of Adjustments (BOA) shall be held at the call of the chair, and at such other times as the Board of Adjustments (BOA) may determine. Such chair, or in his absence the acting chair, shall administer oaths and compel attendance of witnesses.

(E) *Meetings Open to the Public*. All meetings of the Board of Adjustments (BOA) shall be open to the public.

(F) *Keeping of Minutes*. The Board of Adjustments (BOA) shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its other official actions, all of which shall be filed in the office of the Board of Adjustments (BOA) and shall be a public record.

The secretary of the Board of Adjustments (BOA) shall forthwith notify in writing the City Council, the Planning and Zoning Commission and the City's Chief Building Official of each decision, interpretation, special exception and variance granted under the provisions of the Unified Development Code.

(G) *Attendance*. If a member has three consecutive absences that are not excused by the Board of Adjustments (BOA), or is absent from more than 25% of the meetings, he may be removed from the Board of Adjustments (BOA); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Board of Adjustments (BOA).

(Ord. No. 10-14, § 4, 7-6-2010)

SUBSECTION 4.03: JURISDICTION

(A) When in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the Board of Adjustments (BOA) may, in specific cases, after public notice and public hearing, and subject to appropriate conditions and safeguards, authorize the following special exceptions to the regulations herein established:

(1) *Appeal of an Administrative Decision*. Consider an appeal from any person aggrieved by a decision of any administrative officer with authority over any matter regulated by the Unified Development Code or by any officer, department, board or division of the City affected by any decision of the administrative officer. Such appeal shall be received within 15 calendar days after the decision has been rendered by the administrative officer, by filing with the officer whose decision is being appealed and with the Board of Adjustments (BOA), a notice of appeal specifying the grounds of the appeal and the City's required fee.

(2) *Appeal of a Code Decision*. Consider an appeal from any person aggrieved by orders, decisions or determinations made by the building official, fire official or city engineer relative to the application and interpretation of the International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Energy Conservation Code, International Fuel Gas Code, International Fire Code, International Existing Building Code, and National Electrical Code.

The officer from whom the appeal is taken shall forthwith transmit to the Board of Adjustments (BOA), all papers constituting the record from which the action appealed was taken. An appeal shall stay all proceedings of the action which has been appealed, unless the officer from whom the appeal is taken, certifies to the Board of Adjustments (BOA) that a stay would, in the officer's opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed unless there is a restraining order granted by the Board of Adjustments (BOA) or by a court of competent jurisdiction on application, and notice is given to the officer whose decision is the subject of appeal.

(B) *Odd Shaped Parcels*. Permit such modifications of the height, yard, area, coverage and parking regulations as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape, or slope that it cannot be appropriately developed without such modification.

(C) *Non-Conforming Use*. Permit the expansion or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building, provided such reconstruction does not prevent the return of such property to a conforming use. Upon review of the facts, the Board of Adjustments (BOA) may establish a specific period of time for the occupancy to revert to a conforming use.

(D) *Change of Non-Conforming Use*. To authorize a change of use from one non-conforming use to another nonconforming use, provided that such change is to a use of the same or more restricted classification. In the event that a non-conforming use is changed to a nonconforming use of a higher or more restrictive classification, the building or structure containing such nonconforming use shall not later be reverted to the former lower or less restricted classification. The Board of Adjustments (BOA) may establish a specific period of time for the conversion of the occupancy to a conforming use.

(E) *Discontinuance of a Non-Conforming Use*. Require the discontinuance of nonconforming areas of land or structures under any plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to conform to the regulations of the Unified Development Code.

(1) All actions to discontinue a nonconforming use of land or structure shall be taken with due regard for the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated nonconforming use and the conservation and preservation of property.
(2) The Board of Adjustments (BOA) shall from time to time on its own motion or upon cause presented by interested property owners inquire into the existence, continuance or maintenance of any nonconforming use within the City.

(F) *Structure for a Legal Non-Conforming Use*. Permit the construction, reconstruction, enlargement or addition of a structure occupied by or for a use, normally ancillary to a single-family residential use, when such single-family residential use or structure, is legally nonconforming; provided, however, such construction, reconstruction, enlargement or addition does not prevent the return of such property to a conforming use.

(G) *Non-Conforming Structure*. To authorize the reconstruction and occupancy of a nonconforming structure, or a structure containing a nonconforming use, where such structure has been damaged by fire or other causes to the extent of more than 50%, but less than the total, of the replacement cost of the structure on the date of the damage. Such action by the Board of Adjustments (BOA) shall have due regard for the property rights of the person or person affected, and shall be considered in regard to the public welfare, character of the area surrounding such structure, and the conservation, preservation and protection of property.

(H) *Expansion of a Non-Conforming Structure*. To authorize the enlargement, expansion or repair of a nonconforming structure in excess of 50% of its current value. In such instance, the current value shall be established at the time of application for a hearing before the Board of Adjustments (BOA). If such expansion or enlargement is approved by the Board of Adjustments (BOA), all provisions of the district in which such structure is located shall apply to the new construction on the lot or parcel.

(I) *Occupation of an Abandoned Non-Conforming Structure*. To authorize the occupancy of an abandoned nonconforming structure. Such action by the Board of Adjustments (BOA) shall have due regard for the property rights of the person or persons affected, and shall be considered in regard to the public welfare and safety, character or the area surrounding such structure, and the conservation, preservation and protection of property.

(J) *Violation of Other Ordinances*. The Board of Adjustments (BOA) is not authorized to permit or approve any request that would be in violation of any other ordinances or city regulations that would prohibit such improvement or construction to be made.

(Ord. No. 18-13, § 2, 3-5-2018)

SUBSECTION 4.04: CRITERIA FOR GRANTING VARIANCES

The City's Board of Adjustments (BOA), pursuant to the powers conferred upon it by state law, the ordinances of the City, and this article may grant variances to the provisions of the Unified Development Code upon finding that:

(A) Such variance will not substantially or permanently injure the appropriate use of adjacent property in the same district;
(B) Such variance will not adversely affect the health, safety or general welfare of the public;
(C) Such variance will not be contrary to the public interest;
(D) Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located;
(E) Such variance will be in harmony with the spirit and purpose of the Unified Development Code;
(F) Such variance will not alter the essential character of the district in which is located the property for which the variance is sought;
(G) Such variance will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located;
(K) Due to special conditions, a literal enforcement of the Unified Development Code would result in unnecessary hardship;
(H) The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including, but not limited to, the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located;
(I) The variance or exception is not a self-created hardship; and
(J) The variance is clearly identified as a variance to the City's standards on the concept plan, site plan or text of the Unified Development Code.

(Ord. No. 10-14, § 5, 7-6-2010)

SUBSECTION 4.05: ACTIONS OF THE BOARD

(A) In exercising its powers, the Board of Adjustments (BOA), may, in conformity with the provisions of the Local Government Code, revise or reform, wholly or partly, or may modify the order, requirement, decisions, or determination appealed from, and shall have all the powers of the officer from whom the appeal is taken including the power to impose reasonable conditions to be complied with by the applicant.

(B) The concurring vote of four (4) members of the Board of Adjustments (BOA) shall be necessary to revise any order, requirements, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under the Unified Development Code or to affect any variance in the Unified Development Code.

(C) Any special exceptions authorized by the Board of Adjustments (BOA), either under the provisions of the Unified Development Code or under the authority granted to the Board of Adjustments (BOA) under the statutes of the state, shall authorize the issuance of a building permit or a Certificate of Occupancy (CO) or other relief as the case may be for a period of 90-days from the date of the favorable action on the part of the Board of Adjustments (BOA), unless the Board of Adjustments (BOA) in its minutes shall, at the same time, grant a longer period.

(D) If a building permit or Certificate of Occupancy (CO) has not been applied for or issued within a 90-day period or as the Board of Adjustments (BOA) may specifically grant, the special exceptions shall be deemed waived; and all rights hereunder terminated. The Board of Adjustments (BOA) may grant one or more extensions to this time period upon the applicant's request and if due cause is shown.

(E) Such termination and waiver shall be without prejudice to a subsequent appeal to the Board of Adjustments (BOA) in accordance with the rules, and regulations regarding appeals.

SUBSECTION ~~411~~.06: APPEALS ON SAME MATTER

No appeal to the Board of Adjustments (BOA) shall be allowed concerning the same matter prior to the expiration of six months from a ruling of the Board of Adjustments (BOA) on any appeal to such body unless other rulings on the same or similar subject matter have, within such six-month period, been altered or changed by ruling of the Board of Adjustments (BOA), in which case such change of circumstances shall permit the allowance of an appeal, but shall in no way have force in law to compel the Board of Adjustments (BOA), after a hearing, to grant such subsequent appeal, but such appeal shall be considered on its merits as in all other cases.

SUBSECTION ~~411~~.07: EFFECTIVE DATE

A decision on a variance shall be effective upon approval by the Board of Adjustments (BOA).

SUBSECTION 4.08: APPEAL FROM BOARD

Any person aggrieved by any decision of the Board of Adjustments (BOA) or any officer, department, or board of the municipality pursuant to this section, may present to a court of competent jurisdiction, a petition, duly verified, setting forth that such decision is illegal, in whole or in part, and specifying the grounds of such illegality.

Such petition shall be presented to the court within ten days after the filing of the decision complained of in the office of the City secretary and not thereafter.

No appeal from a Board of Adjustments (BOA) decision under its jurisdiction, as set out in the Unified Development Code, shall be heard by the City Council.

(Ord. No. 10-14, § 6, 7-6-2010)

SECTION 5: HISTORIC PRESERVATION ADVISORY BOARD

SUBSECTION 5.01: ORGANIZATION

(A) *Membership*. There is hereby created a Historic Preservation Advisory Board (HPAB) which shall serve as an advisory body to the City Council. Such board shall consist of seven members to be appointed by the City Council.

(B) *Term of Office; Qualifications*. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term, the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed. The membership shall include:

(1) An architect, planner or representative of a design profession;
(2) A member of the Rockwall County Historical Foundation;

(3) A general contractor;
(4) An owner of property within a historic district;
(5) Three citizens of Rockwall interested in historic preservation.

All board members, regardless of background, shall have a known and demonstrated interest, competence of knowledge of historic preservation within the City. All members must be residents of Rockwall County.

(C) *Duties.* The duties of the Historic Preservation Advisory Board (HPAB) are as follows:

(1) Provide professional recommendations to the City Council and Planning and Zoning Commission as required, regarding site plans, building alternatives, and building plans proposed within the City Historic Overlay (HOV) District. The Historic Preservation Advisory Board (HPAB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission or City Council. The Historic Preservation Advisory Board (HPAB) shall prepare a written assessment of the proposed project regarding compliance with approved guidelines for development within the district, and its applicability in preserving and enhancing the history and culture of the district.
(2) Research, document and maintain in the official files of the City detailed information regarding the original construction and architecture of the district.
(3) Develop and maintain guidelines regarding development and redevelopment within the district including architectural design, materials selections, building styles and other pertinent design considerations. The proposed guidelines shall be submitted to the Planning and Zoning Commission and City Council for approval.
(4) Adopt rules and procedures as necessary to provide for the orderly conduct of board meetings.
(5) Recommend the boundaries of historic districts.
(6) Increase public awareness of the value of historic, cultural, and architectural preservation by encouraging and participating in public education programs developed by the historic preservation office.
(7) Provide recommendations to the Planning and Zoning Commission and City Council concerning the historic preservation impact of proposed, announced or commenced actions by federal, state or local authorities that affect streets, alleys, publicly-maintained utilities and any other public spaces, areas, improvements, other features or zoning within, around or through any district.
(8) Make recommendations to the City for the employment of staff and professional consultants as necessary to carry out the duties of the HPAB.
(9) Review and take action on the designation of landmarks and the delineation of districts, which shall be ratified by the City Council.
(10) Recommend and confer recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers.
(11) Review and recommend to City Council and other applicable city boards and commissions all proposed changes to the Unified Development Code (UDC), building code, general plan or other adopted policies of the City than may affect the purpose of the article.
(12) Conduct public hearings and provide comment on buildings, objects, sites, structures, and districts for nomination to the National Register of Historic Places to the Texas Historic Commission. Such recommendations shall be guided by the criteria established in the National Historic Preservation Act of 1966, as amended.
(13) Implement and maintain a system of survey or inventory of significant historic, architectural, and cultural landmarks and all properties located within designated districts located in the City. Such information shall be maintained securely, made accessible to the public and should be updated at least every ten years.
(14) Monitor and report to the Texas Historical Commission all actions affecting any recorded Texas historic landmark, state archaeological landmark, national register property and any locally designated landmark, as deemed necessary.
(15) Create sub-committees from among its membership and delegate to these committees' responsibilities to carry out the purposes of this article.

(16) Maintain written meeting minutes which are recorded by staff and demonstrate all actions taken by the HPAB and the reasons for taking such actions.
(17) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.
(18) Review and take action on all certificates of appropriateness applications for compliance with adopted design guidelines pursuant to this article.
(19) Review and take action on all appeals on action taken by the HPO regarding the administrative review of certificates of appropriateness applications for compliance with adopted design guidelines pursuant to this article.
(20) Develop, prepare and adopt specific design guidelines which shall be ratified by the City Council, for use in the review of all certificates of appropriateness applications.
(21) Prepare and submit annually to the City Council a report summarizing budget costs, goals and objectives and work completed during the previous year, as well as anticipated budgetary requests.
(22) Provide recommendations to the City concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and districts within the City.
(23) Recommend to City Council the acquisition of endangered landmarks by demolition where its preservation is essential to the purpose of this article and where private preservation is not feasible.
(24) Propose incentive program(s) to City Council for local property owners of historic landmarks or within local districts.
(25) Review and take action on all city preservation-related incentive program applications involving work on landmarks and districts for compliance with adopted design guidelines pursuant to this article.
(26) Accept on behalf of the City government donations of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of City Council.

(D) *Officers.* The Historic Preservation Advisory Board (HPAB) shall elect a chair and vice chair at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Historic Preservation Officer shall be secretary of the Historic Preservation Advisory Board (HPAB) and an ex-officio member.

(E) *Voting; meetings.* Each member in attendance shall have a vote on plans submitted to the Historic Preservation Advisory Board (HPAB) with that vote reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Historic Preservation Advisory Board (HPAB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration. Meetings of the Historic Preservation Advisory Board (HPAB) shall be called as needed by the historic preservation officer.

(F) *Attendance.* If a member has three consecutive absences that are not excused by the Historic Preservation Advisory Board (HPAB), or is absent from more than 25% of the meetings, he or she may be removed from the Historic Preservation Advisory Board (HPAB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the historic preservation board.

(Ord. No. 10-14, § 7, 7-6-2010; Ord. No. 12-25, § 1, 10-1-2012)

SUBSECTION 5~~12~~.02: DESIGNATION OF LANDMARKS IN THE CITY

(A) The Historic Preservation Advisory Board (HPAB) may recommend to the Planning and Zoning Commission and the City Council that certain properties be “landmark districts” and that specific areas be designated as “historic districts” as provided for in Subsection 6.2 of Article V, *District Development Standards*.

(Ord. No. 12-25, § 1, 10-1-2012)

SUBSECTION 5.03: CERTIFICATES OF APPROPRIATENESS (COA)

For requirements concerning Certificates of Appropriateness (COA) see Section 6, *Certificates of Appropriateness (COA)*, of Article XI, *Development Applications and Review Procedures*.

SECTION 6: ARCHITECTURAL REVIEW BOARD

SUBSECTION 6.01: CREATED

There is hereby created an Architectural Review Board (ARB) of review which shall serve as an advisory body to the Planning and Zoning Commission. Such board shall consist of seven members to be appointed by the City Council after recommendation of the Planning and Zoning Commission.

SUBSECTION 6.02: TERM OF OFFICE; QUALIFICATIONS

(A) Term. The members shall be appointed for a term of two years with staggered terms and shall be removable for cause by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed.
(B) Qualifications. At least one member shall be a registered architect in the State of Texas. Other members are chosen for qualifications and training in related fields such as landscape architecture, interior or exterior design, municipal planning, municipal government and other professions with related disciplines or civic interest.
(C) Attendance. If a member has three consecutive absences that are not excused by the architectural review board, or is absent from more than 25% of the meetings, he may be removed from the Architectural Review Board (ARB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the architectural review board.

(Ord. No. 14-52, § 1, 12-1-2014)

SUBSECTION 6.03: DUTIES

The purpose of the Architectural Review Board (ARB)is to provide professional recommendations to the Planning and Zoning Commission and the director of planning regarding site plans and building elevations submitted within any zoning district as may be required. Meetings of the Architectural Review Board (ARB) shall be called as needed. The Architectural Review Board (ARB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission. The review shall evaluate compatibility with existing topography, scenic corridors and landscaping, and with the goals and objectives established in the applicable Overlay District and/or Planned Development District, the comprehensive plan and applicable provisions of the urban design guidelines. The Architectural Review Board (ARB) shall make recommendations on design changes based on its professional experience and knowledge. The Planning and Zoning Commission shall consider the Architectural Review Board's (ARB's) recommendations in its deliberation of the proposed development. The commission may include recommended changes in the proposed building elevations and site plan based upon the recommendations of the Architectural Review Board (ARB) in its recommendation to the City Council, if applicable.

(Ord. No. 06-14, 4-17-2006)

SUBSECTION 6.04: OFFICERS

The Architectural Review Board (ARB) shall elect a chair and vice chair at the first meeting in August or at the first meeting thereafter for a term of one year. The Director of Planning and Zoning shall be secretary of the Architectural Review Board (ARB) and an ex officio member.

(Ord. No. 10-14, § 8, 7-6-2010)

SUBSECTION 6~~13~~.05: VOTING

Each member in attendance shall have a vote on plans submitted to the Architectural Review Board (ARB) with that vote being reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Architectural Review Board (ARB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration.

SECTION 7: DIRECTOR OF PLANNING

SUBSECTION 7.01: QUALIFICATIONS

(A) The Director of Planning and Zoning must be a member in good standing of AICP, AIA or PE.
(B) The Director of Planning and Zoning or his/her designee shall serve as the *Zoning Administrator*.

SUBSECTION 7.02: POWERS AND DUTIES

(A) The Director of Planning and Zoning shall have the following powers and duties:

(1) To make recommendations and provide assistance to the City Council and Planning and Zoning Commission concerning exercise of their responsibilities under the Unified Development Code;
(2) To develop and recommend to the Planning and Zoning Commission, and the City Council, a Comprehensive Plan for the City or any amendments to the plan and to propose actions to implement the plan;
(3) To coordinate all planning relating to the City's Comprehensive Plan;
(4) To submit recommendations to the Planning and Zoning Commission and City Council on request for zoning changes, variances and exceptions;
(5) To render such administrative decisions as are required of the Director of Planning and Zoning by the Unified Development Code;
(6) To perform such other duties as may be prescribed by ordinance or directed by the City Council or Planning and Zoning Commission.

SECTION 8: HISTORIC PRESERVATION OFFICER

SUBSECTION 8.01: APPOINTMENT

The City Manager shall appoint a qualified staff person, to serve as Historic Preservation Officer (HPO). This officer shall administer the historic preservation provisions of the Unified Development Code and advise the Historic Preservation Advisory Board (HPAB) on matters submitted to it.

(Ord. No. 12-25, § 1, 10-1-2012)

SUBSECTION 8.02: POWERS AND DUTIES

In addition to serving as a representative to the Historic Preservation Advisory Board (HPAB), the Historic Preservation Officer (HPO) shall:

(A) Coordinate the City's preservation activities with those of state and federal agencies and with local, state, and national non-profit preservation organizations.
(B) Administer the Unified Development Code (UDC) and advise the HPAB on matters submitted to it.

(C) To maintain and hold open for public inspection all documents and records pertaining to the provisions of this article.
(D) Receive and review all applications pursuant to this article to ensure their completeness.
(E) Review and take action on all Certificates of Appropriateness (COA) applications subject to administrative review pursuant to this Article.
(F) Review and forward with any recommendations all applications for certificates of appropriateness subject to review by the HPAB pursuant to this article.
(G) Ensure proper posting and noticing of all HPAB meetings, schedule applications for HPAB review, provide packets to its members prior to the meetings, record meeting minutes and facilitate all HPAB meetings.
(H) Review and help coordinate the City's preservation and urban design activities with those of local, state and federal agencies and with local, state, and national preservation organizations in the private sector.

(Ord. No. 12-25, § 1, 10-1-2012)

SECTION 9: CHIEF BUILDING OFFICIAL

SUBSECTION 9.01: QUALIFICATIONS

The Chief Building Official must:

(A) Be a licensed architect or engineer in good standing; or
(B) Have a bachelor's degree in urban planning, or related field; supplemented by a minimum six (6) years in a supervisory/management capacity in the field with a municipal or other governmental organization, to include development and implementation of budgetary functions; or an equivalent combination of education, training, and experience which includes the following knowledge, skills, and abilities:

(1) Comprehensive knowledge of modern principles and practices of community development administration.

(2) Thorough knowledge of the federal, state, and local ordinances, laws and regulations relating to departmental activities.

(3) Thorough knowledge of principles of effective administration, to include planning, directing, evaluating, and coordinating.

SUBSECTION 9.02: POWERS AND DUTIES

The Chief Building Official shall have the following powers and duties:

(1) To issue permits in accordance with the Unified Development Code;
(2) To issue Certificates of Occupancy (CO) in accordance with the Unified Development Code;
(3) To enforce the provisions of the Unified Development Code;
(4) Such other powers and duties as may be lawfully delegated.

The City Council may designate the City Engineer or Director of Planning and Zoning to perform the duties of the Chief Building Official.

ARTICLE IV, PERMISSIBLE USES, UDC

SECTION 1: LAND USE SCHEDULE

SUBSECTION 1.01: USE OF LAND AND BUILDINGS

Buildings, structures, and land uses shall be in conformance with the permitted uses depicted in Subsection 1.02, *Land Use Schedule*, and in compliance with Subsection 2.03, *Conditional Land Use Standards*. The following is the legend for the *Land Use Schedule* contained in Sebsection1.02:

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

SUBSECTION 1.02: LAND USE SCHEDULE

LAND USE SCHEDULE

LEGEND:

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LAND USES	LAND USE DEFINITION REFERENCE [Reference Article XIII, *Definitions*]	CONDITIONAL USE REFERENCE Reference Article IV, *Permissible Uses*]	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS ~~COMMERCIAL/INDUSTRIAL~~						OVERLAY DISTRICTS		
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
AGRICULTURAL ~~RURAL~~ AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)																							
Agricultural Uses on Unplatted Land	(1)		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P			
Animal Boarding/Kennel with Outside Pens	(2)	(1)	S	S	S	S																			
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P	S	S	S											S	S	P	P	P	P			
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	S														S	P	P	P	P	S			
Animal Hospital or Clinic	(4)		S															S	S	P	P	P			
Animal Production or Husbandry	(5)		S																						
Animal Shelter or Loafing Shed	(6)		S																		P	P			
Barn or Agricultural Accessory Building	(7)	(4)	S																						
Crop Production	(8)		P																						
Commercial Horse Corral or Stable	(9)	(5)	P	S	S	S																			
Private Horse Corral or Stable	(10)	(6)	P	P	P	P	S																		
Community Garden	(11)	(7)	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Urban Farm	(12)	(8)	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Wholesale Nursery (*i.e. without Retail Sale On-Site*)	(13)		S	S	S	S																			
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)																							
Residential Accessory Building or Structure	(1)	(1)		P	P	P	P	P	P	P	P	P	P	P	P	P	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			
Bed and Breakfast	(2)	(2)	S	S	S	S					S				S	P	S								
Caretakers Quarters/Domestic or Security Unit	(3)														P			P	P	P	P	P			
Convent, Monastery, or Temple	(4)		P											P		P		P	P						
Duplex	(5)	(3)											P	P											
Commercial Parking Garage	(6)														A		A	A	A	A	A	A			
Residential Garage	(7)	(4) & (5)	A	A	A	A	A	A	A	A	A	A	A	A	A	A									
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A	A	A	A	A	A	A	S	S	S	S	P											

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LAND USES	LAND USE DEFINITION REFERENCE [Reference Article XIII, *Definitions*]	CONDITIONAL USE REFERENCE Reference Article IV, *Permissible Uses*]	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS ~~COMMERCIAL/INDUSTRIAL~~						OVERLAY DISTRICTS		
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
Home Occupation	(9)	(7)	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
Limited-Service Hotel	(10)														S			S	S		S				
Full-Service Hotel	(11)	(8)													S			S	S		S				
Residence Hotel	(12)														S			S	S		S				
Motel	(13)														S			S	S		S				
Multi-Family Development or Structure	(14)	(9)												P											
Portable Building	(15)	(10)		P	P	P	P		P	P	P	P	P												
Residential Infill in an Established Subdivision	(16)	(11)	S	S	S	S	S	S	S	S	S	S	S	S	S	S									
Single-Family Attached Structure	(17)	(12)										P	P	P											
Single-Family Detached Structure	(18)	(13)	P	P	P	P	P	P	P	P	P	P	P	P		P									
Single-Family Zero Lot Line Structure	(19)	(14)										P	P	P		P									
Private Swimming Pool	(20)		A	A	A	A	A	A	A	A	A	A	A	A	A	A									
Private Tennis Court	(21)		A	S	S	S	S	S	S	S	S	S	S	S		S									
Townhouse	(22)	(15)												P	P	P									
Urban Residential	(23)	(16)												S	P										
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)																							
Assisted Living Facility	(1)	(1)												P	S	S	S	S	S		S				
Blood Plasma Donor Center	(2)																	P	P	P	P	P			
Cemetery/Mausoleum	(3)		S														P	P	P	P	P	P			
Church/House of Worship	(4)	(2)	S	S	S	S	S	S	S	S	S	S	S	P	S		P	S	S	P	S	P			
College, University, or Seminary	(5)														P				S	P	P	P			
Convalescent Care Facility/Nursing Home	(6)													S	S	P	P	P	P	P	S				
Congregate Care Facility/Elderly Housing	(7)	(3)												P	S	S	S	S	S		S				
Crematorium	(8)																				S	P			
Daycare with Seven (7) or More Children	(9)	(4)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S			

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Emergency Ground Ambulance Services	(10)																	P	P	P	P	P			
Group or Community Home	(11)	(5)	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P							
Government Facility	(12)														S			P	P	P	P	P			
Halfway House	(13)	(6)														S									
Hospice	(14)													S			P	P	P	P	S	S			
Hospital	(15)																	P	P	P	P	S			
Public Library, Art Gallery or Museum	(16)														P	P	P	P	P	P	P	P			
Mortuary or Funeral Chapel	(17)																	P	P	P	P				
Local Post Office	(18)														P		P	P	P	P	P	P			
Regional Post Office	(19)																			P	P	P			
Prison/Custodial Institution	(20)																			P	P	P			
Public or Private Primary School	(21)	(7)	S	S	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P	P				
Public or Private Secondary School	(22)	(8)	S	S	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P	P				
Temporary Education Building for a Public or Private School	(23)	(9)	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S					
Rescue Mission or Shelter for the Homeless	(24)																			S	P	P			
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)																	S		P	P	P			
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)																							
Financial Institution with Drive-Through	(1)	(1)															S	P	P	P	P	P			
Financial Institution without Drive-Through	(1)														P		P	P	P	P	P	P			
Office Building less than 5,000 SF	(2)														P	P	P	P	P	P	P	P			
Office Building 5,000 SF or Greater	(2)														P	S	S	P	P	P	P	P			
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)																							
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)													S		S	P	P	P	P	P			
Indoor Commercial Amusement/Recreation ~~(inside)~~	(2)	(2)													S			S	P	P	P	P			

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Outdoor Commercial Amusement/Recreation ~~(outside)~~	(3)	(3)																S	S	P	S	P			
Public or Private Community or Recreation Club as an Accessory Use	(4)		S	S	S	S	S	S	S	S	S	S	S	S	S		S	P	P	P	P	P			
Private Country Club~~, private~~	(5)		S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	P	P	P			
Golf Driving Range	(6)																S	S	S	P	P	P			
Temporary Fundraising Events by Non-Profit	(7)	(4)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Indoor Gun Club with Skeet or Target Range	(8)	(5)																S	P	P	P	P			
Outdoor Gun Club with Skeet or Target Range	(8)		S																			S			
Health Club or Gym	(9)													A	P		S	P	P	P	P	P			
Private Club, Lodge or Fraternal Organization	(10)	(6)													S		S	S	P	P	P	S			
Private Sports Arena, Stadium, and/or Track	(11)																		S	P	P	P			
Public Park or Playground	(12)		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P			
Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code]	(13)	(7)																			S	S			
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	P	P	P			
Theater	(15)														P			S	P	P	P	P			
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)																							
Antique/Collectible Store	(1)														S		S	P	P	P					
Astrologer, Hypnotist, or Psychic	(2)														S	P	P	P	P	P					
Banquet Facility/Event Hall	(3)														S			P	P	P					
Portable Beverage Service Facility	(4)	(1)													S	S		S	S	S	S	P			
Brew Pub	(5)														P		P	P	P	P	P	P			
Business School	(6)														P			P	P	P	P				
Catering Service	(7)														A		S	P	P	P	P				
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)													S		S	P	P	P	P	P			
Copy Center	(9)														P		P	P	P	P	P	P			

LAND USE SCHEDULE

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Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)													S			S	S		P	P			
Incidental Display	(11)	(4)													P		P	P	P	P	P				
Food Trucks/Trailers	(12)	(5)													P	S	S	P	P	P	P	P			
Garden Supply/Plant Nursery	(13)																S	P	P	P	P				
General Personal Service	(14)	(6)													P		P	P	P	P	S				
General Retail Store	(15)														P	S	P	P	P	P	S	S			
Hair Salon and/or Manicurist	(16)														P	S	P	P	P	P	S				
Laundromat with Dropoff/Pickup Services	(17)														P		P	P	P	P	P	P			
Self Service Laundromat	(18)														P		P	P	P	P	P	P			
Massage Therapist	(19)														P	P	P	P	P	P					
Private Museum or Art Gallery	(20)														P	P	S	P	P		P				
Night Club, Discotheque, or Dance Hall	(21)														S			S	P	P	S	S			
Pawn Shop	(22)																		S	S	P	P			
Permanent Cosmetics	(23)	(7)													A	A	A	A	A	A	A				
Pet Shop	(24)																P	P	P	P					
Temporary Real Estate Sales Office	(25)		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P			
Rental Store without Outside Storage and/or Display	(26)	(8)																S	P	P	P	P			
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)															S	S	S	S	S	S			
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)														P	S	P	P	P	P	P	P			
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)															S	S	P	P	P	P			
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)														P		S	P	P	P	P	P			
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)	(29)																S	P	P	P	P	P	S	S	

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			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)																S	P	P	P	P	S	S	
Secondhand Dealer	(30)														S			P	P	P	P	P			
Art, Photography, or Music Studio	(31)														P	P	P	P	P	P	P			
Tailor, Clothing, and/or Apparel Shop	(32)														P		P	P	P	P				
Tattoo and/or Body Piercing	(33)																			P				
Taxidermist Shop	(34)																			P	P			
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)																						
Bail Bond Service	(1)																		S	P	P	P			
Building and Landscape Material with Outside Storage	(2)	(1)																			P	P			
Building and Landscape Material with Limited Outside Storage	(2)	(2)																	P	P	P	P			
Building Maintenance, Service, and Sales with Outside Storage	(3)	(3)																			P	P			
Building Maintenance, Service, and Sales without Outside Storage	(3)																		P	P	P	P			
Commercial Cleaners	(4)																			S	P	P			
Custom and Craft Work	(5)																			P	P	P			
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)														P		S	P	P	P	P	P			
Feed Store or Ranch Supply	(7)																			P	S	P			
Furniture Upholstery/Refinishing and Resale	(8)	(4)																	S	P	P				
Gunsmith Repair and Sales	(9)																			P	P				
Rental, Sales and Service of Heavy Machinery and Equipment	(10)																			P	S	P			
Locksmith	(11)														P			P	P	P	P	P			
Machine Shop	(12)																			P	P	P			
Medical or Scientific Research Lab	(13)																			P	P	P			
Manufactured Home Sales	(14)																			S		P			
Research and Technology or Light Assembly	(15)																		S	P	P	P			

LAND USE SCHEDULE

LEGEND:

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S	Land Use Permitted Specific Use Permit (SUP)
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LAND USES	LAND USE DEFINITION REFERENCE [Reference Article XIII, *Definitions*]	CONDITIONAL USE REFERENCE Reference Article IV, *Permissible Uses*]	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS ~~COMMERCIAL/INDUSTRIAL~~						OVERLAY DISTRICTS		
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
Shoe and Boot Repair and Sales	(16)														P	S	P	P	P	P					
Trade School	(17)														S			S	P	P	P	P			
Temporary On-Site Construction Office	(18)		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P			
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)																							
Major Auto Repair Garage	(1)	(1)																		P	S	P			
Minor Auto repair garage	(2)	(2)													S			S	S	P	S	P			
Automobile Rental	(3)																		S	P	S	P			
New or Used Boat and Trailer Dealership	(4)	(3)																	S	P	S	P	X	X	
Full Service Car Wash and Auto Detail	(5)	(4)															S	S	P	P	P	P	S	S	
Self Service Car Wash	(5)	(4)																S	P	P	P	P	S	S	
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)																	S	S	S	S			
New Motor Vehicle Dealership for Cars and Light Trucks	(7)	(6)																	S	P	S	P			
Used Motor Vehicle Dealership for Cars and Light Trucks~~)~~	(7)	(7)																	A	A	A	A			
Commercial Parking	(8)														S				P	P	P	P			
Non-Commercial Parking Lot	(9)														A		S	P	P	P	P	P			
Recreational Vehicle (RV) Sales and Service	(10)																		S	P	S	P			
Service Station	(11)	(8)															S	P	P	P	P	P			
Towing and Impound Yard	(12)	(9)																		S	S	P			
Towing Service without Storage	(13)	(10)																		P	P	P			
Truck Rental	(14)																			P	S	P			
Truck Stop with Gasoline Sales and Accessory Services	(15)	(11)																		S	S	P			
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)																							
Asphalt or Concrete Batch Plant	(1)	(1)	S																		S	S			
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P			

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Bottle Works for Milk or Soft Drinks	(3)																				P	P			
Brewery or Distillery	(4)	(3)																			P	P			
Carpet and Rug Cleaning	(5)																			S	P	P			
Environmentally Hazardous Materials	(6)	(4)																		S	S	P			
Food Processing with No Animal Slaughtering	(7)																			S	P	P			
Light Assembly and Fabrication	(8)																			P	P	P			
Heavy Manufacturing	(9)																			S	S	P			
Light Manufacturing	(10)																			P	P	P			
Metal Plating or Electroplating	(11)																				S	P			
Mining and Extraction of ~~(~~Sand, Gravel, Oil and/or Other Materials~~)~~	(12)	(5)	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S			
Printing and Publishing	(13)																			P	P	P			
Salvage or Reclamation of Products Indoors	(14)																			S	P	P			
Salvage or Reclamation of Products Outdoors	(15)																				S	P			
Sheet Metal Shop	(16)																			P	P	P			
Tool, Dye, Gauge and/or Machine Shop	(17)																				P				
Welding Repair	(18)																			P	P	P			
Winery	(19)	(6)	S																		P	P			
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)																							
Cold Storage Plant	(1)																			P	P	P			
Heavy Construction/Trade Yard	(2)																			S	P	P			
Landfill	(3)		S																						
Mini-Warehouse	(4)	(1)																	S	P	P	P			
Outside Storage and/or Outside Display	(5)	(2)																		P	P	P			S
Recycling Collection Center	(6)																			S	P	P			
Warehouse/Distribution Center	(7)																			P	P	P			

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Wholesale Showroom Facility	(8)																		S	P	P	P			
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)																							
Airport, Heliport or Landing Field	(1)																			S	S	S			
Antenna~~,~~ as an Accessory	(2)	(1)	P	S	S	S	S	S	S	S	S	S	S	P		P	P	P	P	P	P	P			
Commercial Antenna	(3)	(2)													S	S		S	S	S	S	P			
Antenna~~,~~ for an Amateur Radio	(4)	(3)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Antenna Dish	(5)	(4)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Commercial Freestanding Antenna	(6)	(5)	S															S	S	S	P	P			
Mounted Commercial Antenna	(7)	(6)													S			S	S	S	P	P			
Bus Charter Service and Service Facility	(8)																			P	P	P			
Helipad	(9)																	S	S	S	S	S			
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Private Streets	(12)			S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S			
Radio Broadcasting	(13)														S			P	P	P	P	P			
Railroad Yard or Shop	(14)		S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S			
Recording Studio	(15)														S			S	P	P	P	P			
Satellite Dish	(16)		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Solar Energy Collector Panels and Systems	(17)	(7)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Transit Passenger Facility	(18)														S	S	S	S	S	S	S	S			
Trucking Company	(19)																			P	P	P			
TV Broadcasting and Other Communication Service	(20)														S			S	S	P	P	P			
Utilities Holding a Franchise from the City of Rockwall	(21)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P			
Utility Installation Other than Listed	(22)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			

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Utility/Transmission Lines	(23)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Wireless Communication Tower	(24)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			

SECTION 2: CONDITIONAL LAND USE STANDARDS AND DEFINITIONS

SUBSECTION 2.01: DETERMINATION OF LAND USES

Land uses shall be permitted in a zoning district as indicated in Section 1, *Land Use Schedule*, provided the land use meets the below conditional land use standards and the land use definitions established for such use. Should a new land use -- *not listed in Section 1, Land Use Schedule* -- request to be established in the City, the Director of Planning and Zoning or his/her designee shall determine the closest or most appropriate land use based on the following land use definitions and conditional land use standards. If the Director of Planning and Zoning is unable to classify a land use based on the land uses listed in *Section 1, Land Use Schedule*, then the Director of Planning and Zoning shall defer the decision to the City Council to either [*1*] direct staff to amend the code to incorporate the new land use, or [*2*] deny the request to establish the unlisted land use.

SUBSECTION 2.02: LAND USE DEFINITIONS

For land use definitions see Section 2.02, *Land Use Definitions*, of Article XIII, *Definitions*.

SUBSECTION 2.03: CONDITIONAL LAND USE STANDARDS

(A) *Agricultural and Animal Related Land Uses*

(1) *Animal Boarding/Kennel with Outside Pens.*

(a) Animals shall be permitted to be in outside pens or kennels.
(b) The outside pens or kennels shall be behind the primary structure and shall be screened from view of adjacent properties, public right-of-way, and parks and open space.

(2) *Animal Boarding/Kennel without Outside Pens.*

(a) Animals shall not be permitted to be in outside pens or kennels.

(3) *Animal Clinic for Small Animals without Outdoor Pens.*

(a) All *Animal Clinics for Small Animals* that incorporate a kennel shall be limited to short-term boarding.
(b) Boarding/kennel land uses should be accessory or incidental to the primary land uses (*i.e. animal clinic*).

(4) *Barn or Agricultural Accessory Building.*

(a) A *Barn or Agricultural Accessory Building* shall be a minimum of 2,000 SF and a maximum of 4,999 SF in total size (*i.e. under roof*).
(b) The *Barn or Agricultural Accessory Building* shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure.

(5) *Commercial Horse Corral or Stable.*

(a) This use requires a minimum of ten (10) acres to be established.
(b) The ground accumulation of manure shall be collected and properly disposed of so as not to create offensive odors, fly breeding, or in any way pose a health hazard or nuisance to humans and animals.
(c) Fences or pens, corrals or similar enclosures shall be of sufficient height and strength to properly retain the animal.

(6) *Private Horse Corral or Stable.*

(a) All *Private Horse Corrals or Stables* shall comply with the standards specified in *Subsection 3.01, Farm Animals and Horses*.

(7) *Community Garden.*

(a) *Community Gardens* are permitted in the Agricultural (AG) District *by-right*; however, a Specific Use Permit (SUP) shall be required for any on-site retail sales.
(b) *Community Gardens* are permitted in all other zoning districts by Specific Use Permit (SUP) only, and are subject to the additional following conditions:

(1) The *Community Garden* must comply with the lot and building standards for the zoning district in which the subject property is located.
(2) Any structure(s) for a *Community Garden* shall be reviewed as part of the Specific Use Permit (SUP), including the size and intended use.
(3) All chemicals and fuels shall be stored in an enclosed, locked structure when the site is unattended.
(4) Sales and donation of ~~only~~ whole, uncut, fresh food and/or horticultural products grown in the *Community Garden* may occur on-site, but may not occur on residentially zoned or used property.
(5) Retail sales and all other public use of the *Community Garden* shall begin no earlier than 7:00 AM and must end by 7:00 PM every day of the week.
(6) One temporary sign advertising only food or horticultural products grown on-site may be displayed during sale~~s~~ hours. The sign must be on-site, non-illuminated, and must not exceed six (6) square feet in area or three (3) feet in height.
(7) The applicant shall provide a *Community Garden Management Plan* that addresses any probable impacts to the subject property or surrounding properties and which includes any proposed mitigation measures. The plan shall include: [*1*] a site plan, [*2*] a description of the type of equipment necessary for all operations of the *Community Garden*, [*3*] the anticipated frequency and duration of use of any equipment used on-site, [*4*] a disclosure statement of any intent to spray or otherwise apply chemicals or pesticides, [*5*] the anticipated frequency and duration of the application of chemicals or pesticides, and [6] a disclosure statement of any land-disturbing activity that could otherwise require drainage improvements per the *Engineering Standards of Design and Construction* manual.

(8) *Urban Farm.*

(a) *Urban Farms* are permitted in the Agricultural (AG) District *by-right*; however, a Specific Use Permit (SUP) shall be required for any on-site retail sales.
(b) *Urban Farms* are permitted in all other zoning districts by Specific Use Permit (SUP) only, and are subject to the additional following conditions:

(1) A site area of not less than one (1) acre and not more than five (5) acres is required, unless otherwise approved by City Council.
(2) Only mechanical equipment designed for residential use may be used.
(3) Retail sales and all other public use of the *Urban Farm* shall begin no earlier than 7:00 AM and must end by 7:00 PM every day of the week.
(4) Commercial deliveries and pickups are limited to one (1) per day. On-site sales are not considered commercial pickups.
(5) One identification sign not exceeding 144 square inches in area is permitted.
(6) Any structure(s) for urban farms in residential districts shall be reviewed as part of the SUP, including size, building materials and intended use.
(7) The applicant shall provide a *Urban Farm Management Plan* that addresses any probable impacts to the subject property or surrounding properties and which includes any proposed mitigation measures. The plan shall include: [*1*] a site plan, [*2*] a description of the type of

equipment necessary for all operations of the *Community Garden*, [*3*] the anticipated frequency and duration of use of any equipment used on-site, [*4*] a disclosure statement of any intent to spray or otherwise apply chemicals or pesticides, [*5*] the anticipated frequency and duration of the application of chemicals or pesticides, and [6] a disclosure statement of any land-disturbing activity that could otherwise require drainage improvements per the *Engineering Standards of Design and Construction* manual.

(c) *Urban Farms* are permitted in non-residential zoning districts by Specific Use Permit (SUP) only and are subject to the additional following conditions:

(1) A minimum site area of one (1) acre is required.
(2) Retail sales and all other public use of the *Urban Farm* shall begin no earlier than 7:00 AM and must end by 7:00 PM every day of the week.
(3) Any structure(s) for a *Community Garden* shall be reviewed as part of the Specific Use Permit (SUP), including the size and intended use.
(4) The applicant shall provide a *Urban Farm Management Plan* that addresses any probable impacts to the subject property or surrounding properties and which includes any proposed mitigation measures. The plan shall include: [*1*] a site plan, [*2*] a description of the type of equipment necessary for all operations of the *Community Garden*, [*3*] the anticipated frequency and duration of use of any equipment used on-site, [*4*] a disclosure statement of any intent to spray or otherwise apply chemicals or pesticides, [*5*] the anticipated frequency and duration of the application of chemicals or pesticides, and [6] a disclosure statement of any land-disturbing activity that could otherwise require drainage improvements per the *Engineering Standards of Design and Construction* manual.

(B) *Residential and Lodging Land Uses*

(1) *Residential Accessory Building or Structure.*

(a) See Subsection 7.04, *Accessory Structure Development Standards,* of Article V, *District Development Standards*.

(2) *Bed and Breakfast.*

(a) The *Bed and Breakfast* land use is permitted in the Old Town Rockwall (OTR) Historic District *by-right.*
(b) A *Bed and Breakfast* may only be established on an owner-occupied, single-family lot.
(c) In addition to the single-family parking requirements, one (1) parking space per bedroom shall be provided.
(d) No signage and/or outside advertising shall be permitted for a *Bed and Breakfast* unless located in a non-residential zoning district or as permitted by a Specific Use Permit (SUP).
(e) *Bed and Breakfast* shall be required to meet all applicable City Fire Codes, including providing a smoke alarm system.
(f) A *Bed and Breakfast* shall be subject to an annual inspection by the Fire Department.
(g) All applicable hotel/motel taxes shall be paid.
(h) The maximum length of a guests stay ~~is~~ shall be limited to 14 consecutive days in any 30-day period.
(i) A Specific Use Permit (SUP) for a Bed and Breakfast shall be reviewed six (6) months after the adoption of the Specific Use Permit (SUP) and annually thereafter unless otherwise stipulated by the Specific Use Permit (SUP) ordinance.

(3) *Duplex.*

(a) Duplexes shall be limited to two (2) dwelling units (*i.e. two [2] families*) per lot or parcel of land.
(b) See the standards for the Two-Family (2F) District Subsection 7.01, *Residential District Development Standards,* of Article V, *District Development Standards*.

(4) *Attached Garage.*

(a) See Section 7.04, *Accessory Structure Development Standards,* of Article V, *District Development Standards*.

(5) *Detached Garage.*

(a) See Section 7.04, *Accessory Structure Development Standards,* of Article V, *District Development Standards*.

(6) *Guest Quarters/Secondary Living Unit.*

(a) *Guest Quarters* or *Secondary Living Units* may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
(b) The area of such quarters shall not exceed 30 percent of the area of the main structure.
(c) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
(d) *Guest Quarters* or *Secondary Living Units* not meeting the requirements stated above shall require a Specific Use Permit (SUP).

(7) *Home Occupation.*

(a) The *Home Occupation* use must clearly be incidental and secondary to the primary use of the property as a residence.
(b) No person outside the family may be employed in the *Home Occupation* use.
(c) There shall be no exterior display, signage, exterior storage of materials, and/or other exterior indication of the *Home Occupation* use or variation from the residential character of the principal building.
(d) No traffic shall be generated by such *Home Occupation* than would normally be expected in the neighborhood.
(e) No nuisance, offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be generated.
(f) A *Home Occupation* may not be interpreted to include facilities for the repair of motor vehicles, repair of small motors, or a daycare center.

(8) *Full-Service Hotel.*

(a) The minimum room count for a *Full-Service Hotel* shall be 250-rooms.
(b) Each guestroom shall have a minimum square footage of 380 SF.
(c) A *Full-Service Hotel* shall have a full-service restaurant and kitchen that provides service to the general public.
(d) A *Full-Service Hotel* shall have staff that is present 24-hours a day, seven (7) days a week.
(e) A *Full-Service Hotel* shall have the following minimum amenities: [*1*] a minimum 10,000 SF meeting or conference room, and [*2*] a swimming pool with a minimum area of 1,000 SF.

(9) *Multi-Family Structure or Development.*

(a) See Subsection 7.02, *Multi-Family District Development Standards,* of Article V, *District Development Standards*.

(10) *Portable Building.*

(a) See Subsection 7.04, *Accessory Structure Development Standards,* of Article V, *District Development Standards*.

(11) *Residential Infill in or Adjacent to an Established Subdivision*.

(a) For the purposes of this Article, an *Established Subdivision* shall be defined as a subdivision that consists of five (5) or more lots, that is 90% or more developed, and that has been in existence for more than ten (10) years.
(b) All proposed residential infill housing that is located within an *Established Subdivision* or a lot or tract of land that is located with 500-feet of an *Established Subdivision* shall be required to apply for a Specific Use Permit (SUP).
(c) As part of the Specific Use Permit (SUP) request the applicant shall be required to submit a residential plot plan or site plan, landscape plans, and building elevations of the proposed home.
(d) In reviewing the proposed Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the *Established Subdivision*.
(e) All housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the *Established Subdivision*.

(12) *Single-Family Attached Structure*.

(a) See Section 3, *Residential Districts,* of Article V, *District Development Standards*.
(b) See Subsection 7.01, *Residential District Development Standards,* of Article V, *District Development Standards*.

(13) *Single-Family Detached Structure*.

(a) See Section 3, *Residential Districts,* of Article V, *District Development Standards*.
(b) See Subsection 7.01, *Residential District Development Standards,* of Article V, *District Development Standards*.

(14) *Single-Family Zero Lot Line Structure*.

(a) A five (5) foot maintenance easement is required on the non-zero-lot-line side of the structure.
(b) See Section 3, *Residential Districts,* of Article V, *District Development Standards*.
(c) See Subsection 7.01, *Residential District Development Standards,* of Article V, *District Development Standards*.

(15) *Townhouse*.

(a) See Section 3, *Residential Districts,* of Article V, *District Development Standards*.
(b) See the standards for the Two-Family (2F) District Subsection 7.01, *Residential District Development Standards,* of Article V, *District Development Standards*.

(16) *Urban Residential*.

(a) *Urban Residential* includes residential development that at least partly face streets, public sidewalks, or common open space, and/or which are located above retail, office or service uses.
(b) Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.

(C) *Institutional and Community Service Land Uses*

(1) *Assisted Living Facility.*

(a) These facilities shall include establishments that accommodate seven (7) or more residents. For facilities with six (6) or fewer residents see *Group or Community Home* in Subsection 2.04(11).

(2) *Church/House of Worship*.

(a) Significant accessory uses such as schools, coffee houses, daycare centers, bingo parlors and halls may only be allowed in a zoning district that allows such uses.

(3) *Congregate Care Facility/Elderly Housing.*

(a) A *Congregate Care Facility/Elderly Housing* facility may have up to two (2) units for on-site managers, which contain full kitchen facilities.
(b) Full-time medical or nursing care shall not be provided by the facility; however, medical and nursing care may be privately arranged for individual residents on a part-time or temporary basis (*e.g. visiting nurse or home health care*).
(c) These facilities shall incorporate special safety, accessibility and convenience features that may include but are not limited to emergency call systems, grab bars and handrails, and/or special door hardware, cabinets, appliances, passageways and doorways designed to accommodate wheelchairs.

(4) *Daycare with Seven (7) or More Children*.

(a) An adequate pickup and drop-off area providing a minimum cuing space for four (4) standard sized vehicles shall be provided.

(5) *Group or Community Home*.

(a) The facility must be a operated by:

(1) The Texas Department of Mental Health and Metal Retardation (MHMR);
(2) A Community Center organized under Subchapter A, *Community Centers*, of Chapter 534, *Community Services*, of the Health and Safety Code, that provides services to persons with disabilities;
(3) An entity subject to the Texas Non-Profit Corporation Act; or
(4) An entity certified by the Texas Department of Human Services as a provider under the medical assistance program service persons in intermediate care facilities for persons with mental retardation; or
(5) An entity operating an Assisted Living Facility licensed under Chapter 247, *Assisted Living Facilities*, of the Texas Health and Safety Code, and with six (6) or fewer residents. For an assisted living facility with more than six (6) residents see *Assisted Living Facility* in Subsection 2.04(1).

(b) When the facility is located within a residential zoning district:

(1) The exterior structure must retain compatibility with the surrounding residential dwellings, and
(2) Not more than six (6) persons with disabilities and two supervisors may reside in the facility at the same time. The limitation on the number of persons with disabilities applies regardless of the legal relationship of those persons to one another.

(c) A *Group or Community Home* may not be established within one-half (½) mile of an existing *Group or Community Home* unless a Specific Use Permit (SUP) is approved by the City Council.

(d) The residents of a *Group or Community Home* may not keep for the use of the residents of the home, either on the premises or on a public right-of-way adjacent to the home, motor vehicles in numbers that exceed the number of bedrooms in the home.

(6) *Halfway House*.

(a) These facilities shall not be located within a 1,000-foot radius of another *Halfway House* (as measured from parcel to parcel). A Specific Use Permit (SUP) shall be required for any facility located closer than 1,000-feet.
(b) Such facilities shall be licensed as a Community Residential Facility under Chapter 508, Parole and Mandatory Supervision, of the Texas Health and Safety Code.

(7) *Public or Private Primary School*.

(a) Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

(8) *Public or Private Secondary School*.

(a) The school shall be located on a *Minor Collector* or larger roadway.
(b) Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

(9) *Temporary Education Buildings for a Public or Private School*.

(a) The City Manager or his/her designee may approve temporary educational buildings for a public school pending the submission of a letter from the independent school district indicating the duration the buildings will remain on-site. The City Manager or his/her designee may also require the temporary buildings to adhere to the procedures and requirements of Subsection 2.04(23)(A)(b) below.
(b) All other applications of temporary educational buildings will require a Specific Use Permit (SUP) that shall be approved by the Planning and Zoning Commission and City Council, and that shall include the following operational conditions:

(1) The buildings shall be screened from the view of adjacent properties, public right-of-way, and parks and open space by the primary structure or landscape screening that incorporates three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*).
(2) The applicant shall provide a plan indicating the expected phasing-out of all temporary structures.
(3) The Specific Use Permit (SUP) shall be valid for a period not to exceed five (5) years.

(D) *Office and Professional Land Uses.*

(1) *Financial Institution with Drive-Through.*

(a) Drive-throughs shall not be located on a property adjacent to a residentially zoned or used property. Drive-throughs shall be separated from residentially zoned or used properties by an intervening building or parcel of land.
(b) Drive-throughs shall not have access to local residential streets.
(c) Stacking lanes for drive-through service windows shall accommodate at least six (6) standard sized motor vehicles per lane, unless specifically approved by the Planning and Zoning Commission.

(E) *Recreation, Entertainment and Amusement Land Uses.*

(1) *Temporary Carnival, Circus, or Amusement Ride*.

(a) The duration of these temporary uses shall not exceed 14-days.

(b) Carnival, circus and amusement ride uses shall be no closer than 300-feet to a residentially zoned or used property unless otherwise approved by the Planning and Zoning Commission and City Council.
(c) Such events must obtain a permit from the City of Rockwall.

(2) *Indoor Commercial Amusement/Recreation*.

(a) Exemptions to this use include:

(1) Skill or coin-operated machines kept in private residences or apartments and used without charge by members of the family or bona fide guests.
(2) Skill or coin-operated machines on the premises of religious, charitable, educational or fraternal organizations for the use of members or their guests, and not for private profit, although a charge is made for playing.
(3) Billiard or pool tables on the premises of publicly owned facilities.

(Ord. No. 10-14, § 17, 7-6-2010)

(3) *Outdoor Commercial Amusement/Recreation.*

(a) *Outdoor Commercial Amusement/Recreation* includes uses that provide outdoor entertainment (*e.g. amusement parks, golf courses, outdoor music venues, batting cages, miniature golf etc.*), but excludes drive-in movie theaters.
(b) *Outdoor Commercial Amusement/Recreation* includes temporary structures (e.g. tents, canopies, etc.) for events; however, temporary in this case does not include structures intended to serve uses for longer than 14-days.
(c) *Outdoor Commercial Amusement/Recreation* shall be a minimum of 300-feet from all residentially zoned or used property unless otherwise approved by the Planning and Zoning Commission and City Council.

(4) *Temporary Fundraising Events by Non-profit.*

(a) Such events must obtain a *Special Event Permit* from the City of Rockwall.

(5) *Indoor Gun Club with Skeet or Target Range.*

(a) All activities shall be done inside an enclosed building.

(6) *Private Club, Lodge or Fraternal Organization.*

(A) *Private Club.*

(a) *Setbacks from Other Uses*. The club must be located not less than 300-feet from a church, public school, or public hospital. For a church or public hospital, the 300-feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. For public schools, the measurement of distance shall be in direct line from the property line of the public school to the property line of the private club and in a direct line across intersections.
(b) *Exterior Signs*. There shall be no exterior signs advertising the sale of alcoholic beverages, provided this does not prohibit using established trademark names (*e.g. Steak and Ale*).
(c) *Alcoholic Sales Revenue*. Revenues from the sale of alcoholic beverages shall not exceed 40 percent of the gross revenues derived from the sale of food and beverages. In the hotels and motels, the gross receipts shall include all restaurants and club operations in the facility as well as room rental charges. The City shall be provided with copies of the reports submitted by the establishment to the Texas Comptroller of Public Accounts and the Texas Alcoholic Beverage

Commission within 30-days of the end of each quarter. Combined sales as reflected on the reports for the last two (2) reported quarters shall be used to determine if the sales of alcohol exceeds the maximum allowed percentage.

(d) *Club Boundaries*. The boundaries of a private club are hereby defined to be the building in which the private club is located, or in the case of a multi-tenant building such as a shopping center, only that portion of the building in which the private club is located which is separately leased or owned, or with contiguous internal access should such floor area be leased to more than one party.

(e) *Certificate of Occupancy.* A copy of the permit approved by the state shall be submitted to the city prior to issuance of a Certificate of Occupancy (CO) to ensure that the permit complies with the provisions of the zoning.

(f) *Allowed uses*. No uses meeting the terms and definitions of *Sexually Oriented Business* as defined in Article XI, *Sexually Oriented Businesses*, of Chapter 12, *Businesses and Sales*, of the Municipal Code of Ordinances, as it is currently adopted or as it may hereafter be amended, shall be located in a private club unless such uses are approved as a part of the Specific Use Permit (SUP) authorizing the *Private Club*. Any such approved use shall be in compliance with all requirements of this permit, all applicable requirements of the Unified Development Code (UDC), and any other applicable ordinances.

(7) *Sexually Oriented Businesses.*

(a) *Sexually Oriented Businesses* shall not be permitted within any Overlay District in the City of Rockwall.

(F) *Retail and Personal Service Land Uses Conditions.*

(1) *Portable Beverage Service Facility*.

(a) The service shall be limited to snow cone stands, beverage stands serving non-alcoholic beverages such as coffee, juices or sodas.

(b) The maximum time limit of such temporary use shall not exceed 150-days annually or a time limit otherwise approved by the City Council. At the end of the time period, the structure shall be removed from the property.

(c) Any temporary power poles will be removed on the date of or immediately following the termination date of the permit.

(d) No additional freestanding signage shall be permitted.

(e) The temporary portable structure or trailer shall meet all health and electrical codes off the City.

(f) Any such temporary facility shall not reduce the number of required parking spaces of any nearby building or use.

(g) Any such temporary facility shall have permanent restrooms for employees available within 300-feet of the door of the portable beverage facility. Written permission from the permanent building owner for restroom use must be submitted to the building official; no portable restroom facility is allowed.

(h) Any such temporary facility shall be located on an all-weather (*i.e. asphalt or concrete*) parking surface with adequate space for parking and circulation, unless alternatively approved by the City Council.

(2) *Temporary Christmas Tree Sales Lot and Similar Uses.* A building or land area that provides seasonal uses such as the sale of Christmas trees, pumpkins, and other temporary uses which occur at certain times of the year.

(a) Any such temporary facility of lot shall be limited to the seasonal sales of Christmas trees.

(b) The maximum time limit of such use shall not exceed 45-days annually. At the end of the 45-day period, the structure and other facilities related to the use shall be removed from the property.

(c) Any temporary power poles will be removed on the date of or immediately following the termination date of the permit.

(d) No additional freestanding signage shall be permitted.
(e) Any such temporary facility shall not reduce the number of required parking spaces of any nearby building or use.
(f) Any such temporary facility shall have permanent restrooms for employees available within 300-feet for which written permission from the permanent building owner for restroom use must be submitted to the Chief Building Official; no portable restroom facility is allowed.

(3) *Craft/Micro Brewery, Distillery and/or Winery.*

(a) A *Craft/Micro Brewery* areas shall be less than 12,000 SF in total building area.
(b) A maximum of 40 percent of the total floor areas can be dedicated to the direct sale of on-site manufactured product.
(c) A craft or micro-brewery, distillery and/or winery may include the following accessory uses (*in accordance with any applicable land use standards and requirements*): [*1*] a tasting room to dispense beer, wine, and/or spirits for on premise consumption, [*2*] meeting/banquet facilities, [*3*] restaurants, and/or [*4*] retail package sales of on-site manufactured product for off-premise consumption shall be allowed as permitted by the Texas Alcohol Beverage Commission's (TABC) Alcoholic Beverage Code.
(d) A facility that does not have a manufacturing component (*i.e. only provides tasting or retail sales of alcoholic beverages*) shall not be considered a craft or micro-brewery, distillery and/or winery and shall be prohibited.

(4) *Incidental Display.*

(a) Outdoor sales and displays are permitted only in areas designated on the Site Plan filed with the City.
(b) Outdoor sales and display may not exceed five (5) percent of the adjacent building floor area (*building area is defined as the entirely enclosed portion of the primary building*).
(c) Outdoor sales and display may occupy up to 30 percent of a covered sidewalk that is located within 20-feet of the building. Such display shall not impede pedestrian use of the sidewalk and at least a five (5) foot passable distance shall be maintained.
(d) Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties. Such screening must:

(1) Be a minimum of eight feet high or one foot taller than the materials being displayed, whichever is greater.
(2) Include a minimum of 20 percent solid screening matching the material of the primary building. The remainder may be solid evergreen planting, or wrought iron or decorative metal fence.

(e) Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure.
(f) No outdoor sales and display may be located in any portion of a parking lot.
(g) Christmas tree sales are exempted from these standards, and such trees may be stored outdoors for sale beginning one week before Thanksgiving and ending December 31st (see *Temporary Christmas Tree Sales and Similar Uses*).
(h) The accessory seasonal display of plants and related landscape materials such as fertilizer, peat moss, and ornamental landscape items by a permitted retail use may be displayed upon approval by the building inspector only under the following conditions:

(1) The plants and related materials shall be located on an all-weather surface.
(2) All of the plants and related materials shall be located behind the building line.
(3) The storage area for display of plants and related materials shall not occupy any required parking spaces. Excess, parking spaces may be used if all other requirements are met.
(4) The storage area for display of plants shall not occupy more than five percent of the total lot area.

(i) The restrictions above shall be construed to prohibit the storage and display of rental trailers and trucks except in districts where such uses are indicated as permitted uses.

(5) *Food Truck/Trailer.*

(a) The *Food Truck/Trailer* shall be located on an improved surface (*i.e. concrete or asphalt*) on private property where an existing business is currently operating with a valid certificate of occupancy (CO). Operation within the public right-of-way is prohibited.
(b) *Food Trucks/Trailers* shall only operate between the hours of 7:00 AM and 10:00 PM, and the *Food Truck/Trailer* shall be required to be removed from the property during non-operation hours (*i.e. overnight storage on the site is prohibited*).
(c) The *Food Truck/Trailer* shall be equipped with trash receptacles approved by the city health inspector and that comply with all other applicable city codes. The outside storage of trash shall be prohibited.
(d) The *Food Truck/Trailer* shall have permanent restrooms (*i.e. public or private*) for employees available within 300-feet of the facility. Portable restrooms facilities are not permitted to meet this requirement.
(e) The *Food Truck/Trailer* shall have access to a minimum of two (2) dedicated parking spaces and shall not reduce the required parking for the existing building/land use.
(f) All noise and lighting shall be subject to the requirements of the Municipal Code of Ordinances and the Unified Development Code. In addition, no lights associated with the operation of a *Food Truck/Trailer* may be directed towards an adjacent property or onto a public right-of-way.
(g) All signage must be attached to the *Food Truck/Trailer* with the exception of one freestanding menu board no greater than eight SF placed adjacent to the *Food Truck/Trailer*.
(h) *Food Truck/Trailer* shall be prohibited from locating within the Downtown Square (*i.e. the properties bounded by N. Alamo Street, E. Interurban Street, S. Fannin Street, and E. Washington Street*); however, the city council may consider allowing a food truck/trailer to locate within the Downtown Square on a *case-by-case* basis through the approval of a Specific Use Permit (SUP).

(6) *General Personal Service.*

(a) Outside storage shall be prohibited with this land use.

(7) *Permanent Cosmetics.*

(a) It includes electrolysis, but does not include ornamental tattoos.

(8) *Rental Store without Outside Storage and/or Display.*

(a) Outside storage and/or display is prohibited for this land use.

(9) *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In.*

(a) Drive-through lanes shall not have access to a local residential street.
(b) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
(c) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane.

(10) *Restaurant with 2,000 SF or More with Drive-Through or Drive-In.*

(a) Drive-through lanes shall not have access to a local residential street.
(b) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
(c) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane.

(Ord. No. 07-31, 8-20-2007; Ord. No. 10-14, § 19, 7-6-2010; Ord. No. 10-32, § 2, 12-6-2010; Ord. No. 15-23, § 1, 8-3-2015; Ord. No. 18-04, § 1, 1-2-2018; Ord. No. 18-27, § 1, 6-4-2018; Ord. No. 18-37, § 1, 9-4-2018)

(G) *Commercial and Business Services Land Uses.*

(1) *Building and Landscape Material with Outside Storage.*

(a) Outside storage shall be permitted in accordance with the requirements for outside storage contained in Article IV, *Permissible Uses*, and Article VIII, *Landscape and Fence Standards*.
(b) All outside storage must be screened from adjacent properties, public right-of-way, and parks and open space.

(2) *Building and Landscape Material with Limited Outside Storage.*

(a) Outdoor sales and displays are permitted only in areas designated on the site plan filed with the City.
(b) Outdoor sales and display may not exceed five (5) percent of the adjacent building floor area (*Building area is defined as the entirely enclosed air-conditioned portion of the primary building*).
(c) Outdoor sales and display may occupy up to 30 percent of a covered sidewalk that is located within 20-feet of the building. Such display shall not impede pedestrian use of the sidewalk and at least a six (6) foot passable distance shall be maintained.
(d) Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties. Such screening must:

(1) Be a minimum of eight (8) feet high or one (1) foot taller than the materials being displayed, whichever is greater.
(2) Include minimum of 20 percent solid screening matching the material of the primary building. The remainder may be solid evergreen planting, or wrought iron or decorative metal fence.

(e) Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure.
(f) No outdoor sales and display may be located in any portion of a parking lot.

(3) *Building Maintenance, Service, and Sales with Outside Storage.*

(a) Outside storage shall be permitted in accordance with the requirements for outside storage contained in Article IV, *Permissible Uses*, and Article VIII, *Landscape and Fence Standards*.
(b) All outside storage must be screened from adjacent properties, public right-of-way, and parks and open space.

(4) *Furniture Upholstery/Refinishing and Resale*.

(a) In the Commercial (C) District, the furniture upholstery refinishing or resale land use is only permitted as an ancillary use to a general retail store (*i.e. a business whose primary purpose is to sell finished goods*) by Specific Use Permit (SUP).

(5) *Temporary On-site Construction Office*.

(a) Only one (1) construction or field office shall be allowed per construction site, unless specifically approved by the Chief Building Official.
(b) Temporary construction offices shall be limited to the period of construction with a two (2) year initial period and one (1) year extensions being authorized by the Chief Building Official.

(Ord. No. 18-26, § 1, 6-14-2018)

(H) *Auto and Marine-Related Land Uses.*

(1) *Major Auto Repair Garage*.

(a) Garage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property.
(b) Vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property in accordance with the requirements of Article IV, *Permissible Uses*, and Article VIII, *Landscape and Fence Standards*.

(2) *Minor Auto Repair Garage*.

(a) The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service. It also includes *quick lube* type businesses. This applies to only to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.
(b) In a General Retail (GR) District, a *Minor Auto Repair Garage* is permitted as an accessory to a retail use, when the gross floor area of the auto repair and related storage does not exceed 30 percent of the retail sales floor area. If it is a stand-alone use, it shall require a Specific Use Permit (SUP).
(c) In a Commercial (C) District, a *Minor Auto Repair Garage* is permitted as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building. If it is a stand-alone use, it shall require a Specific Use Permit (SUP).
(d) Garage doors or bays shall not face the street or a residential lot.
(e) Vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property in accordance with the requirements of Article IV, *Permissible Uses*, and Article VIII, *Landscape and Fence Standards*.
(f) A site plan must be approved prior to issuance of any building permit.
(g) In the Downtown (DT) District a *Minor Auto Repair Garage* shall not be located within 500-feet of the Historic Courthouse property.

(3) *Boat and Trailer Dealerships (New and Used)*.

(a) The area to be used for outside storage and display shall not exceed 50 percent of the total lot area within 100-feet of any adjacent street.
(b) All such outside storage and display areas must be permanently paved to City standards.
(c) All such outside storage and display areas must be screened along all road frontages with a solid evergreen landscape screen a minimum of three (3) feet in height.
(d) All such outside storage and display areas may be lighted with directed exterior lighting that does not glare onto any adjacent roadways.
(e) A site plan and landscape plan shall be approved prior to issuance of any building permit.
(f) Such uses shall only be permitted along IH-30 and other arterials, as identified on the City's Master Thoroughfare Plan, but shall be excluded within the Scenic Overlay (SOV) District and along FM-740 and SH-66.

(4) *Car Wash (Full-Service or Self-Service).*

(a) Entrances and exits to the car wash shall not directly face any public right-of-way. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume, or as determined by the Director of Planning and Zoning.
(b) The carwash shall be set back a minimum of 50-feet from any street frontage.

(5) *New and/or Used Indoor Motor Vehicle Dealership/Showroom*.

(a) The sales/storage facility must be a completely enclosed building.
(b) Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.
(c) All activities shall remain inside the building *(i.e. no detailing, sales activities, et cetera shall be performed outside the building*).
(d) Accessory uses may be allowed in compliance with Section 1, *Land Use Schedule*.

(6) *New Motor Vehicle Dealership for Cars and Light Trucks.*

(a) All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.
(b) All vehicle display areas must meet the landscape standards for parking areas.

(7) *Used Motor Vehicle Dealership for Cars and Light Trucks.*

(a) Used vehicles may only be sold as an ancillary use to new vehicle sales.

(8) *Service Station*.

(a) Service station does not include any premises where retail sales space exceeds 25 percent of the total building area or 500 SF of gross floor area, whichever is less.

(9) *Towing and Impound Yard*.

(a) A towing and impound yard must comply with all requirements, including definitions and permitting procedures for wrecking and towing services, that are specified in Article VI, *Wrecker and Towing Services*, of Chapter 12, *Businesses and Sales*, of the Municipal Code of Ordinances, unless otherwise approved by the Planning and Zoning Commission and City council as part of the Specific Use Permit (SUP) approved for the use.

(10) *Towing Service without~~, no~~ Storage*.

(a) A towing storage with no outside storage must comply with all requirements, including definitions and permitting procedures for wrecking and towing services, that are specified in Article VI, *Wrecker and Towing Services*, of Chapter 12, *Businesses and Sales*, of the Municipal Code of Ordinances,

(11) *Truck Stop with Gasoline Sales and Accessory Services*.

(a) Entrances and exits to the service bays shall not directly face any public street. On corner sites, service bay entrances or exits shall not open toward the street with the highest traffic volume, or as determined by the Director of Planning and Zoning.
(b) The location of access drives from adjacent streets shall be determined by the Director of Planning and Zoning.

(Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 20, 7-6-2010; Ord. No. 11-13, § 2, 4-13-2011; Ord. No. 14-52, § 1, 12-1-2014)

(I) *Industrial and Manufacturing Land Uses.*

(1) *Asphalt or Concrete Batch Plant*.

(a) Any *Asphalt or Concrete Batch Plant* shall meet environmental standards established by Unified Development Code (UDC) and state and federal agencies.

(2) *Temporary Asphalt or Concrete Batch Plant*.

(a) A permit from the Chief Building Official stating any special conditions relating to its siting and reduction of potential impacts on adjacent uses, shall be required for this use.
(b) *Temporary Asphalt or Concrete Batch Plants* are limited to the period of construction if was constructed to serve.
(c) Any *Asphalt or Concrete Batch Plant* shall meet environmental standards established by Unified Development Code (UDC) and state and federal agencies.

(3) *Brewery or Distillery*.

(a) A brewery or distillery may include a tasting room to dispense beer for on premise consumption as an accessory use (in accordance with any applicable land use standards and requirements).

(4) *Environmentally Hazardous Materials*.

(a) Any land use which involves environmentally hazardous materials shall meet environmental standards established by Unified Development Code (UDC) and state and federal agencies.
(b) A permit from the Chief Building Official stating any special conditions relating to its siting and reduction of potential impacts on adjacent uses, shall be required for this use.

(5) *Mining and Extraction (Sand, Gravel, Oil and Other)*.

(a) Any mining and extraction activity shall meet environmental standards established by Unified Development Code (UDC) and state and federal agencies.
(b) A permit from the Chief Building Official stating any special conditions relating to its siting and reduction of potential impacts on adjacent uses, shall be required for this use.

(6) *Winery*.

(a) A winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): [*1*] a tasting room to dispense wine for on premise consumption, [*2*] meeting/banquet facilities, [*3*] restaurants, and/or [*4*] retail sales of wine for off-premise consumption.

(Ord. No. 18-27, § 1, 6-4-2018)

(J) *Wholesale, Distribution and Storage Land Uses.*

(1) *Mini-Warehouse.*

(a) The number of storage units per acre shall not exceed 125, the minimum number of storage units shall be ten (10), and the maximum site area shall be five (5) acres.
(b) Only single-story units are allowed; however, no multistory buildings will be permitted unless an exception is approved by the Planning and Zoning Commission and City Council. If necessary, the office/caretaker residence-unit may exceed one (1) story, but shall not be greater than 36-feet in height.
(c) A minimum of two (2) parking spaces shall be required for the on-site manager (*i.e., caretaker, resident or otherwise*).

(d) No direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549 and John King Boulevard. The City Council may consider granting direct access from the above-mentioned roadways after review and determination of the availability of access to the specific property.
(e) Perimeter walls shall be provided which face the front, rear and side property lines. Overhead doors shall not face adjacent streets. Perimeter walls facing the front yard shall incorporate architectural features to break up the long repetitive nature of self-storage buildings (e.g. offsets in buildings, variation of materials, and/or variation of heights, etc.). No gutters and downspouts shall be incorporated in the perimeter walls facing the front property line.
(f) The front, side and rear building set back areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the long repetitive nature of self-storage buildings.
(g) The facilities shall incorporate the use of perimeter gates that limit access to the storage areas to customers only. Special access for fire and police personnel shall be provided as required.
(h) All screening fences shall be wrought iron with landscaping/living screen or masonry walls in accordance with the screening requirements contained in Subsection 5.02, *Landscape Screening*, of Article VIII, *Landscape and Fence Standards*. See-through fencing should be wrought iron, or similar. Chainlink fencing of any kind shall be prohibited.
(i) Buildings and see-through fencing should be oriented in a manner to restrict the visibility of interior overhead doors and drives from public right-of-way. The color(s) of the garage doors, as well as other doors within the facility, shall compliment the exterior colors of the main building(s).
(j) The commercial operation of rental trucks and trailers shall be prohibited.
(k) Businesses shall not be allowed to operate in the individual storage units.
(l) No outside storage of any kind shall be allowed (*including the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles*).
(m) Concrete shall be used for all paving.
(n) Roofs shall have a minimum pitch of 1:3 and be constructed with a metal standing seam. Mechanical equipment shall be screened with the roof structure or parapet walls.
(o) Lighting standards shall be limited to a maximum of 20-feet in height.
(p) The residential unit as an accessory to the permitted use shall not exceed 1,600 SF.

(2) *Outside Storage and/or Outside Display*.

(a) *Outside Storage and/or Outside Display* shall adhere to the requirements of Subsection 1.05, *Screening Standards*, of Article V, *District Development Standards*.
(b) No outside storage shall be allowed in any zoning district adjacent to IH-30. However, on property that is zoned Light Industrial (LI) District and adjacent to IH-30, a Specific Use Permit (SUP) may be considered on a *case-by-case* basis to allow for *Outside Storage and/or Outside Display* in conjunction with a use that is permitted under Section 1, *Land Use Schedule*. A Specific Use Permit (SUP) approved for this use may be subject to time limitations, site/landscaping or building enhancements, or other restrictions deemed appropriate by the Planning and Zoning Commission and City Council.
(c) *Incidental Display*, as defined in Subsection 2.07(11), shall not be considered *Outside Storage and/or Outside Display*, and shall be subject to the requirements of Subsection 2.07(11).

(Ord. No. 11-47, § 2, 12-5-2011)

SUBSECTION 2.12: UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES

(1) *Antenna as an Accessory.*

(a) The antenna installation shall comply with the height and area regulations of the applicable zoning district.
(b) Administrative approval of the antenna installation shall be required.
(c) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(2) *Commercial Antenna.*

(a) Located entirely within a non-residential structure as allowed under the applicable zoning district regulations:

(1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
(2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building.
(3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property.
(4) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.
(5) No more than three (3) separate equipment buildings shall be located on a single lot.
(6) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(3) *Antenna for an Amateur Radio.*

(a) Amateur antenna support structures, antenna, or support wires must be located behind the front facade of the main building, and no amateur antenna support structure, antenna, or support wires may be located in the required rear or side yard setback.
(b) No amateur antenna support structure or antenna may be greater than the maximum height of the underlying zoning district. However, the height of such antenna support structure or antenna may be increased up to 70-feet provided the setback from side and rear setback lines is increased by one (1) foot for every foot the height exceeds the limit specified in the underlying zoning district. In addition, the City Council may consider approval of a Specific Use Permit (SUP) for any amateur antenna support structure or antenna that is proposed to exceed these height limits.
(c) Only one (1) amateur radio support structure may be erected on a residential lot. Additional antenna support structures may be allowed with the approval of a Specific Use Permit (SUP).
(d) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(4) *Antenna Dish.*

(a) Dish antennas shall not be located within front or side yards, and shall be fully screened from view from streets and public or common open areas. In all cases, they must be screened to minimize the visual impact from adjacent properties.
(b) In residential districts, they shall be located only in rear yards. However, dish antennas 20-inches or smaller may be roof mounted provided that they are located behind a transverse roof ridge line and screened from adjacent properties.
(c) In commercial districts, if located on ground level, dish antennas shall be screened to the full height of the structure with landscaping. They may also be allowed on roof tops provided that they are located and screened so as to minimize visual impact from other properties in the area.
(d) In industrial districts, dish antennas may be ground or roof mounted but must be screened to minimize the visual impact from adjacent properties.
(e) If the standards above are not reasonably achievable, a Specific Use Permit (SUP) shall be obtained prior to installation of a dish antenna.
(f) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(5) *Commercial Freestanding Antenna.*

(a) *Commercial Freestanding Antenna* attached to a utility installation or a light pole in a public park or on public school property:

(1) The height of the utility installation or light pole upon which the antenna is attached shall be greater than 75-feet but no more than 150-feet.
(2) The antenna shall extend no more than ten feet above the maximum height of the utility structure.
(3) A minimum clearance of 15-feet shall be maintained from the ground to the lowest element of the antenna.
(4) A minimum setback of 20-feet shall be maintained from the utility installation, light pole or any equipment building to the lot line of the nearest property developed for residential occupancy.
(5) Any necessary equipment building may be constructed of metal with a baked-on or pre-painted surface and shall not exceed seven feet in height and 75 SF in area. The exterior surfaces shall be covered in paint or a similar coating; or the building may be built of a material allowed by the applicable zoning district for the principal building; or the necessary equipment may be contained entirely within a principal building on the property or in an underground vault. All equipment buildings shall be maintained free from graffiti.
(6) At least one (1) paved parking space with paved access may be required at the antenna location; this parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property, if any.
(7) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.
(8) No more than three separate antennas and three (3) equipment buildings shall be located on a single lot or structure.
(9) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(b) *Commercial Freestanding Antenna* that is *not* attached to a utility installation or a light pole in a public park or on public school property:

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district and the support structure shall not exceed 125-feet in height.
(2) The antenna shall not extend more than ten (10) feet above the maximum height of the support structure.
(3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.
(4) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or by a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building and the equipment building.
(5) At least one (1) paved parking space with paved access may be required at the antenna location; this space need not be reserved exclusively for use in conjunction with the antenna facility and may be one (1) of the spaces required for the principal use on the property.
(6) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.
(7) No more than three (3) separate antennas and three equipment buildings shall be located on a single lot or structure.
(8) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(c) *Replacement of an Existing Freestanding Antenna* that is not been permitted this Article -- *but that is considered to be a legally recognized, non-conforming structure or facility* --, the replacement of the antenna installation may be approved by the City Council on a *case-by-case basis* through a Specific Use Permit (SUP) pending the request conforms to the following criteria:

(1) The replacement of any legally recognized, non-conforming antenna installation shall only be permitted within the Heavy Commercial (HC) District, Light Industrial (LI) District, and Heavy Industrial (HI) District.

(2) The replacement antenna installation shall be set back a minimum distance equal to the height of the proposed structure from any residential property or residentially zoned property.
(3) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement antenna installation.
(4) The height of the replacement installation shall be equal to or less than the existing antenna installation, and any additional antennas added to the structure shall not exceed the height of the replacement installation.
(5) Any necessary equipment buildings associated with the replacement installation shall be of a material allowed by the applicable zoning district and be similar in color and character to the principal building on the site. As an alternative, the necessary equipment can be contained entirely within the principal building on the property or in an underground vault.
(6) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a landscape screening that will achieve a height of at least six (6) feet at maturity. As an alternative a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building may be used.
(7) At least one (1) paved parking space with paved access may be required at the antenna location. This parking space does not need to be reserved exclusively for the replacement tower use and may be one of the spaces required for the principal use on the property.
(8) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(6) *Mounted Commercial Antenna.*

(a) *Mounted Commercial Antenna* that 12-feet or less in height, on non-residential structures allowed under the applicable zoning district regulations:

(1) The total height of the structure, including the antenna, shall not exceed the maximum height of the zoning district by more than 12-feet.
(2) A minimum clearance of 15-feet shall be maintained from the ground to the lowest element of the antenna.
(3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.
(4) The antenna and any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building and the equipment building.
(5) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.
(6) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.
(7) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(7) *Solar Energy Collector Panels and System.*

(a) Solar energy collector panels installed on a pitched roof shall be of a flat configuration and shall be subject to the following requirements:

(1) Configuration of pitched roof solar energy collector panels shall be a regular quadrangular shape, flat to the roof or integrated with the roof, and aligned with the natural roof edges.
(2) The surface of the solar energy collector panel shall not be more than six inches above the surface of the pitched roof.

(b) Solar energy collector panels installed on a flat roof, whether rack-mounted or flat-mounted, shall be screened from public view.

(1) The height of such screening, at the minimum, shall be the height of the solar energy collector panel.
(2) The screening may be by a parapet or screening wall replicating the materials of the building.

(c) Reflective flare of solar energy collector panels shall be minimized by the positioning of the solar collector panels or by the use of nonglare glazing.
(d) Piping, wiring and other mechanical accessories shall be concealed within a roof mounted solar energy collector panel. If some portion of the piping, wiring or other mechanical accessories cannot be practically concealed then those portions shall be painted so as to blend with the roofing material.
(e) Ground mounted or pole mounted solar energy collector panels shall be located behind the primary building, and shall be fully screened from public view by a solid screening fence or wall that meets all code requirements of the city.
(f) The maximum overall height of ground mounted or pole mounted solar energy collector panels shall not exceed 12-feet.
(g) In residential zoning districts, the total coverage area of solar energy collector panels shall not exceed 1,000 SF on a single lot.
(h) Any solar energy collector panels or systems not meeting these requirements, or any installation of solar energy systems as the principal use on any property, shall require approval of a Specific Use Permit (SUP).

SECTION 3. - OTHER SPECIAL USE STANDARDS

SUBSECTION 3.01: FARM ANIMALS AND HORSES

(A) Grazing animals. In the SF-E and SF-1 Districts, grazing animals 500 pounds or greater, including horses and cattle must have a minimum fenced or enclosed area of 40,000 square feet per animal. Grazing animals of less than 500 pounds, including sheep and goats, must have a minimum fenced or enclosed area of 15,000 square feet per animal.
(B) Other animals. An SUP is required for other farm animals, including chickens and swine (except for “potbellied pigs” as defined in section 6-1 of the Code of Ordinances), and for a reduction in the land area required for grazing farm animals. The city shall not grant an SUP for any farm animal unless it is convinced that the presence of such animals will not injure the use and enjoyment of neighboring properties, including the impact of dust, flies and odor.
(C) General conditions. Notwithstanding the conditions above,

(1) Ground accumulations of manure shall be collected and properly disposed of so as not to create offensive odors, fly breeding, or in any way pose a health hazard or nuisance to humans and animals;
(2) Fences or pens, corrals or similar enclosures shall be of sufficient height and strength to properly retain the animal; and
(3) In SF-E and SF-1 [Districts], no swine or fowl are permitted, except for “potbellied pigs” as defined in section 6-1 of the Code of Ordinances.
(4) In the Agricultural District or on unplatted tracts of land of five acres or more, standards for animals are found in section 6-162 of the Code of Ordinances.

(Ord. No. 06-14, 4-17-2006; Ord. No. 07-18, 6-4-2007; Ord. No. 10-14, § 26, 7-6-2010)

SUBSECTION 3.02: TEMPORARY ACCOMMODATION FOR EMPLOYEES, CUSTOMERS AND VISITORS

(A) Temporary accommodations. Temporary accommodation for employees, customers and visitors may be provided as an ancillary use in commercial zoning districts provided that:

(1) Such accommodation is clearly in support of the business operation;

(2) No rental of such facilities to the general transient public occurs;
(3) Accommodation is for temporary stays, not to exceed 30 days; and
(4) No more than five percent of the building area is utilized for this ancillary use.

SUBSECTION 3.03: UTILITY DISTRIBUTION LINES

All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the city council based upon a recommendation of the planning and zoning commission.

SUBSECTION 3.04: FLAG POLES

Flag poles are permitted in all districts, but must meet the building height and setback requirements for each district. (See article V [of this Unified Development Code], District Standards.)

SUBSECTION 3.05: ALCOHOLIC BEVERAGE SALES

(A) *Restaurants with alcoholic beverage sales.*

(1) Restaurants may serve alcoholic beverages for on-premises consumption by right if they are located on property that was within the city limits as of November 14, 2007, and are located in a zoning district allowing such use. For restaurants located on property that was annexed after November 14, 2007, a private club permit must be obtained for the ability to serve alcohol and must be located in an appropriate zoning district that allows such use.
(2) Restaurants that sell alcoholic beverages for on-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital. For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. For public schools or private schools, the measurement of distance shall be in direct line from the property line of the public school or private school to the property line of the restaurant and in a direct line across intersections. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.

   (Ord. No. 10-14, § 27, 7-6-2010)

   The city council may grant a variance to the distance regulations if the city council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.
(3) Restaurants that sell alcoholic beverages for on-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and shall not be permitted to have exterior signs advertising the sale of alcoholic beverages other than those authorized under the Texas Alcoholic Beverage Code and chapter 32 of the Code of Ordinances, pertaining to signs.

(B) *Retail establishments with alcoholic beverage sales.*

(1) Retail establishments may sell beer and wine for off-premises consumption by right if they are located on property that was within the city limits as of November 14, 2007, and are located in a zoning district allowing such use. Retail establishments located on property that was annexed after November 14, 2007, may not engage in the selling of beer and wine for off-premises consumption.

(2) Retail establishments engaged in the selling of beer and wine to the general public for off-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital. For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. For public schools or private schools, the measurement of distance shall be in direct line from the property line of the public school to the property line of the retail establishment and in a direct line across intersections. If the permit or license holder is located on or above the fifth story of a multistory building, the measurement shall be in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.

(Ord. No. 10-14, § 27, 7-6-2010)

The city council may grant a variance to the distance regulations if the city council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

(3) Retail establishments engaged in the selling of beer and wine for off-premise consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and shall not be permitted to have exterior signs advertising the sale of alcoholic beverages other than those authorized under the Texas Alcoholic Beverage Code and chapter 32 of the Code of Ordinances, pertaining to signs.

(Ord. No. 08-05, 1-22-2008)

(C) *Drive-through sales of pre-packaged beverages, convenience stores, retail sales with gasoline.*

(1) An establishment may not offer drive-in, drive-up, drive through, or walk-up sales or service of pre-packaged, sealed, unopened beverages.
(2) A convenience store may not contain less than 1,000 square feet of retail space.
(3) For purposes of this section, the terms “drive-in,” “drive-up,” “drive-through,” and “walk-up” do not prohibit the service of food or beverages to customers:

(a) Who must physically leave their vehicles and enter a building in order to make a purchase; or
(b) As part of a drive-through restaurant in connection with the sale or service of food to the customer.

(Ord. No. 10-14, § 27, 7-6-2010)

State Law reference— Location restrictions, V.T.C.A., Alcoholic Beverage Code § 109.33.

SUBSECTION 3.06: ANTENNAS

(A) *Construction and Maintenance Requirements*. All antenna masts, towers and antenna supports used for television and radio reception or transmission shall be constructed and maintained in accordance with the current National Electrical Code and the Building Code of the City.

(B) Permit Required. Any person desiring to erect or have erected an antenna more than 25-feet in height above ground level, or an antenna mast 25-feet or less in height but not erected as required by this section, shall make written application to the building inspection department for a permit to erect same. Sufficient plans and specifications, as determined by the Chief Building Official, must accompany each application. It shall

be unlawful and a violation of this division to erect, or cause to be erected, or to maintain, or cause to maintain, such antenna mast without first having obtained a permit. It shall be the duty of the permittee to request a final inspection upon completion of the antenna system. Domestic TV antennas are exempt from this section.

(C) Restrictions and Limitations. All antenna systems constructed and maintained under the provisions of this section shall be subject to the following restrictions and limitations:

(1) No such antenna system shall be more than 99-feet in height.
(2) The location on the lot of such antenna system shall comply with the requirements of this Unified Development Code insofar as the front building line and side yard building line and requirements are concerned. No portion of an antenna system shall extend beyond the front building line on any lot, and on corner lots the side yard setback requirements shall be adhered to on the side adjacent to a public street, and where the front and side yard requirements are applicable, all portions of such structures shall be within the limits fixed by such requirements.
(3) All antenna systems constructed under the provisions of this section shall be maintained so as to at all times comply with the requirements of this section.
(4) The regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.

(D) Roof-Mounted Equipment. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, should be screened to eliminate the view from the ground level of adjacent properties. The screen shall be constructed of materials approved by the director of planning. Roof-mounted equipment should be placed and finished in a manner which minimizes its visibility from overhead views from nearby buildings and elevated thoroughfare sections.

(1) The overall screening height will be the height of the tallest element of roof-mounted equipment.
(2) The outside of the screening device should be painted or finished in a similar color to the building facade, trim or roof surface to minimize the visibility of the equipment and screen the view from ground level.
(3) Roof-mounted equipment and the inside of the screening device should be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening device from overhead views.

SECTION 4. - FLOODPLAIN AREAS

SUBSECTION 4.01: PERMITTED USES

The following uses shall be permitted within that portion of a district which is designated as being within a floodplain by the city engineer, provided they are allowed in the underlying zoning, and that they meet any additional requirements established in the city's floodplain regulations in chapter 20 of the Code of Ordinances:

(Ord. No. 10-14, § 28, 7-6-2010)

(A) *Agriculture.* Agricultural activities including the ordinary cultivation of land or legal forms of animal husbandry.
(B) *Utilities.* Local utilities.
(C) *Parks and recreation.* Public or private parks, community centers, playgrounds, public golf courses.
(D) *Private recreation.* Private commercial open area amusements such as golf courses, driving ranges, archery courses and similar uses when approved by a specific use permit.
(E) *Private open space.* Private open spaces as part of a Planned Development (PD) District, provided such use does not interfere with the continuity of the city's open space system.

SUBSECTION 4.02: DUMPING, EXCAVATING OR FILLING FLOODPLAIN

Any dump, excavation, storage or filling operation within that portion of a district having a floodplain designation shall require a permit, which must be approved by the city council, before such operation is begun. However, if those operations in the floodplain were specifically approved as part of a site plan approval by the city council, then a permit may be issued by the city engineer.

SUBSECTION 4.03: LOCAL FLOODING MAY OCCUR IN OTHER AREAS

The fact that land or property is or is not within a district having a floodplain designation shall not constitute assurance that such land or property is not subject to local flooding and the designation of floodplain in this [Unified Development Code] shall not be so interpreted.

SECTION 5. - TEMPORARY USES AND STRUCTURES

SUBSECTION 5.01: TEMPORARY USES

(A) This subsection includes by reference all temporary uses listed in the land use chart.
(B) The temporary use shall not be intrusive or inconsistent with existing land uses in area, or with anticipated land uses that may be constructed during the life of the temporary use.

SUBSECTION 5.02: TEMPORARY STRUCTURES

All buildings or other structures which are erected or located on the property in connection with the temporary use shall be removed not later than ten days after the expiration of the time period for which the use was approved or as set forth in the conditions of approval.

SECTION 6. - NONCONFORMING USES, STRUCTURES AND SITES

SUBSECTION 6.01: INTENT

Within the zoning districts established by this [Unified Development Code], there may exist lots, structures and uses of land which were lawful before the effective date of the ordinance from which this Unified Development Code is derived, or amendment thereto, and which would be prohibited, regulated, or restricted under this [Unified Development Code]. It is generally the intent to permit these nonconformities to continue until they are removed or abandoned, or until such earlier time as they are ordered to be removed, but not to encourage their survival. It is further the intent that such nonconforming lots, buildings, or uses shall not be enlarged upon, expanded or extended, except as otherwise specifically provided, and that such nonconforming lots, buildings or uses may not be used as justification for adding other lots, buildings or uses prohibited elsewhere in the same zoning district. Except as otherwise provided, nonconforming uses are declared to be incompatible with permitted uses in the same zoning districts.

SUBSECTION 6.02: APPLICABILITY

The provisions of this section shall apply to lots, uses and buildings which become nonconforming by reason of the adoption of, or an amendment to, the ordinance from which this Unified Development Code is derived, as of the effective date of such amendment.

SUBSECTION 6.03: NONCONFORMING USES

(A) Exceptions.

(1) Except as specified below, any use, building, or structure lawfully existing at the time of the enactment of this [Unified Development Code] or at the time of annexation into the city may be continued, even though

the use, building or structure may not conform to the provisions of this [Unified Development Code] for the district in which it is located.

(2) The right to continue nonconforming uses shall be subject to regulations prohibiting the creation of a nuisance and regulations reasonably protecting adjacent property.

(B) *Cessation of nonconforming use.* For the purposes of this subsection, a use shall be deemed to have ceased or been abandoned when it has been discontinued for 180 days during any three-year period whether with the intent to abandon the use or not.

(C) *Expansion of nonconforming use.* No existing building or premises devoted to a use that is not permitted by this [Unified Development Code] in the district in which such building or premises is located shall be enlarged or altered in a way which increases its nonconformity, except when required to do so by law or order, unless the use is changed to a use that is permitted in the district in which the building or premises is located, and except as follows:

(1) If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of a more restrictive classification when authorized by the board of adjustment; or it may be changed to a conforming use.

(2) Whenever a nonconforming use has been changed to a conforming use, the use shall not thereafter be changed to a nonconforming use.

(3) When authorized by the board of adjustment, enlargement or completion of a building devoted to a nonconforming use may be made upon the lot occupied by the building, where the extension is necessary and incidental to the existing use of the building and does not exceed 25 percent of its original area of nonconformity.

(4) When authorized by the board of adjustment, a nonconforming use may be extended throughout those parts of a building which were manifestly designed or arranged for such use prior to the date on which the use of the building became nonconforming, if no structural alterations except those required by law, are made.

SUBSECTION 6.4: NONCONFORMING BUILDING OR SITES

(A) City-created nonconformity of structures. In the event that the city takes an act or action which transforms a previously conforming structure for purposes of front, side and rear yard setback requirements into a nonconforming structure for the purposes of front, side and rear yard setbacks, then such structure shall be deemed to be in conformance with the required setback prescribed in this [Unified Development Code]. (For land use nonconformity, see article IV, Permissible Uses, section 7.)

(B) Use of nonconforming buildings, structures or land.

(1) No building or structure which was originally designed for or used as a nonconforming use shall again be put to a nonconforming use, where such use has ceased for 180 days or more during any three-year period.

(2) The use of land, structures, and/or buildings involving individual structures with a replacement cost of $1,000.00 or less, which does not conform to the provisions of this [Unified Development Code] shall be discontinued within six months from the enactment of this [Unified Development Code]. The nonconforming use of land and/or buildings involving individual structures with a replacement cost of $1,000.00 or less, which becomes nonconforming by reason of subsequent amendments to this [Unified Development Code] shall be discontinued within six months from the date of such amendment.

(C) Construction approved prior to [Unified Development Code]. Nothing in this [Unified Development Code] shall be construed to require any change in the overall plans, construction, or designated use of any development, structure, or part thereof, where official approval and the required building permits were granted before the enactment of this [Unified Development Code], or any amendment thereto, where construction, conforming with the plans, shall have been started prior to the effective date of the ordinance from which this Unified Development Code is derived or such amendment, and where such construction shall have been completed

in a normal manner within the subsequent 12-month period, with no interruption, except for reasons beyond the builder's control.

(D) Damage due to acts of God. Any nonconforming structure which is damaged more than 75 percent of its then appraised tax value above the foundation, by fire, flood, explosion, wind, earthquake, war, riot or other calamity or act of God, shall not be restored or reconstructed and used as it was before the damaging event. If such structure is damaged less than 75 percent of its then appraised tax value above the foundation, it may be restored, reconstructed, or used as before, provided that the restoration or reconstruction is completed within 12 months of the damaging event. The 12-month period does not include any necessary litigation.

(E) Repair of unsafe buildings, structures and sites. Nothing in this [Unified Development Code] shall be construed to prohibit the strengthening or repair of any part of any building or structure declared unsafe by proper authority, unless such repairs exceed 50 percent of the replacement cost of the building. If the repairs exceed 50 percent, the building shall be brought into conformity with all requirements of the zoning district in which it is located.

(F) General repairs and maintenance.

(1) On any nonconforming structure or portion of a structure containing a nonconforming use, no work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-load-bearing walls, fixture, wiring, or plumbing to an extent exceeding ten percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure as the case may be.
(2) If 50 percent or more of a nonconforming structure containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs or maintenance, and is declared by a duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of the district in which it is located.

(G) Moving of a nonconforming building or structure. No nonconforming building or structure shall be moved in whole or in part to any other location on the lot, or on any other lot, unless every portion of the building or structure is made to conform to all the regulations of the district.

(H) Nonconforming lot sizes. All lots used for storage that do not require a building and the use of such lot is made nonconforming by this [Unified Development Code] or amendments thereto shall cease to be used for such storage within six months of the date of adoption of the ordinance from which this Unified Development Code is derived, or amendments [thereto].

ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, UDC

SECTION 1: GENERAL STANDARDS

SUBSECTION 1.01: OPEN SPACE

(A) *Purpose.* The City of Rockwall is a rural and recreation-oriented community with open space that ties into a regional framework of open space, trails, and corridors. Open space corridors link all major areas of the city using primarily floodplain and drainage areas. Since open space and recreational amenities are vital to the City's commercial and residential developments, all projects must provide open space in accordance with the City's *Comprehensive Plan* and the *Parks, Recreation, and Open Space Master Plan*.

(B) *Requirements.* All projects in the city must reserve, dedicate and/or develop public and private open spaces consistent with the requirements of the following sections:

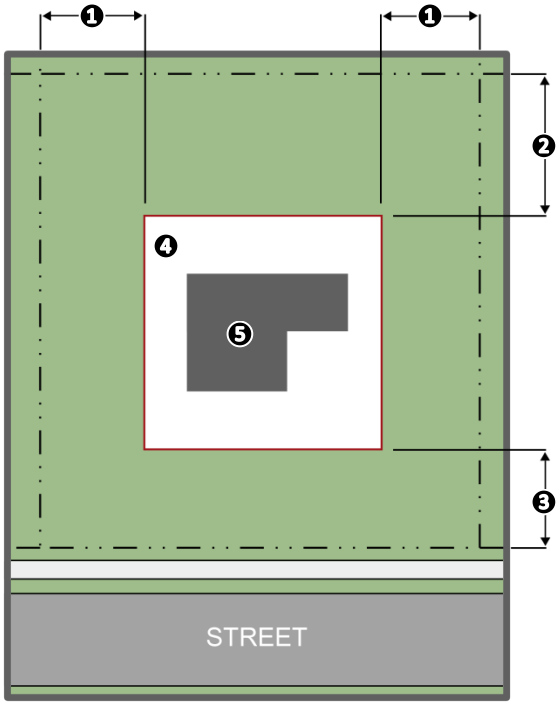
(a) *Residential*. Subsection C, *Open Space,* of Section 3.01, *General Residential District Standards*
(b) *Commercial*. Subsection D, *Open Space Guidelines,* of Section 4.01, *General Commercial District Standards*
(c) *Industrial*. Subsection D, *Open Space Guidelines,* of Section 5.01, *General Industrial District Standards*

SUBSECTION 1.02: SITE PLANS

All development in the City of Rockwall -- *with the exception of single lot single-family and duplex developments* -- shall require the approval of a site plan in accordance with the requirements of Article XI, *Development Applications and Review Procedures*.

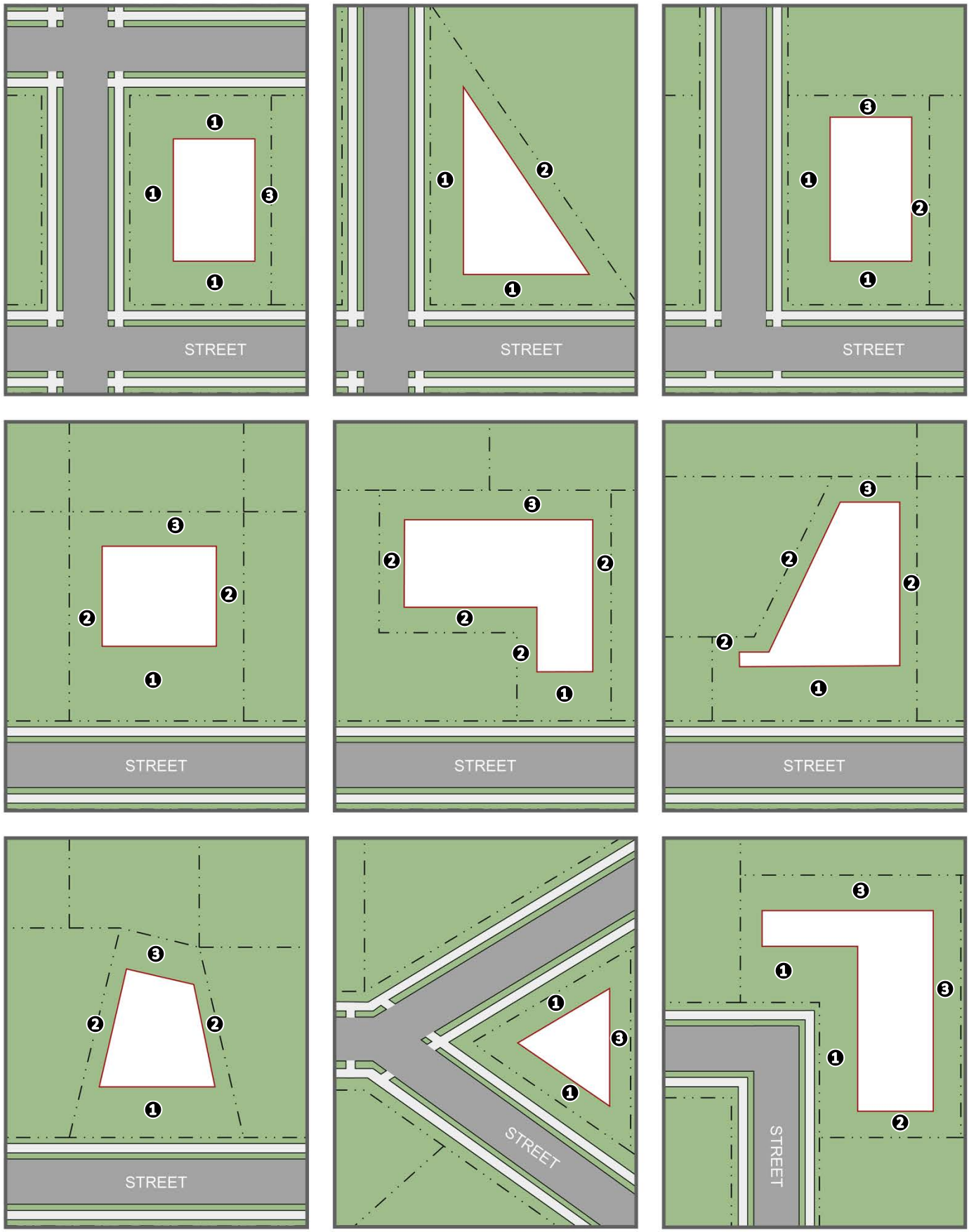
SUBSECTION 1.03: LOT CONFIGURATIONS

(A) *Lots with a Single Street Frontage*. Where lots have a single street frontage, the required setbacks should generally adhere to the following diagram:



1: Required Side Yard Setback
2: Required Rear Yard Setback
3: Required Front Yard Setback
4: Buildable Area
5: Building Coverage

(B) *Lots with Multiple Street Frontages*. Where lots have multiple street frontages on one (1) or more streets, the required setbacks should generally adhere to the following diagram:



❶: Front Yard; ❷: Side Yard; ❸: Rear Yard

SUBSECTION 1.04: CALCULATION OF DENSITY

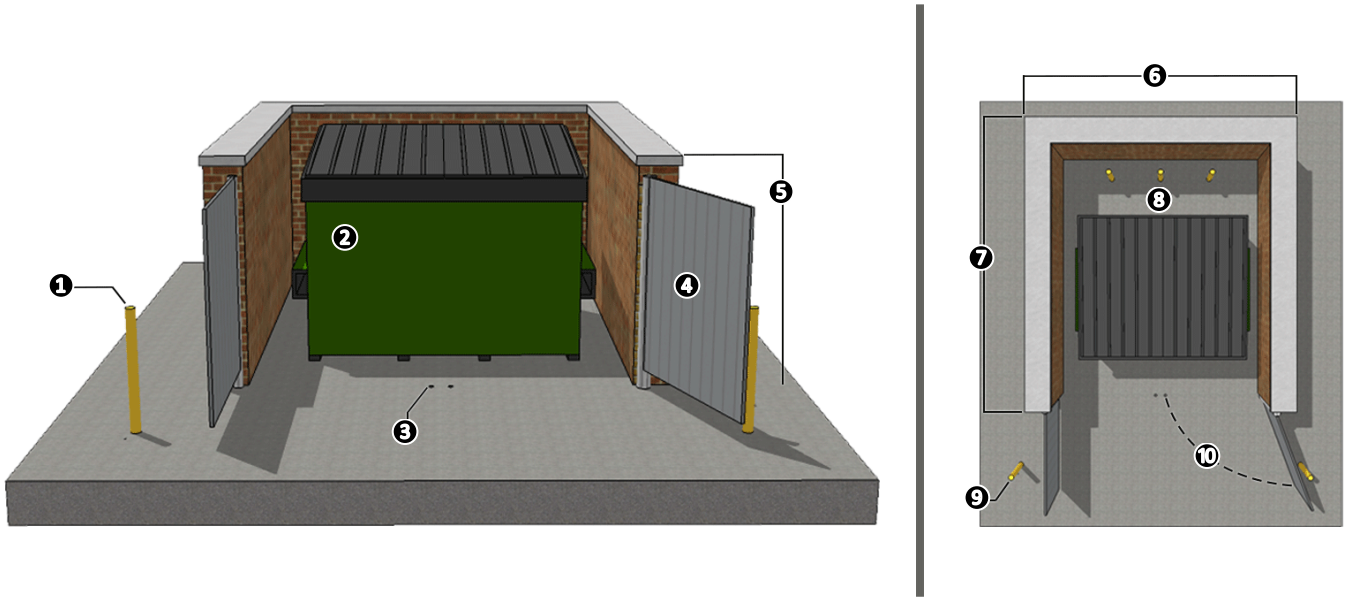
The calculation of the allowable density for residential developments shall be based on the gross site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the city or preserved and maintained by some other mechanism. Despite this calculation requirement, other provisions of this Unified Development Code may limit the actual density allowed on any given property.

SUBSECTION 1.05: SCREENING STANDARDS

All development shall adhere to the following screening standards:

(1) *Loading Docks.* Off-street loading docks must be screened from all public streets, any residential zoning district or residentially used property, and any parks and open space that abuts or is directly across a public street or alley from the subject property. The screening must be at least six (6) feet in height and shall be provided by using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless integral to the buildings design and otherwise approved by the Planning and Zoning Commission*) and *Canopy Trees* on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 5.02, *Landscape Screening Standards*, of Article VIII, *Landscape Standards*.

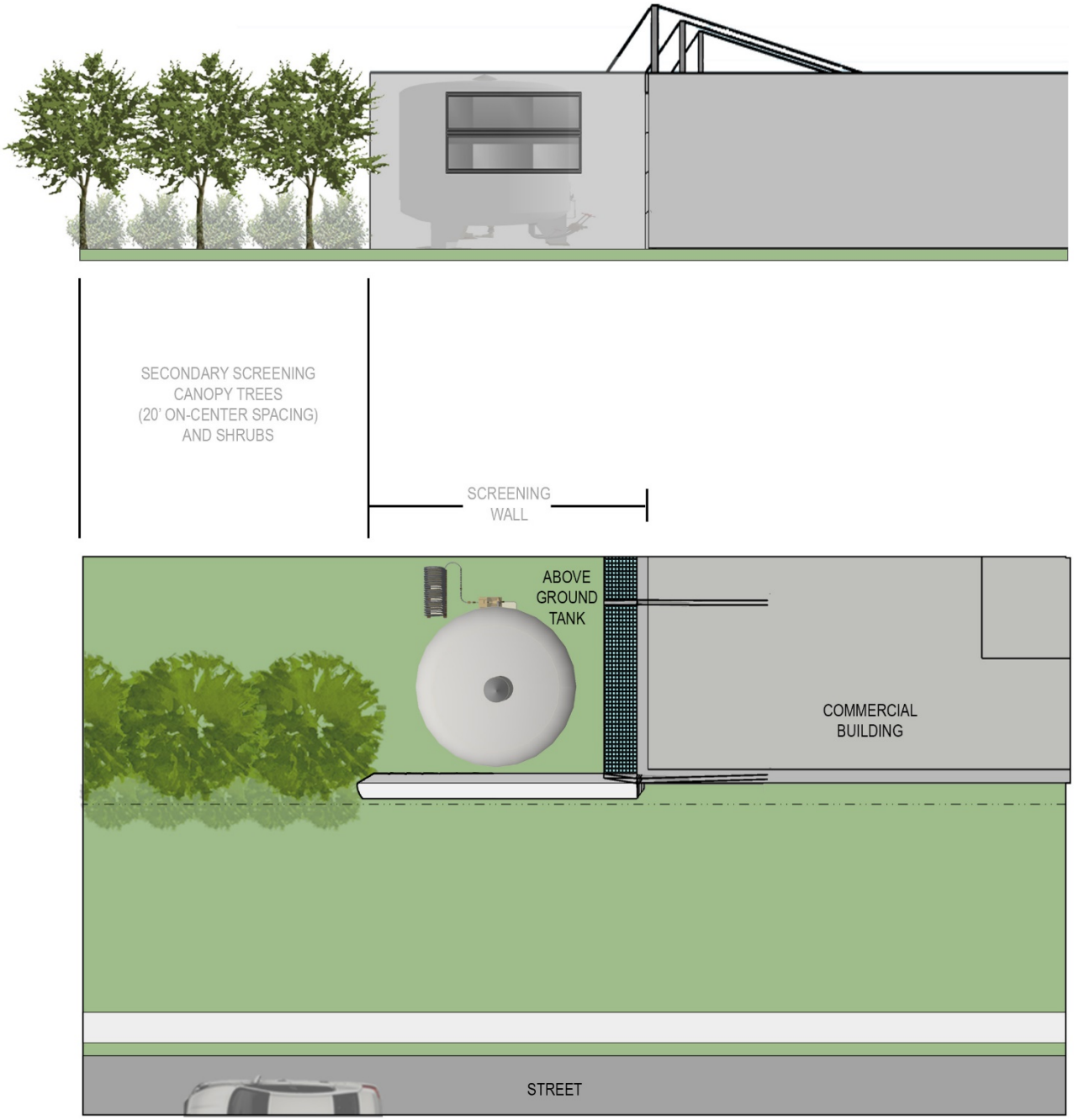
(2) *Trash/Recycling Enclosures*. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The opaque, self-latching gate shall not be constructed utilizing wood fencing materials. If the primary building does not use masonry materials, a masonry material that is complimentary in color and scale shall be utilized. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. All trash/recycling enclosures shall be constructed in conformance to the diagram below, unless otherwise approved/required by the City and/or its contractor for trash services.



❶: Concrete Filled Steel Protected Pole
❷: Standard End Loading Container
❸: Deep Recesses for Gate Cane Bolts [*If Necessary*]
❹: Opaque Screening Gate
❺: Six (6) Feet in Height [*Eight (8) Feet in Overlay Districts*]
❻: Ten (10) Feet in Width
❼: 12-Feet in Length
❽: Three (3) Concrete Filled Steel Protected Poles
❾: Concrete Filled Steel Protected Pole
❿: 120 Degree Swing on Opaque Screening Gate

(3) *Utility Equipment and Air Condition Units.* Pad or roof mounted utility equipment and air conditioning units shall be screened from the view from of any adjacent public streets or properties. Roof mounted utility equipment and air conditioning units shall be screened using a parapet wall that completely impairs the visibility of the equipment, and is constructed on all sides of the building. Ground mounted ~~Utility~~ equipment and air conditioning units shall be screened utilizing plantings, berms, walls matching the main structure, or an architectural feature that is integral to the building's design.

(4) *Aboveground Storage Tanks.* Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (*i.e. incorporate primary screening -- screening wall -- and secondary screening*) and be approved by the Planning and Zoning Commission in conjunction with a site plan.



(5) *Outside Storage.* Outside storage of materials or vehicles shall be screened from all public streets, any residential zoning district or residentially used property, and parks and open space that abuts or is directly across a public street or alley from the subject property. The screening must be at least one

(1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and *Canopy Trees* on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 5.02, *Landscape Screening Standards*, of Article VIII, *Landscape Standards*.

(Ord. No. 06-14, 4-17-2006)

SUBSECTION 1.06: RESIDENTIAL ADJACENCY STANDARDS

Subsection 1.06, *Residential Adjacency Standards*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 1.07: PROJECTIONS INTO REQUIRED YARD OR COURT

(A) Every part of a required yard within a building setback shall be unobstructed and open from its lowest point to the sky, except for the ordinary projections of sills, belt courses, cornices, chimneys, buttresses, ornamental features and eaves; provided, however, that none of the above projections shall extend into a court more than six (6) inches nor into a required yard by more than 30-inches; and provided existing open porches extending into the required yard shall not be enclosed.

An open fire escape may project into a required yard by not more than half the width of the setback, but not more than four (4) feet from the building. Fire escapes, solid floored balconies and enclosed outside stairways may project into a rear yard by a maximum of four (4) feet.

(B) Where a lot abuts a right-of-way line has been established for the future widening or opening of a street or highway, then the depth or width of a yard shall be measured from such right-of-way line to the required building setback.

(Ord. No. 06-14, 4-17-2006)

SUBSECTION 1.08: PUBLIC RIGHT-OF-WAY VISIBILITY

(A) *Street/drive intersection visibility obstruction triangles.* A landscape plan showing the plan of the street on both sides of each proposed drive/street to the proposed development with the grades, curb elevations, proposed street/drive locations, and all items (both natural and manmade) within the visibility triangles as prescribed below shall be provided with all site plans, if they are not on engineering plans that are submitted at the same time. this plan shall show no horizontal or vertical restrictions (either existing or future) within the areas defined below.

(B) *Obstruction/interference triangles defined.* No fence, wall screen, billboard, sign face, tree or shrub foliage, berm, or any other item, either manmade or natural, shall be erected, planted, or maintained in such a position or place so as to obstruct or interfere within the following minimum standards; however, on non-residentially zoned lots, a single pole for mounting a sign may be placed within this area provided the pole does not exceed 12-inches in diameter, and provided every portion of the sign has a minimum height clearance of nine (9) feet:

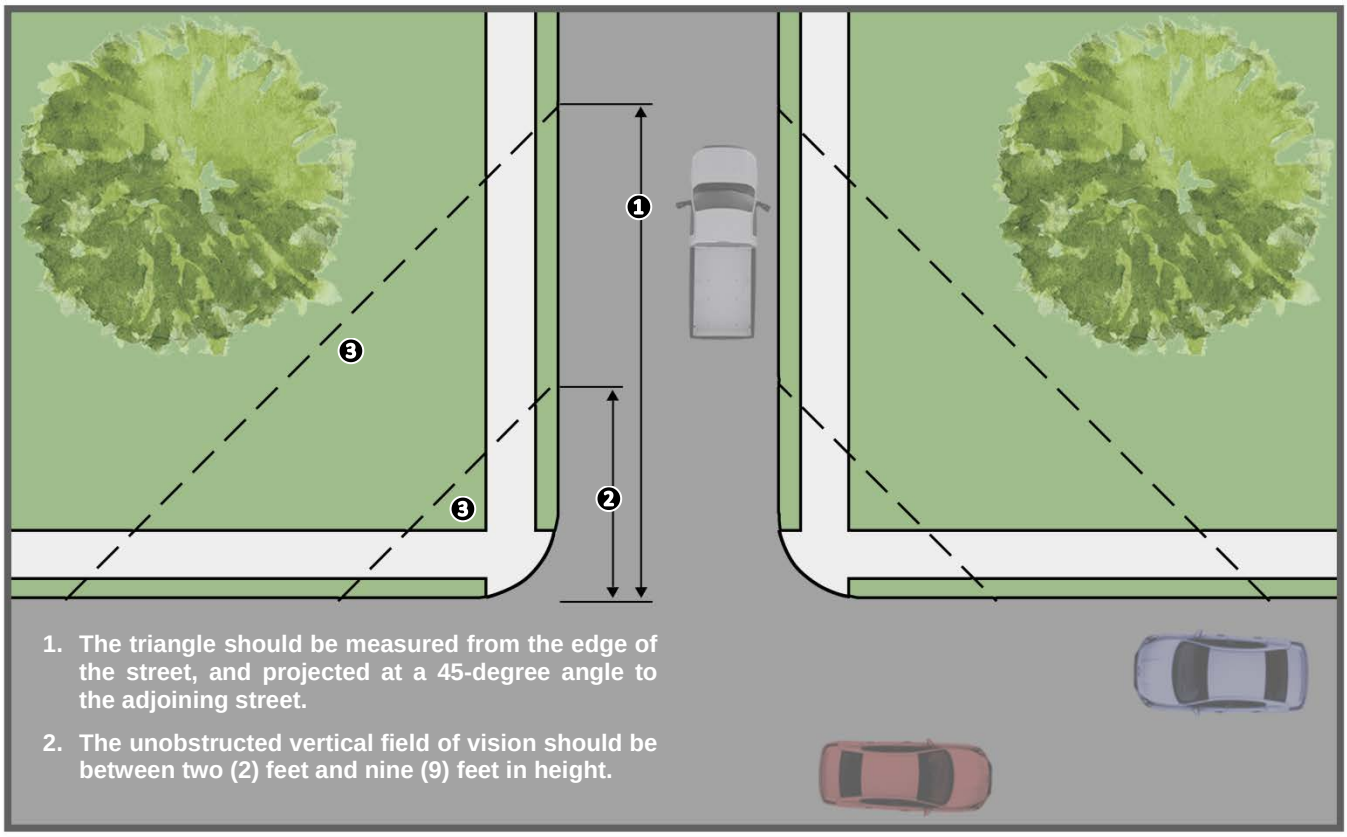
(1) *Visibility Triangles*. Vision at all intersections which intersect at or near right angles shall be clear at elevations between 24-inches and nine (9) feet above the top of the curb elevation, within a triangular area formed by extending the two (2) curblines from their point of intersection, for the following minimum distances for the applicable intersection, and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines from their point of intersection for a distance as prescribed below, and connecting these points with an imaginary line, thereby making a triangle as shown below.

(2) *Intersection of two (2) public streets*. The minimum required distance from the curb shall be 30-feet and the minimum distance from the property line on streets without a curb shall be 20-feet.

(3) *Intersection of a public street and an alley*. The minimum required distance measured from the property line shall be 15-feet, or 25-feet from street curb.

(4) *Intersection of private drive and public street*. The minimum required distance from the curb shall be 15-feet and the minimum distance from the property line on streets without a curb shall be ten (10) feet.

(C) *Sight distance requirements.* The city hereby adopts the standards for both vertical and horizontal sight distance requirements set forth in the latest edition of AASHTO green book "a policy on geometric design of highways and streets" for the construction of both public street intersections and private drive intersections, unless otherwise approved by the city engineer. If, in the opinion of the city engineer, a proposed street or drive intersection does not meet these standards, additional engineering information exhibiting how the standards have been addressed may be required for submission and approval by the city's engineer.



❶: 30-Foot for Arterials and Collectors and 20-Foot for Residential Distance from Intersection for Streets
❷: 10-Foot Distance from Intersection for Alleyways
❸: Visibility Triangles

SECTION 2: AGRICULTURAL DISTRICTS

SUBSECTION 2.01: AGRICULTURAL (AG) DISTRICT

(A) *Purpose*. The Agricultural (AG) District is a zoning designation used for land that is reserved for the anticipated future growth of the city. This district is intended to be used for raw land or land with agricultural land uses, and is intended to be held in these conditions as long as practical and reasonable to promote the orderly growth of the community. This zoning designation is suitable for areas where development is premature due to lack of utilities, capacity, or service. The Agricultural (AG) District is also used to protect areas that are unsuitable for development due to physical

constraints or safety issues (*e.g. topography, floodplain, ecologically sensitive areas, etc.*), or to protect green belts, natural areas and/or open space that might otherwise be developed.

(B) *Permitted Uses*. All land uses permitted within the Agricultural (AG) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within an Agricultural (AG) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SECTION 3: RESIDENTIAL DISTRICTS

SUBSECTION 3.01: GENERAL RESIDENTIAL DISTRICT STANDARDS

All residential development shall conform to the following standards:

(A) *Construction Standards.*

(1) *Roof Pitch*. All residential structures shall be constructed with a minimum *3:12* roof pitch.
(2) *Concrete Foundation*. All residential structures shall be permanently attached to an engineered concrete foundation.

(B) *Accessory Structures.*

(1) *Accessory Structure Standards.* All accessory structures shall conform to the related standards listed within Subsection 7.04, *Accessory Structure Development Standards*.

(C) *Open Space.* On all new subdivisions, ten (10) lots or greater, that are not infill projects (*i.e. projects going into an established area as determined by the Director of Planning and Zoning or his/her designee*) the following open space requirements shall be applied:

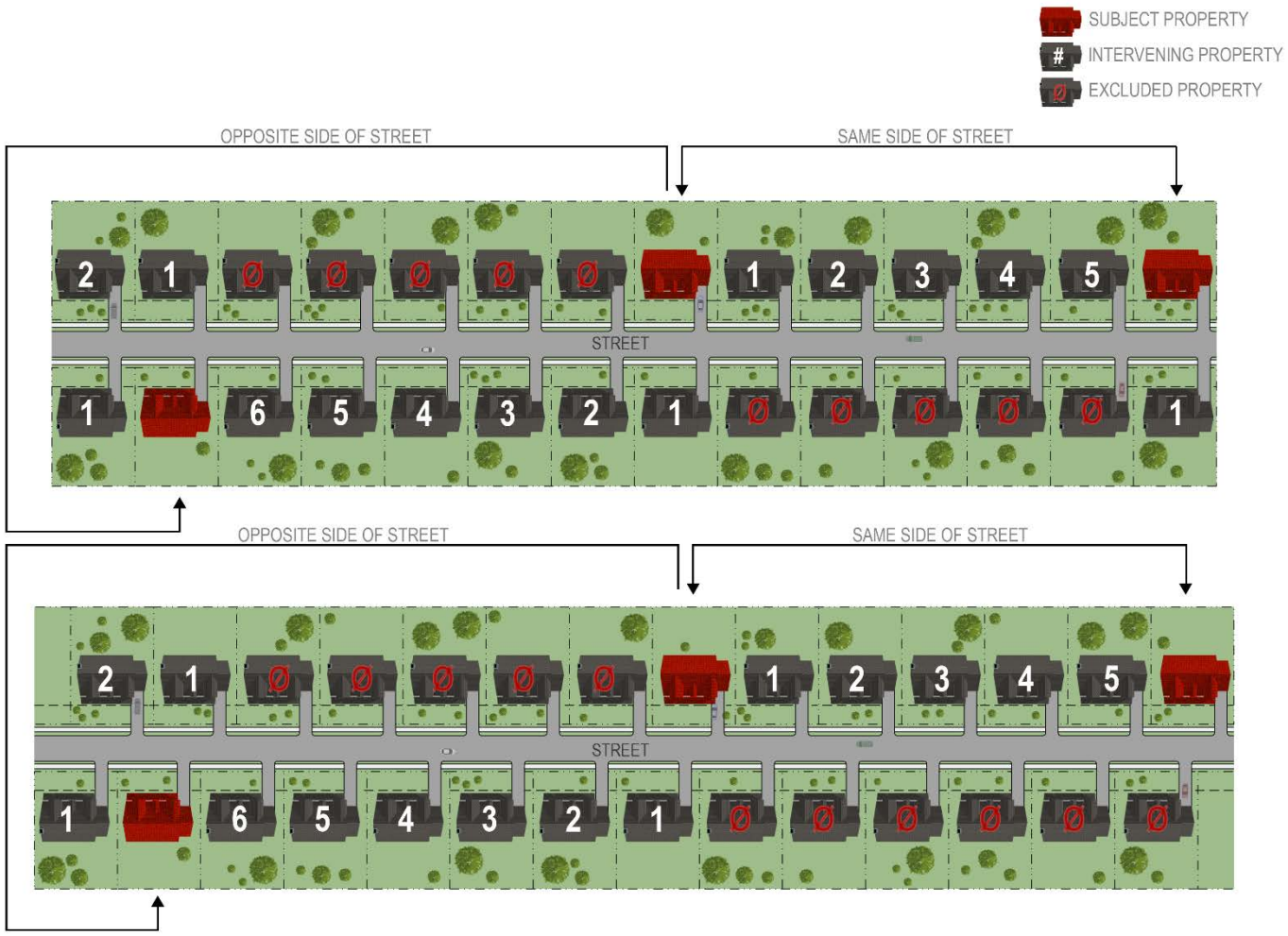
(1) Unless otherwise provided by this Unified Development Code, a minimum of 20% of the gross land area within a residential subdivision that is five (5) acres or greater shall be devoted to open space. Where floodplain exists in a proposed subdivision, the floodplain may be used to meet the 20% requirement at a rate of one-half (½) acre for every one (1) acre of floodplain dedicated to open space. Open space requirements for subdivisions may be satisfied by public open space/parkland, or by a combination of public and private open space. Public open space/parkland shall be dedicated to the city, and shall be approved by the Parks and Recreation Board and the City Council during the platting process. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering.

(2) To encourage the provision of open space, the minimum lot sizes in a residential subdivision may be reduced by up to 20% in order to preserve additional public and/or private open space, provided that the lots being reduced face onto a single loaded street (*i.e. a street with open space and/or a public park on one side of the street and lots on the other side of the street*). This requirement shall be approved by the City Council at the time of preliminary plat, final plat, or site plan whichever comes first.

(D) *Anti-Monotony.* The front building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street (*see Examples 1 & 2 below*). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (*side-by-side*) properties. Homes are considered to differ in appearance if any three (3) elements are different:

(a) The number of stories of the home.

(b) The garage location/orientation on the home.
(c) The roof type and layout of the home.
(d) The articulation of the front façade of the home.



(E) *Fencing.* All residential fencing shall be subject to the requirements stipulated by Section 8, *Fence Standards*, of Article VIII, *Landscape and Fence Standards*.

SUBSECTION 3.02: SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT

(A) *Purpose*. The Single-Family Estate 1.5 (SFE-1.5) District is the proper zoning classification for rural, estate lots that are a minimum of 1½-acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family Estate 1.5 (SFE-1.5) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements.* All development within a Single-Family Estate 1.5 (SFE-1.5) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.03: SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT

(A) *Purpose*. The Single-Family Estate 2.0 (SFE-2.0) District is the proper zoning classification for rural, estate lots that are a minimum of two (2) acres in size. These lots are typically in areas that are located

in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family Estate 2.0 (SFE-2.0) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements.* All development within a Single-Family Estate 2.0 (SFE-2.0) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.04: SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT

(A) *Purpose*. The Single-Family Estate 4.0 (SFE-4.0) District is the proper zoning classification for rural, estate lots that are a minimum of four (4) acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage. Developers wishing to restrict their subdivision to a lot size greater than four (4) acres shall be required to use restrictive covenants.

(B) *Permitted Uses*. All land uses permitted within the Single-Family Estate 4.0 (SFE-4.0) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements.* All development within a Single-Family Estate 4.0 (SFE-4.0) District shall conform to the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.05: SINGLE-FAMILY 1 (SF-1) DISTRICT

(A) *Purpose*. The Single-Family 1 (SF-1) District is the proper zoning classification for larger, single-family lots that are a minimum of one (1) acre in size or clustered developments that have a gross density of one (1) dwelling unit per acre. Cluster developments should conserve open space, floodplains, tree groupings, natural slopes and wildlife habitats to achieve the desired density. The Single-Family 1 (SF-1) District is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit. These developments are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area. These developments should provide access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family 1 (SF-1) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Single-Family 1 (SF-1) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.06: SINGLE-FAMILY 16 (SF-16) DISTRICT

(A) *Purpose*. The Single-Family 16 (SF-16) District is the proper zoning classification for larger lot, single-family developments. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family 16 (SF-16) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Single-Family 16 (SF-16) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.07: SINGLE-FAMILY 10 (SF-10) DISTRICT

(A) *Purpose*. The Single-Family 10 (SF-10) District is the proper zoning classification for the majority of the City's existing single-family residential development, and is the appropriate zoning classification for single-family developments with medium sized lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family 10 (SF-10) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Single-Family 10 (SF-10) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.08: SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT

(A) *Purpose*. The Single-Family 8.4 (SF-8.4) District is the proper zoning classification for areas of undeveloped land remaining in the City deemed appropriate for medium sized, single-family lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family 8.4 (SF-8.4) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Single-Family 8.4 (SF-8.4) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.09: SINGLE-FAMILY 7 (SF-7) DISTRICT

(A) *Purpose*. The Single-Family 7 (SF-7) District is the proper zoning classification for single-family developments with smaller lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas adjacent to low intensity non-residential land uses, in and around the Old Town Rockwall (OTR) Historic District, and/or where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family 7 (SF-7) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Single-Family 7 (SF-7) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.10: ZERO LOT LINE (ZL-5) DISTRICT

(A) *Purpose*. The Zero Lot Line (ZL-5) District is the proper zoning classification for medium-density residential developments that are on separate lots (*i.e. single-family*), and are typically owner occupied. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, adjacent to low intensity non-residential land uses, and/or where they will serve as a logical transition from higher to lower density residential zoning districts. These developments have increased requirements for public roadways, water, wastewater, and drainage due to their density.

(B) *Permitted Uses*. All land uses permitted within the Zero Lot Line (ZL-5) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Zero Lot Line (ZL-5) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.11: TWO-FAMILY (2F) DISTRICT

(A) *Purpose*. The Two-Family (2F) District is the proper zoning classification for medium-density, duplex developments (*i.e. two [2] dwelling units per lot*). This zoning district accommodates low to medium-density developments and allows public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, but may be located directly adjacent to low intensity non-residential land uses. These areas are also located where they will serve as a logical transition from higher to lower density residential zoning districts. These developments have increased requirements for public roadways, water, wastewater, drainage, open space and fire protection due to their density.

(B) *Permitted Uses*. All land uses permitted within the Two-Family (2F) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Two-Family (2F) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.12: MULTI-FAMILY 14 (MF-14) DISTRICT

(A) *Purpose*. The Multi-Family 14 (MF-14) District is the proper zoning classification for higher density developments. This zoning district should be located within 1,200-feet of retail and other services, and should not contain more than 500-units within one (1) mile of another multi-family development. These standards are intended to create a strong market for multi-family units, and provide for the ongoing reinvestment in these types developments while helping to ensure that inappropriate concentrations of higher density residential developments are not created. The downtown area shall be exempted from the spacing requirements.

The Multi-Family 14 (MF-14) District allows high density developments that are extremely amenitized, and that necessitate additional requirements for public roadways, water, wastewater, drainage, open space and fire protection. These types of developments should not run traffic through single-family neighborhoods, and should be located close to an arterial or collector street that is capable of carrying the additional traffic.

(B) *Permitted Uses*. All land uses permitted within the Multi-Family 14 (MF-14) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Multi-Family 14 (MF-14) District shall conform to Subsection 4.01, *General Commercial District Standards*, and the related standards listed within Subsection 7.02, *Multi-Family District Development Standards*.

SECTION 4: COMMERCIAL DISTRICTS

SUBSECTION 4.01: GENERAL COMMERCIAL DISTRICT STANDARDS

All commercial development shall conform to the following standards:

(A) *Construction Standards.*

(1) *Roof Design Standards*. All structures shall have the option of being constructed with either a pitched (*minimum of a 6:12 roof pitch*), parapet, or mansard roof system as long as the roof system is enclosed on all sides. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane-type roofs that are visible from adjacent properties or public right-of-way shall be prohibited. Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.

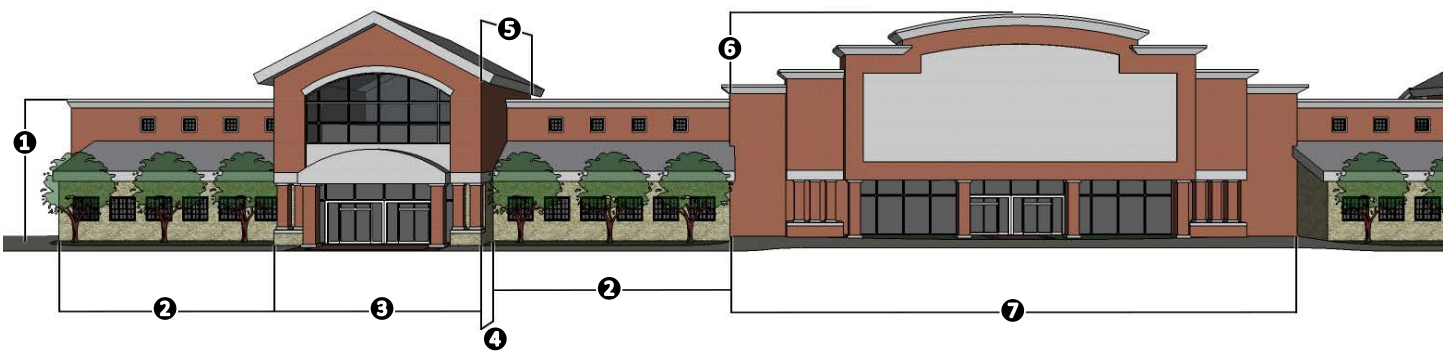
(B) *Maximum Building Height.*

(1) *Setback Exceptions for Building Height in Commercial Districts*. All structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Subsection 7.03, *Non-Residential District Development Standards*; however, the following features may be constructed 12-feet higher than the maximum height requirement if they [*1*] are not more than 33% of the total roof area, and [*2*] are setback from the edge of the roof a minimum of two (2) feet for every one (1) foot that the feature extends above the surface of the roof:

(a) Chimneys, Church Spires, Elevator Shafts, and similar appendages not intended as places of occupancy and/or storage.
(b) Flag Poles.
(c) Solar Collectors and/or Similar Equipment, Fixtures, and Devices.

(C) *Building Articulation.*

(1) *Primary Building Façades.* A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings shall meet the following standards for articulation on primary building façades:



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.

❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).

❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary entryway or projecting architectural element shall be 25% of the wall length *(i.e. 25% x* ❷ ≤ ❸).

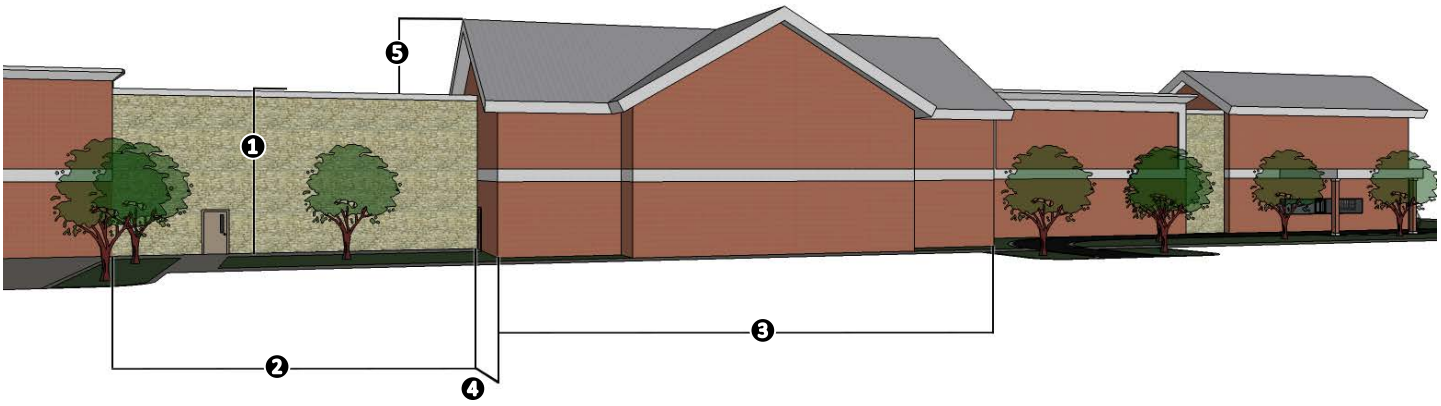
❹: *Wall Projection*. The minimum wall projection for a primary and/or secondary entryway/architectural element shall be 25% of the wall height (*i.e. 25% x* ❶ ≤ ❹).

❺: *Primary and/or Secondary Entryway/Architectural Element Width*. The minimum width of the primary and/or secondary entryway/architectural element shall extend for twice the required wall projection (*i.e. 2 x* ❹ ≥ ❺).

❻: *Projection Height*. The primary and secondary entryways/architectural element shall extend a minimum of 25% of the wall height above the top of the wall (*i.e. 25% x* ❶ ≤ ❻).

❼: *Primary Entryway/Architectural Element Length*. The primary entryway/architectural element shall meet all of the same projections as the secondary entryway/architectural element, but shall extend for a minimum of twice the length of the secondary element (*i.e. 2 x* ❸ ≥ ❼).

(2) *Secondary Building Façade.* A secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings shall meet the following standards for articulation on secondary building façades:



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.

❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).

❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary entryway or projecting architectural element shall be 15% of the wall length *(i.e. 15% x* ❷ ≤ ❸).

❹: *Secondary Entryway/Architectural Element Width*. The minimum wall projection for a secondary entryway/architectural element shall be 15% of the wall height (*i.e. 15% x* ❶ ≤ ❹).

❺: *Projection Height*. The secondary entryway/architectural element shall extend a minimum of 15% of the wall height above the top of the wall (*i.e. 15% x* ❶ ≤ ❺).

(D) *Open Space Guidelines.* Commercial land uses should be designed to be integrated with adjacent land uses, as opposed to separating land uses using physical barriers or screening walls (*unless necessary*). This should be achieved by making commercial developments pedestrian-oriented and easily accessible to adjacent developments through the use of natural buffers, open space and trails. This involves creating trails that connect commercial and residential developments, using landscape buffers that incorporate berms and landscaping to separate residential and non-residential land uses, and utilizing building design to create compatibility with surrounding land uses.

(E) *Commercial Buildings 25,000 SF or Greater.*

(1) *Applicability.* These criteria shall apply to new retail/commercial building construction in all commercial zoning districts. This criteria shall not be applied to the use, re-use, modification or consolidation of existing retail and/or commercial space developed on or before April 2, 2001, or to the expansion of retail space in existence on or before April 2, 2001, that is being expanded by less than ten (10%) percent of the existing floor area.

(2) *Loading Docks.* Loading docks shall not be oriented towards a residential zoning district or residentially used property. Where loading areas are located parallel to a residential zoning district or residentially used property, they must be screened by an architecturally integrated masonry screening wall that is a minimum 14-foot in height and that runs the entire length of the loading space. As an alternative, the Planning and Zoning Commission may approve the use of a berm in conjunction with landscape screening standards detailed in Subsection 5.02, *Landscape Screening*, of Article VIII, *Landscape and Fence Standards*, if it is determined that this screening method will [*1*] provide a suitable substitute to a masonry wall, and [*2*] if the screening method will completely screen the proposed loading docks.

(3) *On-Site Circulation Guidelines*.

(a) On-site circulation standards should try to minimize the conflict between pedestrians and vehicles by placing driveways and service areas in locations that reduce the chance of interrupting on-site vehicle movement.
(b) Buildings should be placed in a manner that screens the drive-through lane and creates pedestrian pathways and spaces.
(c) In order to maintain on-site circulation, each drive-through lane is to be separate from pump islands and from routes necessary for entering and exiting the property.

(4) *Residential Adjacency Standards*. Where the property immediately abuts a residential zoning district or residentially used property -- *unless separated by an M4D (major collector, four [4] lane, divided roadway) or larger thoroughfare* -- a minimum 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF in area, a minimum of a 50-foot wide landscaped buffer for buildings with a building footprint of 50,000 SF or greater. This shall be in place of the buffer required by Subsection 5.02, *Landscape Screening Standards*, of Article VIII, *Landscape and Fence Standards*. The landscaped buffer must include a combination of berm and evergreen shrubs in addition to the requirements of Subsection 5.02, *Landscape Screening Standards*, of Article VIII, *Landscape and Fence Standards*. Planting may be grouped if approved by the Planning and Zoning Commission.

(5) *Outside Storage*. Open storage areas shall be connected to the building and screened with a wall that is constructed of the same building materials as the remainder of the primary structure.

(6) *Adaptive Reuse Standards*. For those buildings over 80,000 SF in area, the applicant must demonstrate that the building can be subdivided in a reasonable manner by submitting a plan indicating potential entrances and exits and loading areas for multiple tenants. This plan will need to be submitted at the time of site plan.

(E) *Exceptions.* The Planning and Zoning Commission may consider exceptions to the *General Commercial District Standards* pending a recommendation from the Architectural Review Board (ARB), and in accordance with Section 9.01, *Exceptions to the General Standards*, of Article XI, *Development Applications and Review Procedures*.

(Ord. No. 14-52, § 1, 12-1-2014)

SUBSECTION 4.02: RESIDENTIAL-OFFICE (RO) DISTRICT

(A) *Purpose*. The Residential-Office (RO) District is a zoning district intended to recognize the existence of older residential areas of the city, where larger houses have been or can be converted from single-family and multi-family residences to low-intensity office uses in order to extend the economic life of

these structures, and to allow the owners to justify the expenditures for repairs and modernization. The intent of this district is to allow for low intensity office development providing professional, medical and other office services and limited retail businesses to residents in adjacent neighborhoods. The Residential-Office (RO) District shall have principle access to major or secondary thoroughfares, and may serve as an area of transition between residential and high-intensity, non-residential uses or busy arterial thoroughfares.

(B) *Permitted Uses*. All land uses permitted within the Residential-Office (RO) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Residential-Office (RO) District shall conform to Subsection 4.01, *General Commercial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

SUBSECTION 4.03: NEIGHBORHOOD SERVICES (NS) DISTRICT

(A) *Purpose*. The Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the *day-to-day* retail and personal service needs of residents. The Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. The average site is from one-half (½) acre to a maximum of two (2) acres. Since these sites are typically small and surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods. These convenience centers should be constructed to a residential scale, and be visually and dimensionally compatible to adjacent residential developments. The Neighborhood Services (NS) District should not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary.

(B) *Permitted Uses*. All land uses permitted within the Neighborhood Services (NS) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Neighborhood Services (NS) District shall conform to Subsection 4.01, *General Commercial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

SUBSECTION 4.04: GENERAL RETAIL (GR) DISTRICT

(A) *Purpose.* The General Retail (GR) District is a zoning district intended to provide limited retail and service uses for one (1) or more neighborhoods. The land uses specified in this district include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does ***not*** include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and/or warehouses with high volumes of commercial truck traffic. The General Retail (GR) District is not a major commercial/retail district, and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors. There are restrictions on access to prevent traffic congestion or an adverse effect on major thoroughfares adjacent to residential areas. Areas should not be zoned General Retail (GR) District unless they are located on or close to an arterial or major collector that is capable of carrying increased traffic. Since the General Retail (GR) District will be located close to residential areas, the development standards are stringent and require high standards of development similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts.

(B) *Permitted Uses.* All land uses permitted within the General Retail (GR) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a General Retail (GR) District shall conform to Subsection 4.01, *General Commercial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

SUBSECTION 4.05: COMMERCIAL (C) DISTRICT

(A) *Purpose*. The Commercial (C) District is the proper zoning classification for most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity with some special provisions for wholesale land uses. This district mostly excludes land uses that are not compatible with retail shopping (*e.g. lumberyards, contractor yards, warehousing, or other land uses with high volumes of truck traffic and low volumes of retail traffic*). The noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods require adequate buffering and mitigating factors when locating adjacent to residential areas. Areas should not be zoned to Commercial (C) District unless they are located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by land uses in this district. In addition, these areas may require increased water, fire protection, wastewater and drainage capacity. The Commercial (C) District is a general business zone, and is intended to service most commercial land uses, with the exception of land uses that would fall into the Heavy Commercial (HC) District. Since the Commercial (C) District is general in nature, the development standards are less stringent and do not require as high of standards of development as the Residential-Office (RO), Neighborhood Services (NS) and General Retail (GR) Districts.

(B) *Permitted Uses*. All land uses permitted within the Commercial (C) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Commercial (C) District shall conform to Subsection 4.01, *General Commercial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

(D) *Special District Requirements.*

(1) *Business Operations and Storage*. All business operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as stipulated in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. This excludes off-street parking and loading, incidental display of retail items for sale, retail outlets where gasoline products are sold and drive-in businesses.

SUBSECTION 4.06: HEAVY COMMERCIAL (HC) DISTRICT

(A) *Purpose*. The Heavy Commercial (HC) District is the proper zoning classification for commercial establishments that may involve uses that would not be suitable in the other commercial zoning districts. Included in this district are commercial uses that involve large volumes of commercial truck traffic, outside operations, outside storage of materials and equipment, excessive noise from heavy service operations, and/or any other possibly adverse operations. The Heavy Commercial (HC) District is commercial in nature, but has some aspects that are similar to industrial land uses. The zoning district allows noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful if directly adjacent to residential areas, and will require adequate buffering and other mitigating factors if such an adjacency exists. Areas should not be zoned to Heavy Commercial (HC) District unless they are located on or close to an arterial that is capable of carrying large volumes of commercial truck traffic. Businesses locating in the Heavy Commercial (HC) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property, and that streets in and adjacent to this district are of a size and strength to accommodate commercial truck traffic.

(B) *Permitted Uses*. All land uses permitted within the Heavy Commercial (HC) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Commercial (C) District shall conform to Subsection 4.01, *General Commercial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

(D) *Special District Requirements.*

(1) *Outside Storage*.

(a) All outside storage shall be placed behind the front facade of the main structure. This does not apply to uses that allow incidental display, in which case only the amount of goods necessary for display purposes shall be exempt from this requirement.
(b) All outside storage shall be screened from streets and public areas in accordance with the requirements of Subsection 1.05, *Screening Standards*.

SUBSECTION 4.07: DOWNTOWN (DT) DISTRICT

Subsection 4.07, *Downtown (DT) District*, is omitted from this ordinance change, but is retained in its entirety.

SECTION 5: INDUSTRIAL DISTRICTS

SUBSECTION 5.01: GENERAL INDUSTRIAL DISTRICT STANDARDS

All industrial development shall conform to the following standards:

(A) *Construction Standards.*

(1) *Roof Design Standards*. All structures shall have the option of being constructed with either a pitched (*minimum of a 6:12 roof pitch*), parapet, or mansard roof system as long as the roof system is enclosed on all sides. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane-type roofs that are visible from adjacent properties or public right-of-way shall be prohibited. Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.

(B) *Maximum Building Height.*

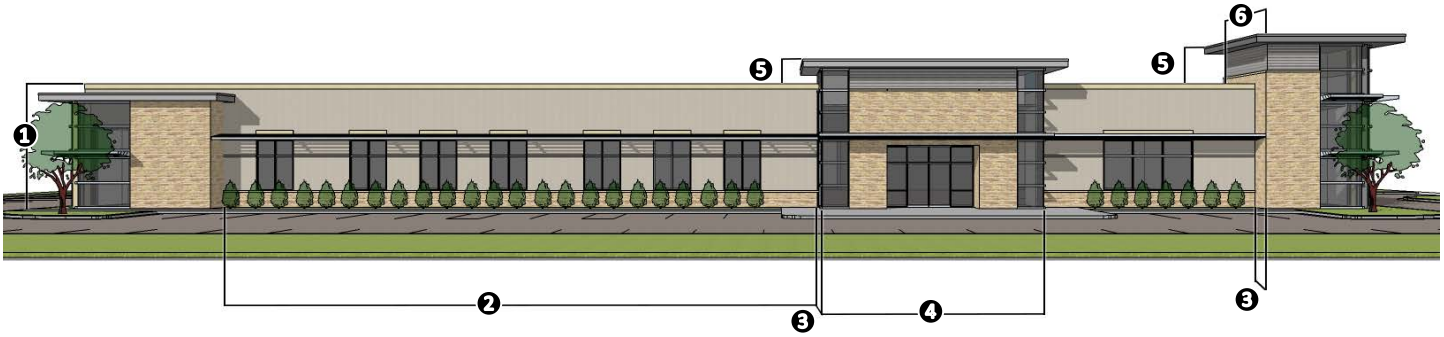
(1) *Setback Exceptions for Building Height in Industrial Districts*. All structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03, *Non-Residential District Development Standards*; however, the following features may be constructed 12-feet higher than the maximum height requirement if they [*1*] are not more than 33% of the total roof area, and [*2*] are setback from the edge of the roof a minimum of two (2) feet for every one (1) foot that the feature extends above the surface of the roof:

(a) Chimneys, Church Spires, Elevator Shafts, and similar appendages not intended as places of occupancy and/or storage.
(b) Flag Poles.
(c) Solar Collectors and/or Similar Equipment, Fixtures, and Devices.

(C) *Building Articulation.*

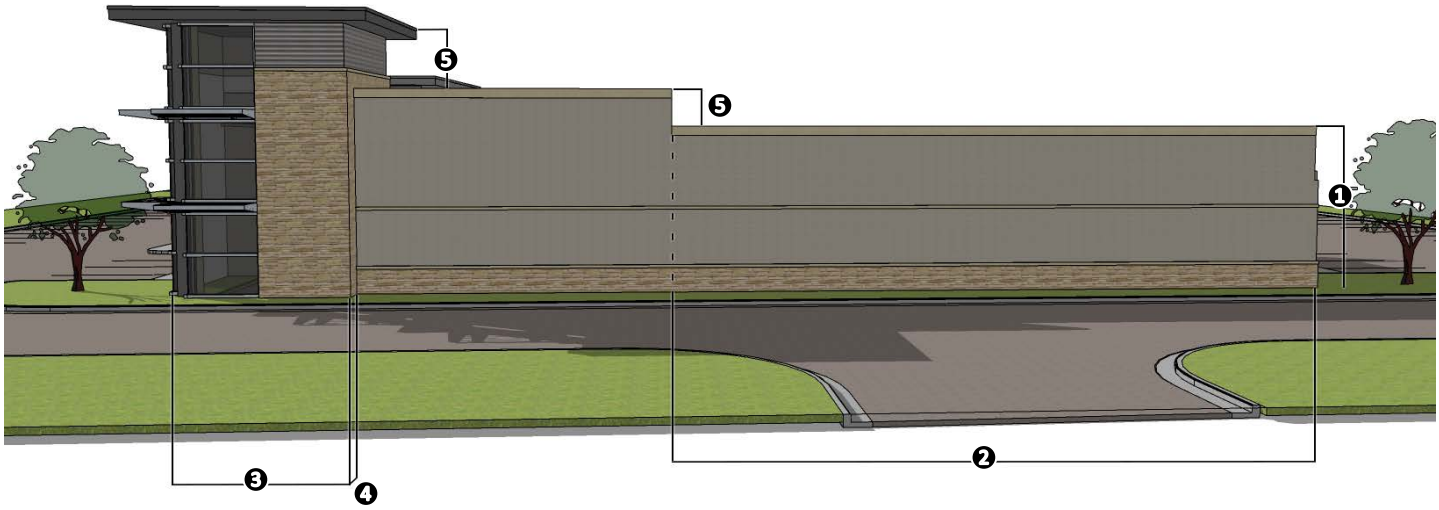
(1) *Primary Building Façades.* A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green

space, public/private park, and/or a residential zoning district or residentially used property. All industrial buildings shall meet the following standards for articulation on primary building façades:



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed four (4) times the wall height (*i.e. 4 x* ❶ ≥ ❷).
❸: *Wall Projection*. The minimum wall projection for an entryway/architectural element shall be 25% of the wall height (*i.e. 25% x* ❶ ≤ ❸).
❹: *Entryway/Architectural Element Length*. The minimum entryway/architectural element length shall be 33% of the wall height (*i.e. 33% x* ❷ ≥ ❹).
❺: *Projection Height*. The entryways/architectural elements shall extend a minimum of 25% of the wall height above the top of the wall (*i.e. 25% x* ❶ ≤ ❺).
❻: *Entryway/Architectural Element Width*. The minimum width of the entryway/architectural element shall extend for twice the required wall projection (*i.e. 2 x* ❸ ≥ ❻).

(2) Secondary Building Façade. A secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residentially zoned district or residentially used property. All industrial buildings shall meet the following standards for articulation on secondary building façades:



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).
❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary entryway or projecting architectural element shall be 15% of the wall length *(i.e. 15% x* ❷ ≤ ❸).
❹: *Secondary Entryway/Architectural Element Width*. The minimum wall projection for a secondary

entryway/architectural element shall be 15% of the wall height (*i.e. 15% x* ❶ ≤ ❹).

❺: *Projection Height*. The secondary entryways/architectural elements shall extend a minimum of 15% of the wall height above the top of the wall (*i.e. 15% x* ❶ ≤ ❺).

(D) *Open Space Guidelines*. Industrial land uses should be designed to be integrated with adjacent land uses, as opposed to separating land uses using physical barriers or screening walls (*unless necessary*). This should be achieved by making industrial developments pedestrian-oriented and easily accessible to adjacent developments through the use of natural buffers, open space and trails. This involves creating trails that connect commercial and residential developments, using landscape buffers that incorporate berms and landscaping to separate residential and non-residential land uses, and utilizing building design to create compatibility with surrounding land uses.

(E) *Exceptions.* The Planning and Zoning Commission may consider exceptions to the *General Industrial District Standards* pending a recommendation from the Architectural Review Board (ARB), and in accordance with Section 9.01, *Exceptions to the General Standards*, of Article XI, *Development Applications and Review Procedures*.

SUBSECTION 5.02: LIGHT INDUSTRIAL (LI) DISTRICT

(A) *Purpose*. The Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses. With the exception of hazardous materials/manufacturing, this zone allows the same uses as the Heavy Industrial (HI) District. Limitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities. The Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building, and any activities conducted outside should be screened and buffered to ensure no external effects (*e.g. excessive noise or odor*) extend beyond the property lines. The locations for these types of industrial land uses are typically a minimum of two (2) acres and average of five (5) to ten (10) acres. These types of development also incorporate open space and significant amounts of land dedicated to landscaping.

Since this zoning district accommodates limited industrial activities that require substantial screening and buffering requirements, the Light Industrial (LI) District is a suitable zoning designation for high visibility locations (*e.g. IH-30 and SH-276*) or within a reasonable distance of residential areas as long as they are separated by an appropriate amount of open space. Residential uses should be discouraged from locating directly adjacent to or near the Light Industrial (LI) District to protect these types of businesses from excessive complaints about performance standards. Areas should not be zoned to Light Industrial (LI) District unless they are located on or close to an arterial capable of carrying commercial truck traffic. In industrial parks, internal streets should be of a size and strength to accommodate commercial truck traffic. Businesses locating in the Light Industrial (LI) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property.

(B) *Permitted Uses*. All land uses permitted within the Light Industrial (LI) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Light Industrial (LI) District shall conform to Subsection 4.01, *General Industrial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

(D) *Special District Requirements.*

(1) *Manufacturing Operations and Storage*. All business and manufacturing operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as listed in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

SUBSECTION 5.03: HEAVY INDUSTRIAL (HI) DISTRICT

(A) *Purpose*. The City of Rockwall recognizes that some industrial uses cannot be conducted within a totally enclosed building, are not visually attractive, may involve hazardous materials, and could have adverse impacts to adjacent land uses due to noise, odor, pollution, and truck traffic. The Heavy Industrial (HI) District is intended to provide adequate space and site diversification for these types of developments. The development standards in the Heavy Industrial (HI) District are minimal, and allow both large and small industrial uses either on separate small lots or as part of a larger industrial park. Some screening is required, but because of the potential for hazardous or possibly adverse uses, this district should not be located close to residential areas of any type. Areas should not be zoned Heavy Industrial (HI) District unless they are located on or close to an arterial roadway capable of carrying commercial truck traffic. Internal streets in the Heavy Industrial (HI) District should be of a size and strength to accommodate commercial truck traffic. Businesses locating in the Heavy Industrial (HI) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property.

(B) *Permitted Uses*. All land uses permitted within the Heavy Industrial (HI) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Heavy Industrial (HI) District shall conform to Subsection 4.01, *General Industrial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

SECTION 6: OVERLAY DISTRICTS

SUBSECTION 6.01: OVERLAY DISTRICTS

Overlay districts are applied to land that has a traditional zoning district designation already applied to it. It establishes additional uses and standards, which may be either more or less restrictive than the underlying zoning district. The overlay district governs in all cases where it sets out a particular use or standard that conflicts with other sections of this Unified Development Code (UDC). In cases where the overlay district does not specifically address a standard or requirement, the underlying zoning district will govern.

SUBSECTION 6.02: GENERAL OVERLAY DISTRICT STANDARDS

(A) *Applicability*. The *General Overlay District Standards* shall be applied to the following overlay districts:

- ☑ IH-30 Overlay (IH-30 OV) District
- ☑ SH-205 Overlay (SH-205 OV) District
- ☑ Scenic Overlay (SOV) District
- ☑ SH-66 Overlay (SH-66 OV) District
- ☑ SH-205 By-Pass Overlay (SH-205 BY OV) District
- ☑ North SH-205 Overlay (N. SH-205 OV) District
- ☑ East SH-66 Overlay (E. SH-66 OV) District
- ☑ FM-549 Overlay (FM-549 OV) District
- ☑ SH-276 Overlay (SH-276 OV) District

All other overlay district standards are detailed in Sections 6.03 – 6.15.

(B) *Special Use Standards.* Development within the Scenic Overlay (SOV) District and the SH-66 Overlay (SH-66 OV) District shall comply with the *Land Use Schedule* contained in Article IV, *Permissible Uses*, of this Unified Development Code (UDC); however, the following land uses may be considered on a case-by-case basis through a Specific Use Permit:

a. Retail Store with Gasoline Sales (*Any Amount of Dispensers or Vehicles*)
b. Car Wash (*Any Type*)

c. Structures Over 36-Feet in Height

(C) *Architectural Standards.*

(1) *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials -- excluding doors and windows* -- as defined below.

(a) *Primary Materials*. *Primary Materials* shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:

(1) *Stone.* A minimum of 20% natural or quarried stone is required on all building façades; however, the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building. In making this determination, both the Architectural Review Board (ARB) and the Planning and Zoning Commission should consider the shape, texture, size, quality and warranty of the product being proposed.

(2) *Cementitious Materials.* The use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.

(3) *Accent Brick and Stone.* Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of primary brick or stone materials in an elevation.

(b) *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*) cast stone, cultured stone or other materials identified by the Director of Planning and Zoning or his/her designee.

(2) *Roof Design Standards*. All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane-type roofs that are visible from adjacent public right-of-way shall be prohibited.

(3) *Mechanical Equipment Screening*. All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

(a) Screening of rooftop mechanical equipment and/or other rooftop appurtenances shall be accomplished by either the construction of [*1*] a roof system described in the *Roof Design Standards* above, or [*2*] an architectural feature that is integral to the building's design and ensures that such rooftop mechanical equipment is not visible from any direction. Fencing or the enclosing of individual mechanical units shall not be permitted.

(b) All rooftop mechanical equipment or architectural features shall be shown on the required building elevations and submitted along with the site plan for review by City Staff, the Architectural Review Board (ARB), and the Planning and Zoning Commission.

(4) *Required Architectural Elements.* All buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements, buildings over 50,000 SF shall include a minimum of six (6) architectural elements, and buildings over 100,000 SF shall include a minimum of seven (7) architectural elements. The accepted architectural elements for all buildings are as follows:

- ☑ Canopies, Awnings, or Porticos
- ☑ Recesses/Projections
- ☑ Arcades
- ☑ Peaked Roof Forms
- ☑ Arches
- ☑ Outdoor Patios
- ☑ Display Windows
- ☑ Architectural Details (*e.g. Tile Work and Moldings*) Integrated into the Building's Facade
- ☑ Articulated Ground Floor Levels or Bases
- ☑ Articulated Cornice Line
- ☑ Integrated Planters or Wing Walls that Incorporate Landscape and Sitting Areas
- ☑ Offsets, Reveals or Projecting Rib Expressing Architectural or Structural Bays
- ☑ Varied Roof Heights

NOTE: Other architectural features maybe approved by the Director of Planning and Zoning or his/her designee.

(5) *Four (4) Sided Architecture.* All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building.

(6) *Windows.* The color of all windows shall be reviewed by the Architectural Review Board (ARB), and shall have a maximum visible exterior reflectivity of 20%.

(7) *Office Parks, Shopping Centers and Mixed Use Centers.* All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. Staff may require a conceptual façade plan and/or sample boards for these types of developments to ensure consistency and compatibility for all buildings within a proposed development. Conceptual façade plans will be used only to ensure compliance to the minimum standards.

(8) *Corporate Identity.* A company's building corporate identity that conflicts with the *General Overlay District Standards* shall be reviewed *case-by-case* basis as a variance in accordance with the requirements of Subsection 9.02, *Variances to the General Overlay District Standards*, of Article XI, *Development Applications and Review Procedures*.

(D) *Site Design Guidelines and Standards.*

(1) *Building Setbacks*. The building setbacks adjacent to the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) shall be as follows:

(1) Scenic Overlay (SOV) District: 15-feet
(2) SH-66 Overlay (SH-66 OV) District: 15-feet
(3) IH-30 Overlay (IH-30 OV) District: 25-feet
(4) SH-205 Overlay (SH-205 OV) District: 25-feet
(5) North SH-205 Overlay (N. SH-205 OV) District: 25-feet
(6) SH-205 By-Pass Overlay (SH-205 BY OV) District:

- ☑ Residential Land Uses: *See Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District*

- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(7) East SH-66 Overlay (E. SH-66 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(8) FM-549 Overlay (FM-549 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(9) SH-276 Overlay (SH-276 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

All other building setback regulations shall be the same as set forth in the underlying zoning district.

(2) *Parking Restrictions*. No more than one (1) full row of parking (*i.e. two rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*).

(3) *Access/Ingress/Egress*. In an effort to minimize potential vehicular and pedestrian conflicts, special attention must be given to the location of median breaks along major thoroughfares, the number and location of driveways providing ingress/egress, the design of driveways providing ingress/egress in relation to the parking areas and sight/visibility distances. Taking this into consideration it is important to review all site plans for the following guidelines:

a. Driveways should be spaced a minimum of 100-feet from the intersection of any major thoroughfare.
b. The ingress/egress driveways shall have a minimum radius of 30-feet;
c. Driveways should maintain an appropriate visibility triangle at ingress/egress driveways.
d. Main entrances should generally be located at median breaks that provide left turn access into the site.
e. Main entrances should connect to a *straightaway* aisle that does not dead end or require an immediate turn to approach the main building.
f. Aisles intersecting with entrance drives should be spaced at a minimum of 20-feet from the property line to provide for smooth turning movements.

(4) *Cross Access*. *Cross Access Easements* may be required by the Planning and Zoning Commission at the time of site plan approval to ensure access to future median breaks and to reduce the number of curb cuts needed along roadways.

(5) *Shared Parking.* In all office parks, shopping centers and mixed-use centers cross access and shared parking agreements may be required by the City Council along with final plat approval.

(6) *Loading and Service Areas*. All loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*), additional screening of the loading and service area may be required by the Architectural Review Board (ARB) and Planning and Zoning Commission. A minimum of a ten (10) foot masonry screening wall shall be required to screen the view of loading docks and loading spaces intended

for tractor/semi-trailer delivery from any public right-of-way. This ten (10) foot masonry screening wall must screen the entire loading dock or loading space. Screening materials shall utilize similar masonry materials as the front façade of the primary building. The accommodation of adequate access for service delivery trucks shall be evaluated to determine the extent of screening required.

(7) *Trash/Recycling Receptacles and Dumpster Enclosures*. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building.

(8) *Play Structures*. Play structures shall not be placed between the primary building façade and a public right-of-way.

(9) *Plan Review*. In addition to the other processes and factors established by this Unified Development Code (UDC), all concept plans, development plans and site plans for property situated within an established overlay district shall be reviewed for the following:

(a) The conformance of the proposed site plan to the site design guidelines and standards.
(b) The conformance of the proposed landscape plan to the intent of the landscaping and screening requirements.
(c) The conformance of the building elevations to the intent of the architectural standards.
(d) The provision of sufficient cross access and circulation on the site plan.
(e) The provision of sufficient visibility triangles to avoid congestion at ingress/egress driveways.

(E) *Landscape Standards*.

(1) *Landscape Buffers*. The minimum landscape buffer adjacent to *Primary Roadways* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) [*outside of and beyond any required right-of-way dedication*] shall be as follows:

(1) Scenic Overlay (SOV) District: 20-feet
(2) SH-66 Overlay (SH-66 OV) District: 20-feet
(3) IH-30 Overlay (IH-30 OV) District: 20-feet
(4) SH-205 Overlay (SH-205 OV) District: 20-feet
(5) North SH-205 Overlay (N. SH-205 OV) District: 20-feet
(6) SH-205 By-Pass Overlay (SH-205 BY OV) District:

- ☑ Residential Land Uses: 50-feet
- ☑ Retail/Commercial Land Uses: 25-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(7) East SH-66 Overlay (E. SH-66 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(8) FM-549 Overlay (FM-549 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(9) SH-276 Overlay (SH-276 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

All landscape buffers shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the *Primary Roadway*. In the E. SH-66 Overlay (E SH-66 OV), FM-549 Overlay (FM-549 OV), and SH-205 By-Pass Overlay (SH-205 BY OV) Districts the required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the *Primary Roadway*.

(2) *Plant Material Sizes and Selection*. All canopy trees, accent trees, shrubs and ground cover proposed to be planted in any overlay district shall be in conformance to the tables depicted in Appendix F, *Landscaping Guidelines and Requirements*, of this Unified Development Code (UDC) and shall be subject to the following sizes:

a. *Canopy Trees* shall be a minimum of four (4) caliper inches at DBH.
b. *Accent Trees* shall be a minimum of four (4) feet in total height.
c. *Deciduous Shrubs* shall be a minimum of five (5) gallons in size.
d. *Evergreen Shrubs* shall be a minimum of five (5) gallons in size.

(3) *Erosion Control/Retaining Walls.* Any slope embankments or retaining walls within the public right-of-way or within the required landscape buffer must be terraced every four (4) feet in height (maximum) with a minimum of a two (2) foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material, which matches the masonry materials used on the primary structure. The planting area must incorporate shrubs, ground cover and grasses.

(F) *Signs.* All signage requirements and variances to these requirements shall conform to Chapter 32, *Signs*, of the Municipal Code of Ordinances; however, approval of any variance to the sign standards for property situated within an established overlay district shall require approval by the City Council by a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

(G) *Lighting Standards.* No light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district with the exception of the IH-30 Overlay (IH-30 OV) District, which shall be limited to a maximum height of 30-feet.

(H) *Utility Placement.* All overhead utilities within any overlay district shall be placed underground.

(I) *Residential Standards.* No screening walls shall be erected adjacent to the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) in conjunction with any residential development. In addition, *eyebrow drives* with clusters of lots (*i.e. 5 – 12 homes*) shall be utilized along the *Primary Roadway* for residential developments. In lieu of *eyebrow drives,* a 50-foot landscape buffer may be utilized as an alternative. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer. For residential developments within the SH-205 By-Pass Overlay (SH-205 BY OV) District, see *Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District*.

SUBSECTION 6.03: HISTORIC OVERLAY (HO) DISTRICT

Subsection 6.03, *Historic Overlay (HO) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.04: NORTH GOLIAD CORRIDOR OVERLAY (NGC OV) DISTRICT

Subsection 6.04, *North Goliad Corridor Overlay (NGC OV) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

Subsection 6.05, *Southside Residential Neighborhood Overlay (SRO) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

(A) *Purpose.* The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and Boundaries.* The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

(A) *Purpose.* The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and Boundaries.* The SH-205 Overlay (SH-205 OV) District includes the entirety of all properties which adjoin or are located within 200-feet of the future right-of-way of SH-205. The SH-205 Overlay (SH-205 OV) District spans north to south along SH-205 from the intersection point of SH-205 and FM 740, south to the southern city limits (*approximately 2,800-feet south of FM-1139*). The standards and regulations set forth in the SH-205 Overlay (SH-205 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-205 Overlay (SH-205 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.08: SCENIC OVERLAY (SRO) DISTRICT

(A) *Purpose.* The Scenic Overlay (SOV) District is a specialized overlay district along FM-740 which has been identified in the Comprehensive Plan as a scenic thoroughfare. The identified scenic aspects of

FM-740 include views of the lake, existing natural topography, and existing natural landscaping. The district has been established to protect scenic or historic qualities through the use of additional development criteria and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along major thoroughfares; however, these uses may be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB).

(B) *Application and Boundaries.* The Scenic Overlay (SOV) District shall apply to all property located within the established boundary along FM-740 (*as set forth in Ordinance No. 87-64*). Property that has been zoned, platted and site planned at the time of adoption of the ordinance, from which this section is derived, shall be exempted from the provisions of this section unless and until an application for zoning, platting, or site planning is re-submitted on the property. All property developed within the Scenic Overlay (SOV) District must meet both the terms and requirements of the underlying zoning classification applicable to the property and the provisions set forth in the Scenic Overlay (SOV) District. The most restrictive requirement applicable to the property shall apply.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the Scenic Overlay (SOV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.09: SH-66 OVERLAY (SH-66 OV) DISTRICT

(A) *Purpose.* The SH-66 Overlay (SH-66 OV) District is a specialized overlay district along SH-66 and Washington Street between Lake Ray Hubbard and SH-205, which has been identified as one of the important entry points into the City of Rockwall. The identified important scenic aspects of this corridor include views of the lake, existing natural topography, and existing natural landscaping adjacent to residential neighborhoods. The district has been established to protect scenic or historic qualities through the use of additional development criteria, and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along major thoroughfares; however, these uses may be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB).

(B) *Application and Boundaries.* The SH-66 Overlay (SH-66 OV) District shall apply to all property located within the established boundary along SH-66 and Washington Street, between Lake Ray Hubbard and SH-205 (*as set forth in Ordinance No. 01-18*). Property that has been zoned, platted and site planned at the time of adoption of the ordinance, from which this section is derived, shall be exempted from the provisions of this section unless an application for zoning, platting, or site planning is resubmitted on the property. All property developed within the SH-66 Overlay (SH-66 OV) District must meet both the terms and requirements of the underlying zoning classification applicable to the property and the provisions set forth in the SH-66 Overlay (SH-66 OV) District. The most restrictive requirement applicable to the property shall apply.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-66 Overlay (SH-66 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.10: SH-205 BY-PASS OVERLAY (SH-205 BY OV) DISTRICT

(A) *Purpose.* The intent of the SH-205 By-Pass Overlay (SH-205 BY OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility and plan review shall be conducted through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family uses only. All other residential uses shall be excluded from these standards except as otherwise stated.

(B) *Application and Boundaries.* The SH-205 By-Pass Overlay (SH-205 BY OV) District includes the entirety of all properties which adjoin or are located within 500 feet of the current and future right-of-way of John King Boulevard. The SH-205 By-Pass Overlay (SH-205 BY OV) District ~~Zone~~ extends along the current and future right-of-way of John King Boulevard. to the existing city limits. The standards and regulations set forth in the SH-205 By-Pass Overlay (SH-205 BY OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-205 By-Pass Overlay (SH-205 BY OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

(D) *Special District Requirements*.

(1) *Residential Frontage Requirements*. To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:

a. *Increased Landscape Buffer*. A minimum of a 100-foot landscape buffer maybe substituted for the required landscape buffer as depicted in *Design Alternative #1*.

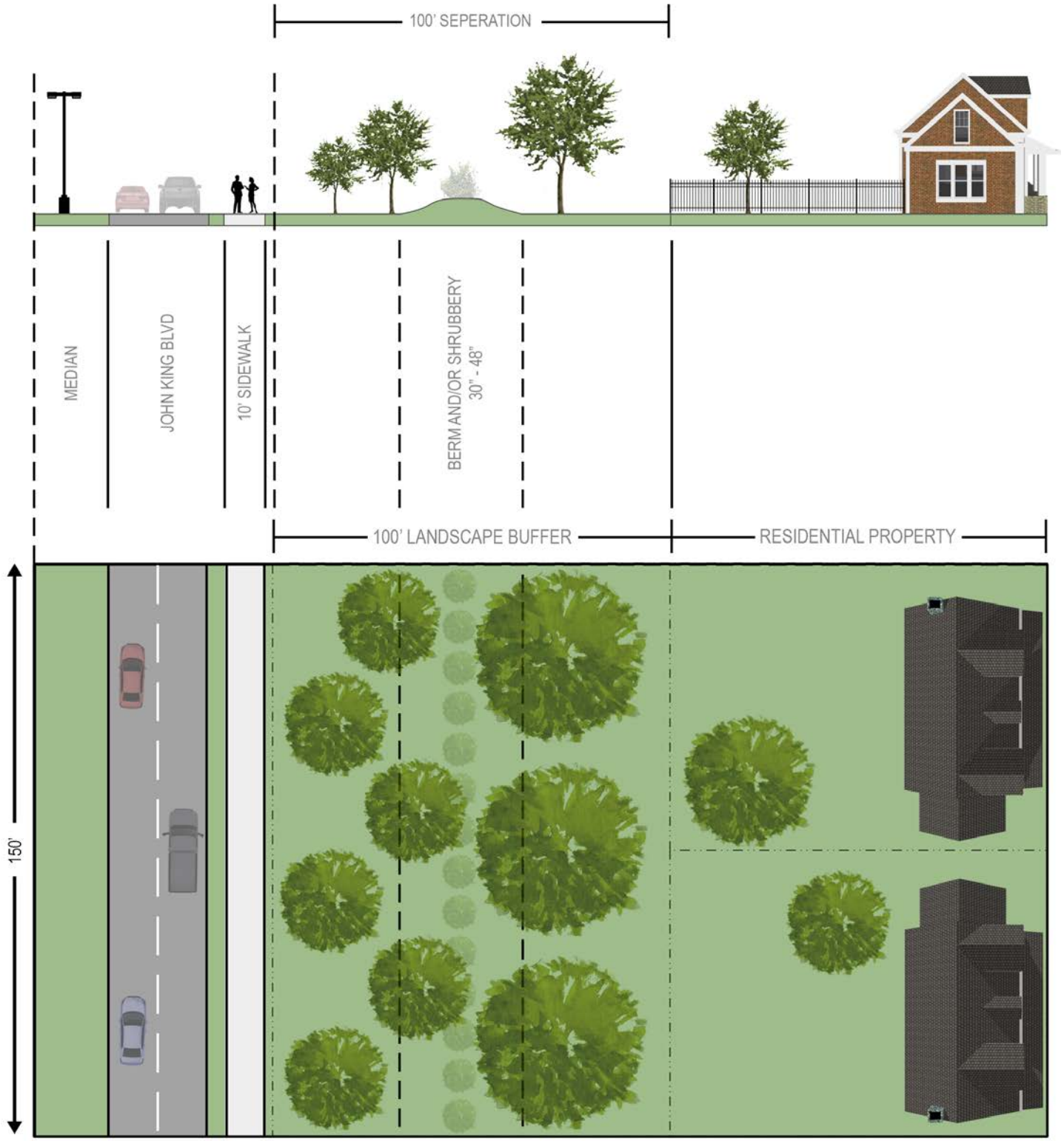
b. *Increased Rear Yard Building Setback*. A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer as depicted in *Design Alternative #2.*

b. *Incorporation of a Slip Street*. A slip street -- *meeting the Engineering Department's requirements for right-of-way design* -- may be incorporated adjacent to and running parallel with the required landscape buffer. Homes are permitted to front or side to the slip street. Examples of this design alternative are depicted in *Design Alternative #3* and *Design Alternative #4.*

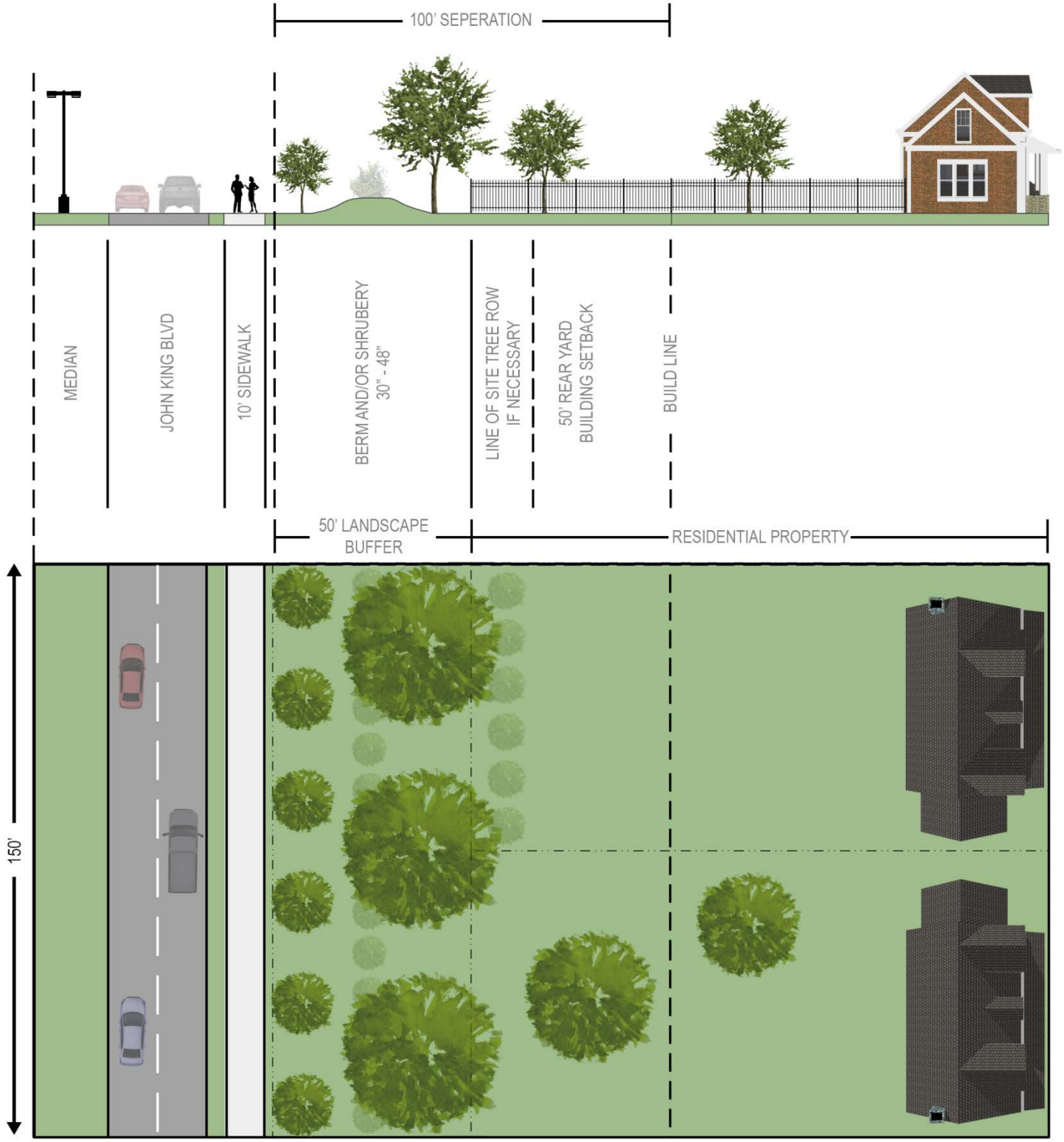
c. *Incorporation of an Eyebrow*. An eyebrow street meeting the -- *Engineering Department's requirements for right-of-way design* -- with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback. An example of this design alternative is depicted *Design Alternative #5.*

(2) *Design Alternatives.*

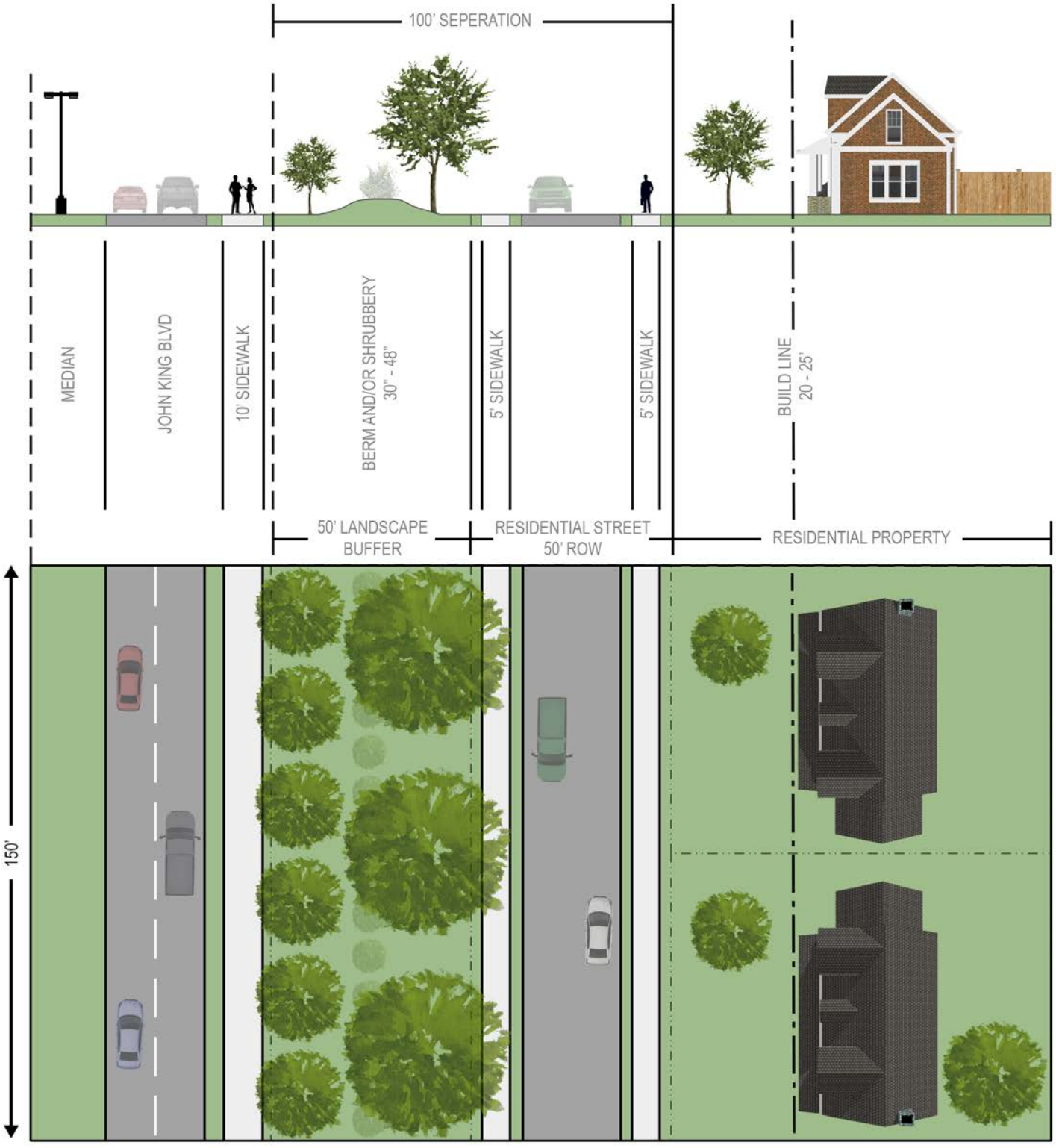
Design Alternative #1



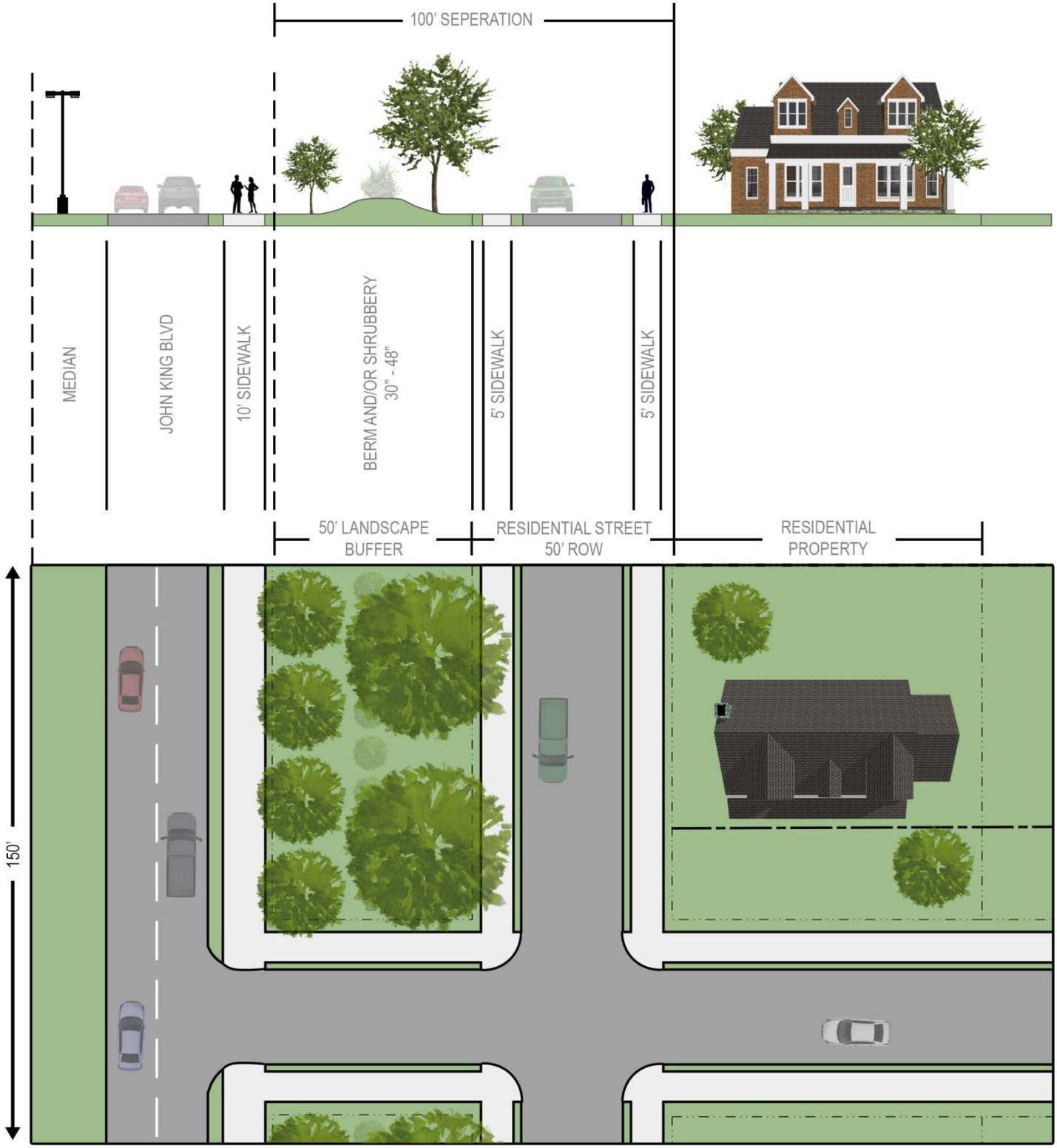
Design Alternative #2



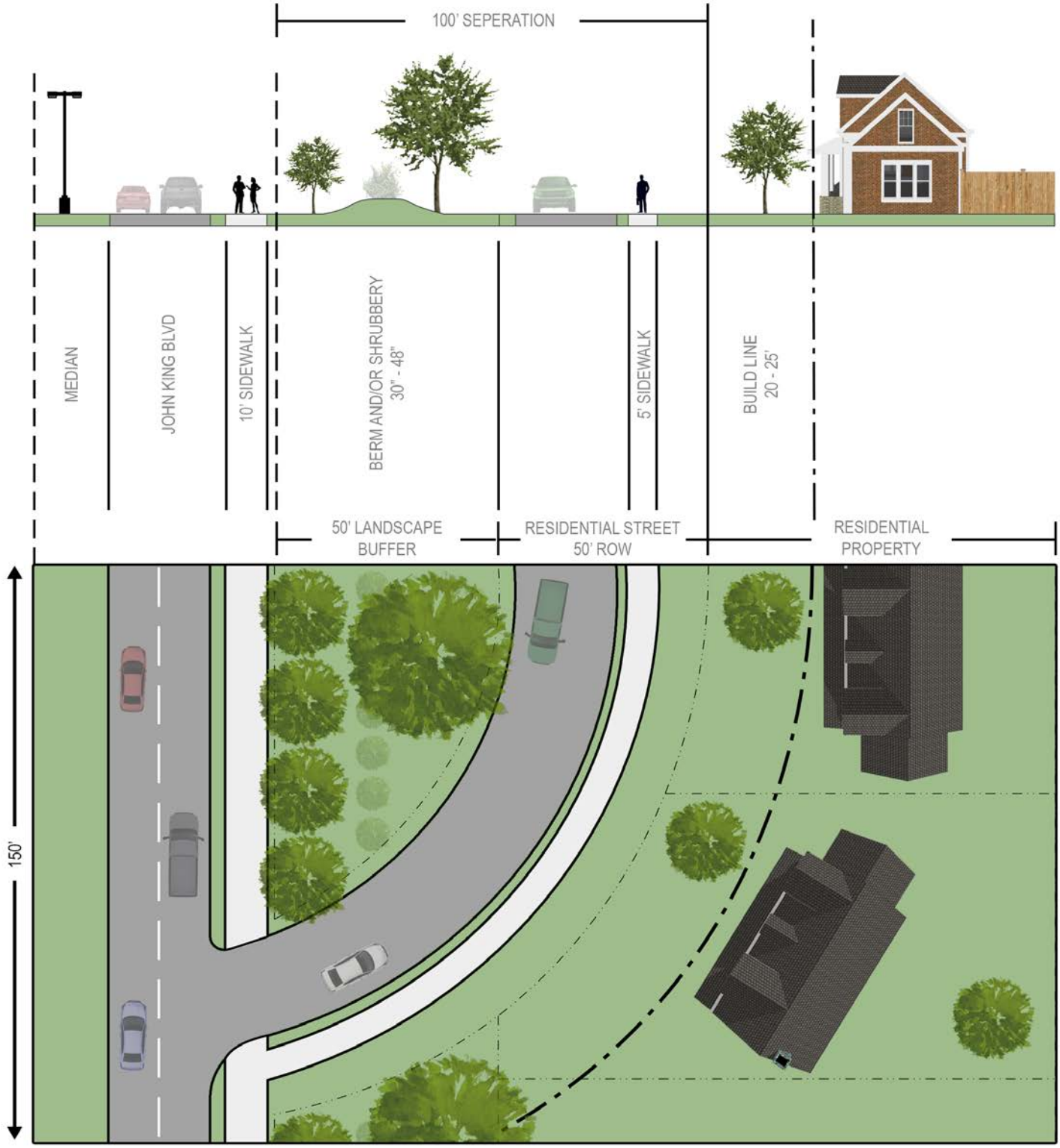
Design Alternative #3



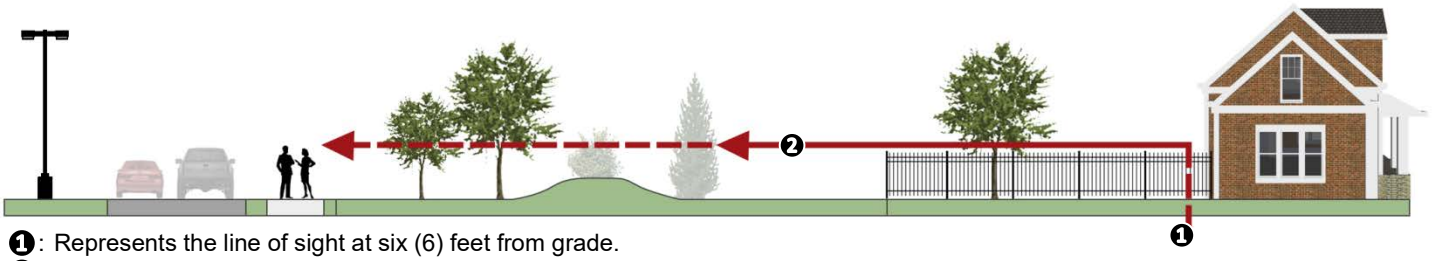
Design Alternative #4



Design Alternative #5



(3) *Line of Sight Requirements*. Homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard. In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (*due to topography, height, etc.*) the developer shall be responsible for incorporating additional landscaping to provide sufficient screening in the required landscape buffer. This will be reviewed by the Planning and Zoning Commission at the time of site plan.



❶: Represents the line of sight at six (6) feet from grade.
❷: The solid red line shows that visibility is impaired from John King Boulevard by [*1*] a row of trees or [*2*] a berm and/or row of shrubbery.

SUBSECTION 6.11: NORTH SH-205 OVERLAY (N. SH-205 OV) DISTRICT

(A) *Purpose.* The intent of the North SH-205 Overlay (N. SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and boundaries.* The North SH-205 Overlay (N. SH-205 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of N. SH-205. The North SH-205 Overlay (N. SH-205 OV) District spans north to south along SH-205 from the northern city limits (approximately 4,200-feet north of FM-552), south to the intersection point of SH-205 and Heath Street. The standards and regulations set forth in the North SH-205 Overlay (N. SH-205 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the North SH-205 Overlay (N. SH-205 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.12: EAST SH-66 OVERLAY (E. SH-66 OV) DISTRICT

(A) *Purpose.* The intent of the East SH-66 Overlay (E. SH-66 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and boundaries.* The East SH-66 Overlay (E. SH-66 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of E. SH-66. The East SH-66 Overlay (E. SH-66 OV) District extends from FM-1141 to the east approximately 2,700-feet, and on property that lies within 500-feet of the south right-of-way line of SH-66 beginning at a point

approximately 2,700-feet east of FM-1141 and then continuing east to FM-549. The standards and regulations set forth in the East SH-66 Overlay (E. SH-66 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the East SH-66 Overlay (E. SH-66 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.13: FM-549 OVERLAY (FM-549 OV) DISTRICT

(A) *Purpose.* The intent of the FM-549 Overlay (FM-549 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and boundaries.* The FM-549 Overlay (FM-549 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of FM-549. The FM-549 Overlay (FM-549 OV) District extends from SH-276 to a point approximately 800-feet north of IH-30 and on property that lies within 500-feet of the west right-of-way line of FM-549 from a point approximately 800-feet north of IH-30 to SH-66. The standards and regulations set forth in the FM-549 Overlay (FM-549 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the FM-549 Overlay (FM-549 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.14: SH-276 OVERLAY (SH-276 OV) DISTRICT

(A) *Purpose.* The intent of the SH-276 Overlay (SH-276 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and boundaries.* The SH-276 Overlay (SH-276 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of SH-276. The SH-276 Overlay (SH-276 OV) District extends from SH-205 east to the eastern city limits, as may be extended with future annexation(s). The standards and regulations set forth in the SH-276 Overlay (SH-276 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-276 Overlay (SH-276 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.15: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT

Subsection 6.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.16: VARIANCES TO THE GENERAL OVERLAY DISTRICT STANDARDS

See Subsection 9.02, *Variances to the General Overlay Districts Standards, of Article IX, Development Applications and Review Procedures*.

SECTION 7: DISTRICT DEVELOPMENT STANDARDS

SUBSECTION 7.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Residential District Development Standards Zoning Districts → Development Standards ↓		Single-Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single-Family Estate 4.0 (SFE-4.0) District	Single-Family 1 (SF-1) District	Single-Family 16 (SF-16) District	Single-Family 10 (SF-10) District	Single-Family 8.4 (SF-8.4) District	Single-Family 7 (SF-7) District	Zero Lot Line (ZL-5) District	Two-Family (2F) District	Agricultural (AG) District
Abbreviation		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
Dwelling Units/Lot		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
Dwelling Units/Acre		0.67	0.5	0.25	1.0[1]	2.7	4.4	5.2	6.2	8.7	12.4	0.1[11]
Minimum Dwelling Unit (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
Minimum Lot Requirements	Area (Square Feet)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	Width (Feet) [2]	150	150	200	70	90	80	70	60	50	60	100
	Depth (Feet)	250	250	250	100	100	100	100	100	90	100	200
Minimum Setbacks	Front (Feet)	50	50	50	20	25	20	20	20	20	20	40
	Rear (Feet)	10	10	10	10	10	10	10	10	10	10	10
	Side (Feet) [3]	25	25	25	6	8	6	6	6	0/10[4]	0[5]/6[6]	6
Between Buildings (Feet)		10	10	10	10	10	10	10	10	10	10	12
Building Height (Feet)		36	36	36	36	36	36	36	32	30	32	36
Maximum Lot Coverage (%)		35	35	35	45	45	45	45	45	50	45	*N/A*
Required Parking Spaces [7]		2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[9]	2[10]	2[8]

ADDITIONAL REQUIREMENTS:

[1]: The Single Family 1 (SF-1) District allows for one (1) unit per gross acre.

[2]: Frontage on a Public Street

[3]: The side setback adjacent to a street is treated the same as a front yard building setback.

[4]: Minimum maintenance easement is ten (10) feet. Minimum maintenance easement on the non-zero lot line side, when adjacent to another lot in the same zoning district is five (5) feet (*this easement shall be maintained as an open space except upon a finding by the building official that the proposed improvements do not impede the use of said easement for maintenance of the adjoining structure*).

[5]: Abutting structures separated by fire retardant walls.

[6]: Townhouses separated by firewall meeting the requirements of the building code may build to the property line where such structures abut.

[7]: Minimum length of driveway pavement from public right-of-way for rear and side yard is 20-feet.

[8]: An enclosed garage shall not be considered in meeting the off-street parking requirements. For all other uses see Article VI, *Parking and Loading*.

[9]: A two (2) car garage is required.

[10]: Two (2) off-street parking spaces plus one (1) garage parking space for each dwelling unit is required.

[11]: A minimum lot size of ten (10) acres is required for the construction of any single-family dwelling.

SUBSECTION 7.02: MULTI-FAMILY DISTRICT DEVELOPMENT STANDARDS

Multi-Family District Development Standards Zoning Districts → Development Standards ↓		Multi-Family 14 (MF-14) District [1]
Abbreviation		MF-14
Dwelling Units/Acre		14.0[2]
Minimum Lot Requirements	Site Area (Square Feet)	10,000
	Lot Area (Square Feet)	2,000 (*Per Unit*)
	Width (Feet)[3]	60
	Depth (Feet)	100
Minimum Setbacks	Front (Feet)	25
	Rear (Feet) w/ Residential Adjacency (Feet)[3 & 8]	One Story = 25 Two Stories = 50 Three Stories = 75
	Rear (Feet)	10
	Side w/ Residential Adjacency (Feet)[4 & 8]	One Story = 25 Two Stories = 50 Three Stories = 75
	Side (Feet)	One Story = 10 Two or More Stories = 15
Between Buildings (Feet)		Main to Accessory = 10 Two Main Buildings w/ Doors or Windows in Facing Walls = 20 Two Main Buildings w/o Doors or Windows in Facing Walls = 15
Building Height (Feet)		36
Maximum Lot Coverage (%)		45[5]
Minimum Landscaping (%)[7]		30% of Total Lot Area w/ 30% of Total Required in the Front and Alongside Buildings w/ Street Frontage [6]
Required Parking Spaces		See Article VI, *Parking and Loading*

ADDITION REQUIREMENTS:

[1]: Duplexes shall meet the requirements of the Two-Family (2F) District, with only one (1) duplex per lot.

[2]: Density is calculated by gross acre.

[3]: Unenclosed carports may be built within five (5) feet of any property line that abuts an alley, but no closer than 20-feet from any street intersection.

[4]: Side on street is treated the same as a front yard building setback.

[5]: Each development containing over 100 dwelling units shall provide 300 SF of open space per two (2) and three (3) bedroom units, with at least one (1) open area with the minimum dimensions of 200-feet by 150-feet. Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200-feet by 150-feet area.

[6]: Any parking lot with more than two (2) rows of parking spaces shall have a minimum of two (2) percent of the interior of the parking lot landscaped. Such landscaping shall be counted toward the landscaping requirement.

[7]: All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable city codes.

[8]: Lots with more than five (5) dwelling units that are contiguous to a residential zoning district, must be separated by a buffer as established in Article VIII, *Landscape Standards*.

SUBSECTION 7.03: NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Non-Residential District Development Standards *: For development in the Downtown (DT) District see the standards in Section 4.8, *Downtown (DT) District*. Zoning Districts → Development Standards ↓		Residential-Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District
Abbreviation		RO	NS	GR	C	HC	LI	HI
Maximum Building Size (SF)		*N/A*	5,000 [1]	25,000 [2]	*N/A*	*N/A*	*N/A*	*N/A*
Minimum Lot Requirements	Area (SF)	6,000 [3]	6,000	6,000 43,560	10,000 43,560	12,500 43,560	12,500 43,560	87,120
	Width (Feet)	60	60	60 200	60 200	100 200	100 200	200
	Depth (Feet)	100	100	100 200	100 200	125 200	125 200	350
Minimum Setbacks	Front (Feet)	25 [4, 12]	15 [5]	15 [4, 5]	15 [4, 5]	25 [4]	25 [4]	50+1/2*H*>36 [7] 50 [4]
	Rear (Feet)	30	20 w/o FRW & Alley	10 w/o FRW & Alley	10 w/o FRW & Alley	20 w/o FRW & Alley	10 w/o FRW [7]	20 + 1/2*H*>36 w/o FRW [7]
			0 w/ FRW & Alley	0 w/ FRW & Alley	0 w/ FRW & Alley	1/2*H*>36 w/ FRW & Alley	1/2*H*>36 w/ FRW & Alley [7]	8 + 1/2*H*>36 w/ FRW & Alley [7]
	Rear Adjacent Residential (Feet) [6]	*N/A*	20	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	50 + 1/2*H*>36 [7]
	Side (Feet)	10	5 w/o FRW	10 w/o FRW	10 w/o FRW	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]
			0 w/ FRW	0 w/ FRW	0 w/ FRW	1/2*H*>36 w/ FRW [7]	1/2*H*>36 w/ FRW [7]	8 + 1/2*H*>36 w/ FRW [7]
	Side Adjacent Residential (Feet) [6]	20	20	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	50
Between Buildings (Feet)		15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]	25 + 1/2*H*>36 w/o FRW [7]
						1/2*H*>36 w/ FRW [7]	1/2*H*>36 w/ FRW [7]	16 + 1/2*H*>36 w/ FRW [7]
Building Height [*H*] (Feet)		36	36	36 [8]	60 [9]	60 [9]	60 [13]	60 [13]
Maximum Lot Coverage (%)		40	40	40	60	60	60	85
Floor Area Ratio (FAR)		0.33	*N/A*	2:1	4:1	4:1	2:1	4:1
Maximum Impervious Parking (%)		75-80 [11]	80-85	85-90	85-90	90-95	90-95	90-95
Maximum Number of Entrances and/or Exits	Arterial Streets	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]
	Collector Streets	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]
	Local Streets	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]
Minimum Landscaping (%)		See Article VIII, *Landscape Standards*						

NOTES:
Blue: When adjacent to Interstate 30.
H: Building Height
1/2*H*>36: One-Half the Building Height Over 36-Feet
FRW: Fire Retardant Wall
w/o FRW: Without Fire Retardant Wall

ADDITIONAL REQUIREMENTS:

[1]: A maximum building size of 5,000 SF in area, unless otherwise approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[2]: A maximum building size of 25,000 SF in area, unless otherwise approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[3]: Maximum lot area is 43,560 SF.

[4]: From future right-of-way as shown on the adopted Master Thoroughfare Plan or as actually exists, whichever is greater.

[5]: Parking should not be located between the front façade and the property line.

[6]: Lots with non-residential uses that have a side or rear yard contiguous or separated only by an alley, easement, or street, from any residential district must be separated from such residential district by a buffer as defined in Article VIII, *Landscape Standards*, or as approved by the Planning and Zoning Commission.

[7]: Not to exceed 50-Feet.

[8]: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[9]: Building height may be increased up to 240-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[10]: (or) as approved by Planning and Zoning Commission.

[11]: A minimum of seven (7) percent of the interior of the parking lot -- *not including the setback and landscape buffer* -- shall be pervious land area with additional plantings to create an amenity open space.

[12]: Parking shall not be permitted in the required setback.

[13]: Building height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

SUBSECTION 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards Zoning Districts or Accessory Structure Type → Development Standards ↓		Accessory Structures & Accessory Buildings [1 & 3]					Portable Accessory Building 0 SF – 120 SF [8]	Detached Garage [8 & 9]	Carports [7 & 8]
		Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	All Other Single Family Zoning Districts (i.e. SF-7, SF-8.4, SF-10, SF-16 & SF-1)	Two Family (2F) District			
Number of Accessory Structures or Number of Specific Accessory Structure		2[2]	2[2]	2[2]	2	1	1	1	1
Maximum SF of Accessory Structure [5]		1,000[2]	1,000[2]	1,250[2]	144[6]	100	120	625	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20[4]	20[4]	20[4]	3	3	3	20[4]	20
	Side (Feet)	See Zoning District	See Zoning District	See Zoning District	See Zoning District	3	3	See Zoning District	See Zoning District
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet) [8]		15	15	15	15	10	10	15	15

ADDITIONAL REQUIREMENTS:

1: Accessory buildings and accessory structures shall be accessory to a residential use and located on the same lot. Unless stipulated above, only two (2) accessory structures are permitted per single-family lot; excluding carports that are integrated into the main accessory structure.

2: If more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 400 SF. If there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.

3: Accessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.

4: If the accessory building does not have garage doors facing the alleyway the setback is the same as the base zoning district.

5: Accessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP).

6: Each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF.

7: In residential districts, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the corner of the front façade and meet the garage setback adjacent to an alley. Porte-cocheres are not considered carports, and are allowed, if they are attached and integral with the design of the house.

8: Two (2) story accessory buildings or structures shall be prohibited.

9: Shall include a minimum of one (1) garage bay door large enough to pull a standard size motor vehicle through.

ARTICLE VIII, LANDSCAPE AND FENCE STANDARDS, UDC

SECTION 1: PURPOSE

The purpose of Article VIII, *Landscape and Fence Standards*, is to create standards for landscaping and fencing that will complementary to the design and location of existing buildings, streets, sidewalks, and open spaces in the City of Rockwall. By doing this, this Article acknowledges the unique natural beauty of the City, its environment, and the existing vegetation and tree canopy, and sets forth standards that ensure their protection. This article also strives to create natural barriers and soft transition for land uses through the use of natural screening methods and non-transparent fencing.

SECTION 2: APPLICATION OF ARTICLE

SUBSECTION 2.01: APPLICABILITY

(A) *Landscape and Screening.*

(1) The landscape and screening provisions of this Article shall apply to:

(a) All new residential or non-residential development within the corporate limits of the City of Rockwall with the exception of the exemptions listed in Subsection 2.01.(A)(2).
(b) The expansion of a non-residential building or structure that increases the existing floor area by 30% or that adds 2,000 SF of floor area.
(c) The expansion of a non-residential parking lot that increases the existing impervious area by 30% or that adds 2,000 SF of impervious coverage.

(2) The landscape and screening provisions of this Article shall ***not*** apply to:

(a) Any property with a Landscape Plan and/or Site Plan that was approved prior to the adoption of this Article, unless an amended Landscape Plan and/or Site Plan is required by the requirements of Subsection 2.01.A or Article XI, *Development Applications and Review Procedures*.
(b) The restoration of a building or structure that has been damaged by fire, flood, explosion, riot, act of the public enemy, natural disaster, or accident of any kind and is permitted by Section 8, *Non-Conforming Uses, Structures, and Sites*, of Article IV, *Permissible Uses*. For the purposes of this exemption restoration is defined as repairing a building or structure to return it to its former state.
(c) Properties containing only single-family and/or duplex land uses.
(d) Properties zoned Downtown (DT) District, as defined by Subsection 4.07, *Downtown (DT) District*, of Article V, *District Development Standards*.

(B) *Fences.*

(1) The fence provisions of this Article shall apply to:

(a) The construction of all new residential or non-residential fences.
(b) The repair of an existing residential or non-residential fence that requires the replacement of 25-linear feet or more.
(c) The repair of an existing residential or non-residential fence that requires the replacement of five (5) or more posts.

(2) The fence provisions of this Article shall ***not*** apply to:

(a) The repair of a residential or non-residential fence that does not require a fence permit and that is not subject to the requirements of Subsection 2.01.B(1).

(C) *Overlay Districts.* In addition to the requirements contained in this Article, properties within an establish Overlay District shall be subject to the requirements stipulated by Subsection 6.02, *General Overlay District Standards*, of Article V, *District Development Standards*. In instances where the requirements of this Article conflict with the requirements of the *General Overlay District Standards*, the more restrictive standard will apply.

(D) *Planned Development Districts.* The landscaping requirements contained in this Article shall be incorporated into all new or amended Planned Development Districts, unless otherwise approved by the City Council upon recommendation from the Planning and Zoning Commission.

SUBSECTION 2.02: EXCEPTIONS TO THE LANDSCAPING STANDARDS

The Planning and Zoning Commission may grant an exception to the landscaping standards contained in this Article upon a finding that the resulting landscaping or landscaping plan will be equivalent to or exceed the requirements stipulated by this Article, and provide an improvement to the aesthetics of the surrounding area. All exceptions to these requirements will be subject to the approval criteria and voting requirements of Section 9.01, *Exceptions to the General Standards*, of Article XI, *Development Applications and Review Procedures*.

SUBSECTION 2.03: EXCEPTIONS TO THE FENCE STANDARDS

All exceptions to the fence standards contained in this Article will be subject to the requirements of Section 8, *Fence Standards*.

SECTION 3: LANDSCAPE PLAN

SUBSECTION 3.01: LANDSCAPE PLAN SUBMITTAL

(A) *Submittal of a Landscape Plan*. A Landscape Plan is required to be submitted as part of an application for a Site Plan or an Amended Site Plan as stipulated by Section 3, *Site Plans*, of Article XI, *Development Applications and Review Procedures*.

(B) *Landscape Plan Content*. The Director of Planning and Zoning or his/her designee shall establish and maintain a list of the required criteria necessary for the submittal of a Landscape Plan.

(C) *Preparation of a Landscape Plan*. Landscape Plans shall be prepared by a *Landscape Architect* or a member in good standing of the American Society of Landscape Architects (ASLA) unless otherwise permitted by the Director of Planning and Zoning.

SUBSECTION 3.02: APPROVAL OF A LANDSCAPE PLAN

(A) *Administrative Approval*. Landscape Plans that are submitted in conjunction with a Site Plan or an Amended Site Plan that can be reviewed and acted upon at an administrative level -- *as defined in Section 3, Site Plans, of Article XI, Development Applications and Review Procedures* -- may be approved, approved with condition, or denied by the Director of Planning and Zoning or his/her designee.

(B) *Approval by the Planning and Zoning Commission*. The Planning and Zoning Commission may approve a Landscape Plan in accordance with the procedures for approving a Site Plan or an Amended Site Plan as stipulated by Section 3, *Site Plans*, of Article XI, *Development Applications and Review Procedures*.

SECTION 4: APPROVED LANDSCAPING MATERIALS

In satisfying the landscape requirements of this Article, it is recommended that all landscaping utilize high-quality, hardy plant materials. Such plant materials shall adhere to the following requirements:

(A) *Approved Planting Materials*.

(1) All planting materials should conform to the recommended planting materials outlined in Appendix F, *Landscape Guidelines and Requirements*; however, alternative tree, shrub, and grass varieties may be approved by the Director of Planning and Zoning pending the submission of a Landscape Plan and/or a written request.

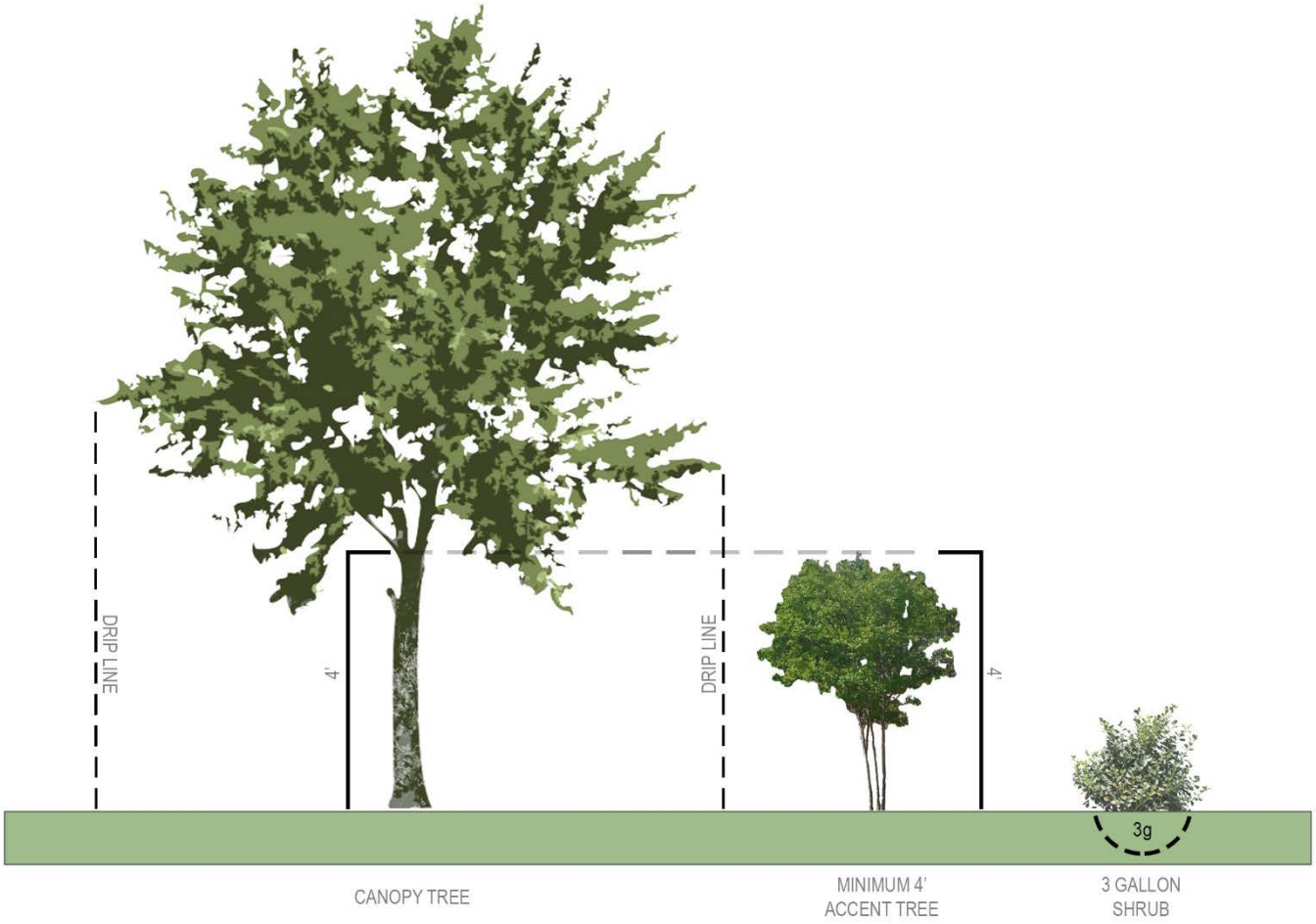
(2) Unless otherwise noted in this Unified Development Code (UDC), the minimum tree and shrub size at the time of installation shall be as follows:

(a) *Canopy Trees* shall be a minimum of four (4) caliper inches at DBH.

(b) *Accent Trees* shall be a minimum of four (4) feet in total height.

(c) Shrubs shall be a minimum of three (3) gallons in size.

Figure 1: Approved Planting Materials and Sizes



(3) For the purposes of this section, the height of an Accent Tree shall be measured from the root flare or from the soil level if still in the container.

(4) DBH or *Diameter at Breast Height* is the standard dendrometric measurement for trees, and is measured at a height of four (4) feet above grade.

(5) The City of Rockwall encourages developments to incorporate xeriscaping/smartscaping to promote reduced water usage through the use of drought tolerant plants. The City's *Xeriscaping/Smartscaping Standards and Guidelines* are outlined in Section 5.05, *Xeriscaping and Smartscaping Standards*.

(B) Prohibited Planting Materials.

(1) Artificial or synthetic plant materials (*e.g. artificial grass, turf, trees shrubs*) shall be prohibited.

SECTION 5: LANDSCAPE STANDARDS

SUBSECTION 5.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(A) *Residential Landscape Buffers in Subdivisions*.

(1) *Abutting a Collector Street*. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any residential lot or subdivision that abuts a collector street. All residential lots adjacent to a collector street shall incorporate one (1) canopy tree per 50-linear feet of frontage along the collector street inside the required landscape buffer. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

(2) *Abutting a Perimeter Collector Street or Arterial Roadway*. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any residential lot or subdivision that abuts a perimeter collector street or arterial roadway. All landscape buffers adjacent to a perimeter collector street or arterial roadway shall incorporate ground cover, a *built-up berm* and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In addition, one (1) canopy tree and one (1) accent tree shall be required to be planted in the required landscape buffer per 50-linear feet of frontage along the perimeter collector street or arterial roadway. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

Figure 2: Residential Landscape Buffers Example



(B) *Non-Residential Landscape Buffers.*

(1) *Abutting a Public Right-of-Way*. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (*i.e. collector street, arterial roadway, or alleyway*) or a residentially zoned or used property that is located directly across a

public street (*regardless of the size of the street*). All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a *built-up berm* and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

(2) *Abutting Residential*. A minimum of a 20-foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a residentially zoned or used property. For planting requirements in these landscape buffers see Subsection 5.02(B), *Screening from Residential*.

Figure 3: Commercial Landscape Buffers Example



(C) *Buildings and Paving within a Required Landscape Buffer.* Buildings and paving (*e.g. parking lots*) shall not be permitted within any required landscape buffer; however, sidewalks and trails shall be permitted.

SUBSECTION 5.02: LANDSCAPE SCREENING

(A) *Loading Docks and Outside Storage Areas.* Off-street loading docks and outside storage areas shall be screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 1.05, *Screening Standards*, of Article V, *District Development Standards*. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates one (1) of the following options:

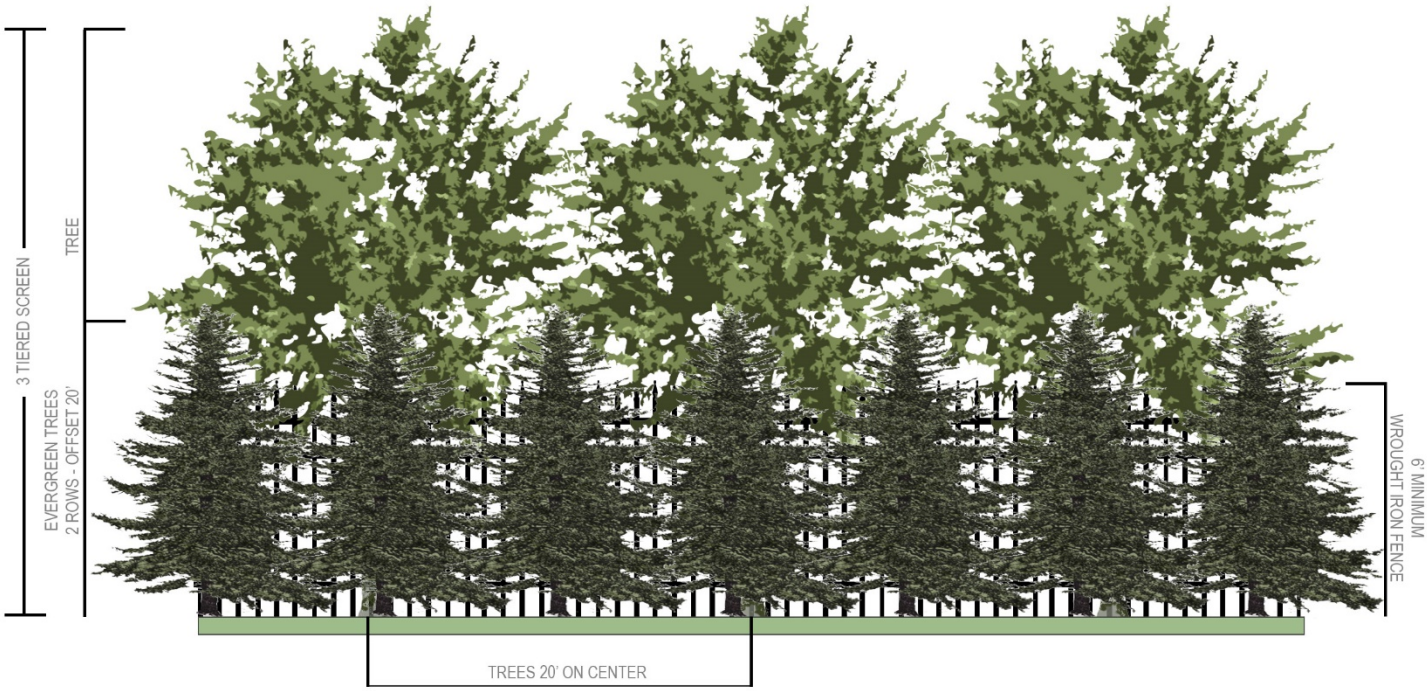
(1) *Alternative #1*. A wrought iron fence and three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers.

Figure 4: Alternative #1



(2) *Alternative #2*. A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (*a minimum six [6] caliper inches*) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

Figure 5: Alternative #2



(B) *Screening from Residential.* Any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers (*as depicted in Figures 6 & 7 below*). As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees*) along the entire length of the adjacency (*as depicted in Figure 8, 9, & 10 below*). The canopy trees shall be placed on 20-foot centers.

Figure 6: Masonry Fence with Canopy Trees in Plan View



Figure 7: Masonry Fence with Canopy Trees in Perspective View



Figure 8: Wrought Iron Fence with Three (3) Tiered Screening in Plan View



Figure 9: Alternative #1 (Wrought Iron Fence with Three (3) Tiered Screening in Perspective View)



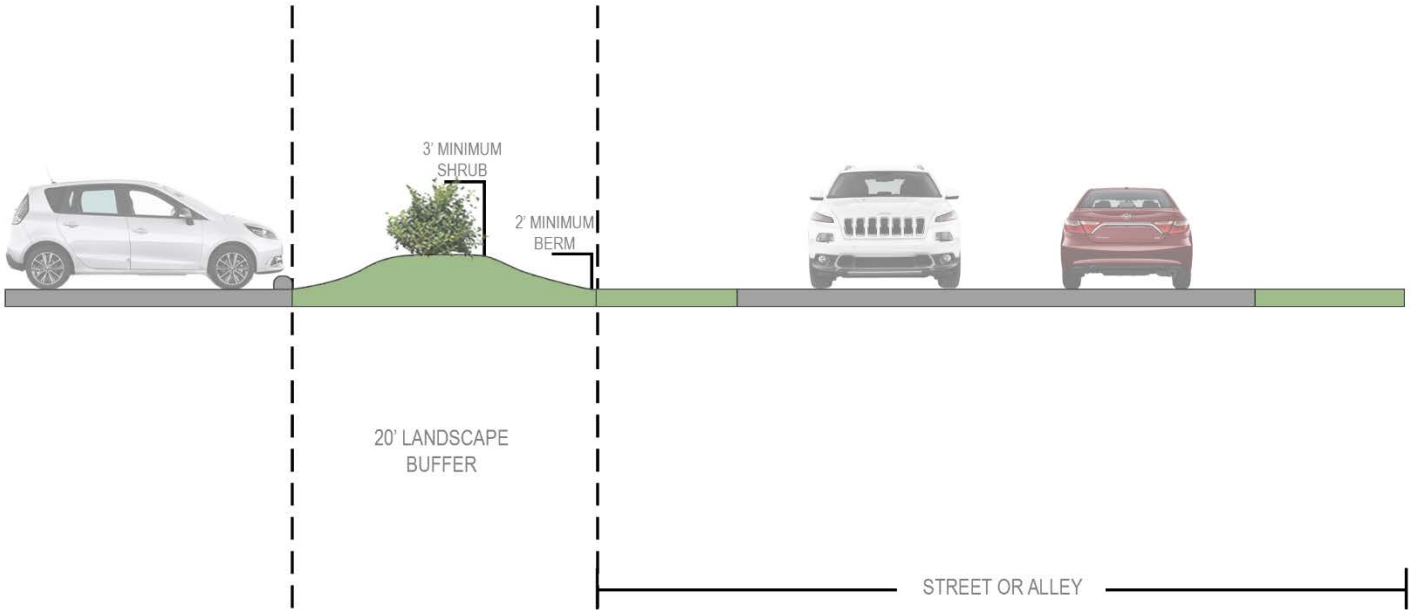
Figure 10: Alternative #2 (Wrought Iron Fence with Three (3) Tiered Screening in Perspective View)



(C) *Headlight Screening.* Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:

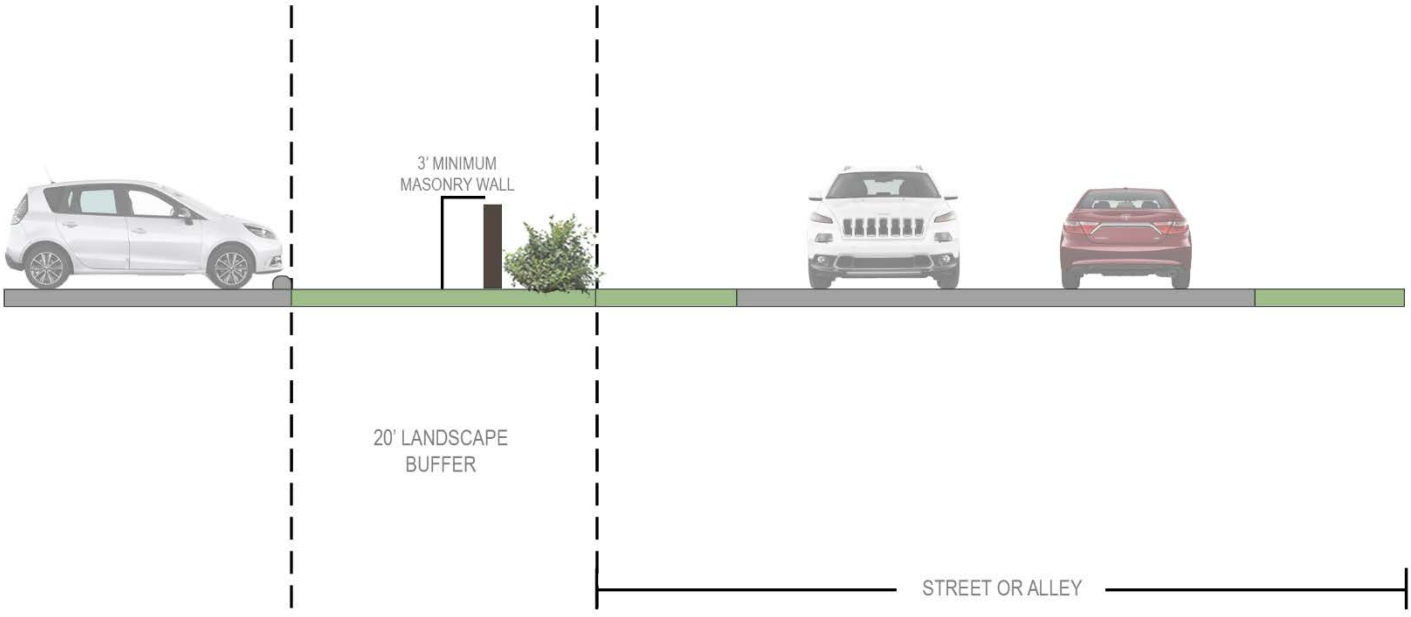
(1) *Alternative #1.* A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas.

Figure 11: Alternative #1 (Headlight Screening using Landscaping and a Berm)



(2) *Alternative #2.* A minimum of a three (2) foot masonry wall with mature shrubs situated between the wall and the right-of-way along the entire adjacency of the parking areas.

Figure 12: Alternative #2 (Headlight Screening using a Masonry Wall and Landscaping)



(D) *General Screening Requirements.* All screening shall meet the following requirements:

(1) *Approval of a Screening Plan.* Prior to construction of any required screening, a site plan and landscape plan shall be approved by the Planning and Zoning Commission showing the type of screening, the proposed materials, and the plant spacing. In approving screening plans, the Planning and Zoning Commission shall determine:

(a) If the proposed screening plan will adequately screen the non-residential land use.

(b) If the proposed screening plantings will withstand the pressures of time and nature.

(2) *Certificate of Occupancy (CO)*. Prior to the issuance of a Certificate of Occupancy (CO), the proposed screening shall be installed and verified by the Director of Planning and Zoning or his/her designee.

SUBSECTION 5.03: LANDSCAPE REQUIREMENTS

(A) *Amount of Landscaping.* The following landscaping percentages shall be required and shall apply to the total site area to be developed:

ZONING DISTRICT	REQUIRED LANDSCAPING (%)	REQUIRED LANDSCAPING WITH MAXIMUM ELIGIBLE CREDITS (%)
Multi-Family 14 (MF-14) District	35	22½
Downtown (DT) District	See Subsection 4.07, *Downtown (DT) District*, of Article V, *District Development Standards*	
Residential Office (RO) District	30	17½
Neighborhood Services (NS) District	25	12½
General Retail (GR) District	20	7½
Commercial (C) District	20	7½
Heavy Commercial (HC) District	15	2½
Light Industrial (LI) District	15	2½
Heavy Industrial (HI) District	10	2½

(B) *Location of Landscaping.* A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage in the Multi-Family 14 (MF-14), Residential Office (RO), Neighborhood Services (NS), General Retail (GR) and Commercial (C) Districts. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.

(C) *Minimum Size of Required Landscape Areas.* All required landscaping shall be no less than five (5) feet wide and be a minimum of 25 SF in area unless it is within ten (10) feet of a building on the same lot.

(D) *Detention Basins.* Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree of detention area.

(E) *Parking Lot Landscaping.* The following landscape requirements will apply to parking lots:

(1) Parking lots with more than two (2) rows of parking spaces (*i.e. one [1] drive isle with rows of parking on either side*) shall have a minimum for five (5) percent or 200 SF of landscaping -- *whichever is greater* -- in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.

(2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas.

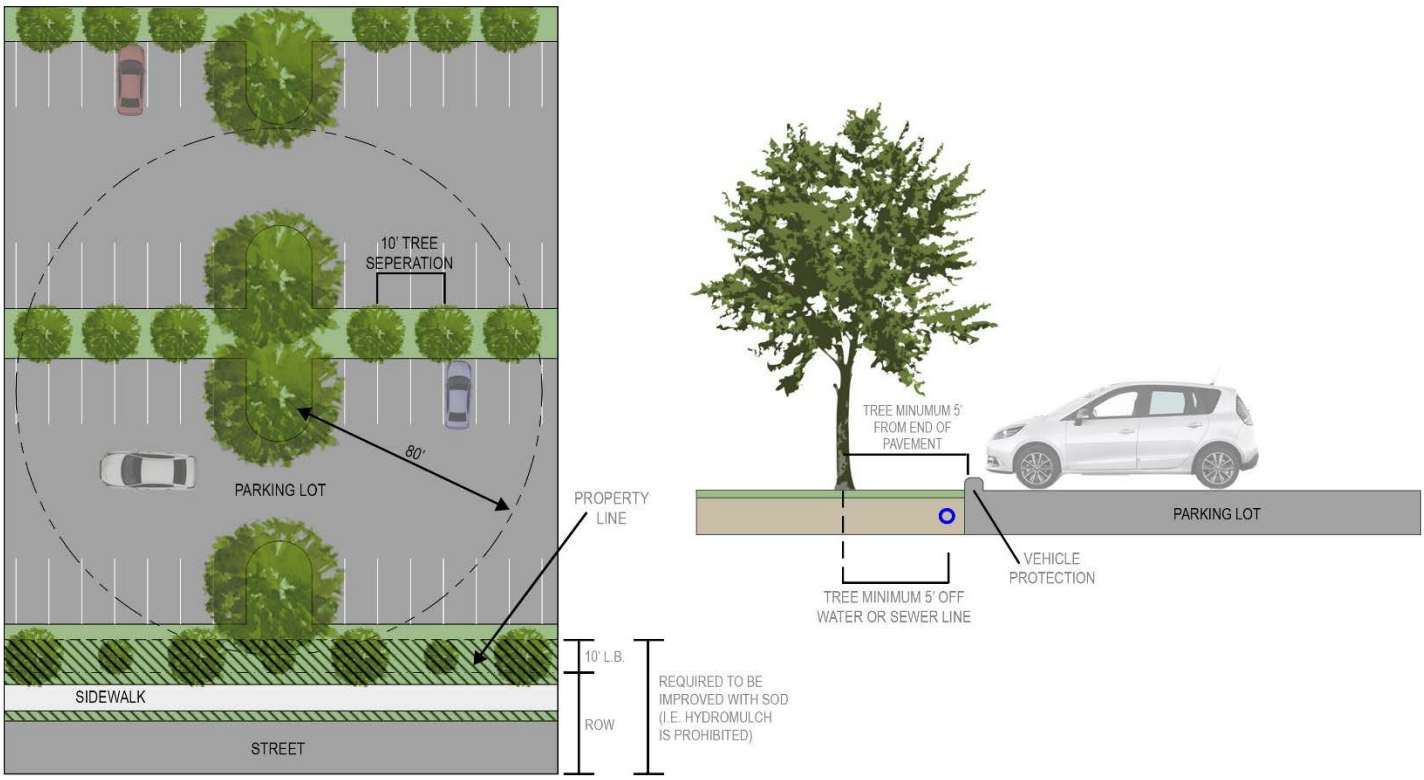
(3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe.

(4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.

(F) *Protection of Landscape Areas*. Required landscape areas must be protected from vehicular traffic through the use of a concrete curb, or other permanent barrier.

(G) *Landscaping in Landscape Buffers and Public Right-of-Way.* All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (*i.e. sod -- hydro mulch shall be prohibited in these areas*) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

Figure 13: Landscape Requirements



SUBSECTION 5.04: IRRIGATION REQUIREMENTS

A. *General Irrigation Requirements*. The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:

(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.

B. *Irrigation Methods*.

(1) *Landscaped Areas*. One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:

(a) *Conventional System*. An automatic or manual underground irrigation system that may be a conventional spray or bubbler type heads.
(b) *Drip or Leaky-Pipe System*. An automatic or manual underground irrigation system in conjunction with a water-saving system such as a drip or a leaky pipe system.

(c) *Temporary and Aboveground Watering*. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two (2) growing seasons only.

(2) *Natural and Undisturbed Areas*. No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

(3) *Compliance with State Law*. All irrigation systems shall comply with the irrigation code of Chapter 10, *Buildings and Building Regulations*, Article XVI, *Irrigation Code*, of the City of Rockwall Code of Ordinances, and all applicable state laws, as may be amended.

(Ord. No. 09-23, 6-15-2009)

SUBSECTION 5.05: XERISCAPING/SMARTSCAPING STANDARDS

(A) *Purpose*. The purpose of this section is to promote the establishment of water conscious landscaping through the implementation of xeriscaping/smartscaping principles. Additionally, this section is intended to provide an alternative to the typical landscape requirements for commercial properties.

(B) *Principles*. All xeriscaping/smartscaping plans submitted to the city should demonstrate conformance with the following principles:

(1) *Planning and Design*. Landscape designs and plans should take into account the regional and microclimatic conditions of the site, its existing vegetation and topographical conditions, the intended use, and the zoning (*i.e. vegetation zone*) of plant materials according to their unique water needs. Plans should take into account the various heights of landscaping materials. If the landscape plan is proposed in phases, to account for optimum planting times, all future phases should be included on the submitted landscape plan. In reviewing plans to ensure proper site planning and design, staff shall ensure that the plan: [*1*] preserves and protects existing vegetation, [*2*] preserves and protects topsoil, [*3*] stabilizes and covers all bare soil areas, and [*4*] incorporates energy/water conservation.

(2) *Soil Improvement*. Since soil tends to vary from site to site all soil should be analyzed to determine what plants are suitable to include on the landscape plan and if any soil amendments are required. Soil may require additional organic material be added to ensure the continued health of plants.

(3) *Appropriate Plant Selection*. Plant selection should be based on the plant's adaptability to the existing site conditions and need for supplemental watering. Most xeriscape/smartscaping plants will not require supplemental watering. In selecting plant materials, mature plants and shrubs should be used to ensure establishment after installation. A list of plants that are native and acceptable within the city has been provided in Appendix F, *Recommended Plantings*; however, staff may approve alternate plantings if they are deemed appropriate for the site. In reviewing plans for conformance to this principle staff will consider the: [*1*] diversity of the plant species being proposed, [*2*] size, maturity and water requirements of the selected plantings, and [*3*] variation of height, spread and color.

(4) *Practical Turf Areas*. The type and location of turf areas are considered to be a major design element in xeriscape/smartscaping plans. Turf in this case involves typical varieties of Bermuda, St. Augustine, Ryegrass blends, etc. The maintenance needs of turf can be minimized by the shape, area, irrigation equipment, and turf type selected. Drainage areas and sloped areas are especially suited to the use of native grasses as opposed to turf. In reviewing plans to ensure that the turf areas being proposed are practical staff will review: [*1*] the design of the turf areas (with rounded, compact turf areas being more efficient), [*2*] turf areas should be designed to be on a separate zone from other landscaping, [*3*] turf should be appropriate for the selected location, [*4*] turf should be avoided on slopes and drainage areas in favor of native grasses, and [*5*] minimize turf areas by using native grasses, hardscape elements and alternatives.

(5) *Efficient Irrigation*. All landscaping is required to have an irrigation system that is designed by a licensed irrigator. Additionally, all irrigation systems should be designed to be water efficient utilizing low-flow irrigation equipment. The plan should show that turf areas should be watered separately, and plants should be grouped in separate zones based on water need. Finally, all irrigation systems are required to be maintained in proper working order.

(6) *Use of Mulches*. Mulches minimize evaporation, reduce weed growth, slow erosion and help maintain soil temperature. In reviewing the use of mulches in xeriscape/smartscaping plans staff shall ensure: [*1*] the use of a deep layer of mulch in planting beds (*typically three to four inches*) is utilized, and [*2*] mulches should be locally or regionally derived materials. Additionally, mulches may include the use of pea gravel, crushed granite, rock or pebbles in unplanted areas.

(7) *Appropriate Maintenance*. Proper pruning, weeding and fertilization as required with all landscape plans shall be required. Typically, xeriscape/smartscaping plans require less maintenance, fertilizer and other chemicals and pesticides.

(C) *Standards*.

(1) If approved with a *Landscape Plan* native grasses shall be exempt from the rules and requirements of Section 16-43, *Weeds, Brush and Grass*, of Chapter 16, *Environment*, of the Municipal Code of Ordinances; however, the grass should be maintained to a height typical for the particular native grass.

(2) Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Section 5.03(E) (*i.e. one [1] tree per every 750 SF and one [1] accent tree per 1,500 SF of detention area*). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area.

(3) A maximum of 30% mulches or hardscape is permitted to be incorporated into all xeriscape plans. This may be increased by the Planning and Zoning Commission if deemed appropriate and necessary for the proposed plan.

(D) *Approval of Xeriscape/Smartscape Plans*. All xeriscape/smartscape plans shall require approval by the Planning and Zoning Commission, upon a recommendation by staff concerning conformance to the requirements of this section, at the time of site plan approval.

(Ord. No. 15-32, § 2, 12-7-2015)

SECTION 6. - LANDSCAPE CREDITS

Credits to the landscape requirements may be achieved as follows:

SUBSECTION 6.01: CREDIT FOR REQUIRED LANDSCAPE BUFFERS BETWEEN NON-RESIDENTIAL AND RESIDENTIAL USED OR ZONED LAND

The overall landscape requirement may be reduced by five (5) percent when the required landscape buffer between a non-residential or multi-family land use and a residentially zoned or used property is increased from 20-feet to 40-feet, and utilizes a berm along the entire length of the required landscape buffer. The length of the landscape buffer must be at least the length of the minimum lot depth of the zoning district for which the subject property is located as stipulated by Article V, *District Development Standards*.

SUBSECTION 6.03: CREDIT FOR REQUIRED LANDSCAPE BUFFER ADJACENT TO A PUBLIC STREET

The overall landscape requirement may be reduced by five (5) percent when the required landscape buffer adjacent to a public street is increased from ten (10) feet to 20-feet, and a minimum of two (2) Canopy Trees

and four (4) Accent Trees are added per 100-linear feet of frontage. The landscape buffer shall also incorporate a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. The berm and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches.

SUBSECTION 6.04: CREDIT FOR XERISCAPING/SMARTSCAPING

The overall landscaping requirement may be reduced by 2½% when the Director of Planning and Zoning or his/her designee determines that the standards stipulated by Section 5.05, *Xeriscaping/Smartscaping Standards*, of this Article have been satisfied.

(Ord. No. 15-32, § 2, 12-7-2015)

SECTION 7. - COMPLETION OF LANDSCAPING

SUBSECTION 7.01: IN ACCORDANCE WITH APPROVED PLANS

Except as otherwise provided in Subsection 7.02, all landscaping must be completed in accordance with the approved *Landscape Plan* before a Certificate of Occupancy (CO) may be issued for any building on the lot; however, during drought or water emergency response stages the Director of Planning and Zoning or his/her designee can grant an applicant permission to delay the installation of required landscaping (independent of Subsection 7.02) upon receipt of a letter from the applicant stating that the landscaping will be installed by a specific date that is within a reasonable time period not to exceed six (6) months. The Director of Planning and Zoning may extend the agreement for successive terms if the City is still under drought or water emergency response stages.

(Ord. No. 15-32, § 2, 12-7-2015)

SUBSECTION 7.02: ESCROW AND ASSURANCE

If, due to circumstances beyond the property owner's control, the required landscaping cannot be installed prior to completion of the building and if the property owner provides the Chief Building Official with documented assurance that the landscaping will be completed within six (6) months and the funds required to complete the project are placed in escrow with the City, the Chief Building Official may issue one (1), six (6) month temporary Certificate of Occupancy (CO) and permit the property owner to complete his landscaping during the six (6) month period. For purposes of this subsection, “documented assurance” means a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six (6) month period. The City shall hold the funds in escrow until such time as the landscaping is completed in accordance with the approved plan.

SUBSECTION 7.03: FORFEITURE OF ESCROW

If a temporary Certificate of Occupancy (CO) is issued under Subsection 7.02. and, at the end of the six (6) month period, no permanent Certificate of Occupancy (CO) has been issued because the landscaping has not been installed in accordance with the landscape plan, the property owner shall be deemed in violation of this section, the funds placed in escrow shall be forfeited, and the City shall issue a citation for said violation, unless an extension is granted by the City Manager.

SECTION 8: FENCE STANDARDS

SUBSECTION 8.01: FENCE PERMIT

No fence shall be constructed within the City without the owner or authorized agent of the owner having secured a permit from the Chief Building Official or his/her designee. A fence repair permit shall be required for the replacement of 25-feet or more of fencing and/or the replacement of five (5) or more posts. The Chief Building

Official or his/her designee shall establish and maintain an application for a fence permit that can be utilized for the purpose of issuing fence permits. The fees for such permits shall be established by resolution by the City Council.

SUBSECTION 8.02: GENERAL FENCE STANDARDS

The following general fencing requirements shall apply for all residential and non-residential fences:

(A) *Projections*. No fence guy wire, brace, light standard, sign, vee arm barbed wire base and arm, or any structure attached to a fence shall protrude over any property line.
(B) *Material Requirements*. Unless otherwise provided for in this section [*i.e.* Section 8, *Fence Standards*], the following material requirements shall apply to all residential and non-residential fences:

(1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner.
(2) Steel pipe shall be allowed for residential fences as specified in Subsection 8.03(C).
(3) Barb wire fences may be used without restrictions when in conjunction with an agricultural related land use; however, no barbed wire fence shall be located on any property that is zoned or used as a residential property. In areas where barbed wire fences are allowed, arms or base and arms with barbed wire shall not have more than three (3) stands a fixed to the arm or base and arm. Constantine or razor wire is prohibited. Any projection of an arm or base for the purpose of affixing barb wire will be considered a part of the fence for the purposes of determining the maximum height.
(4) It shall be unlawful for any person to construct or maintain any electrical fence or electrical attachment to a fence.
(5) Precast, smooth face CMU, and corrugated or *R-Panel* fencing shall be prohibited.
(6) Solid wood fencing exceeding 48-inches in height shall be constructed using metal posts set in concrete, or brick, stone or a combination of brick and stone columns.

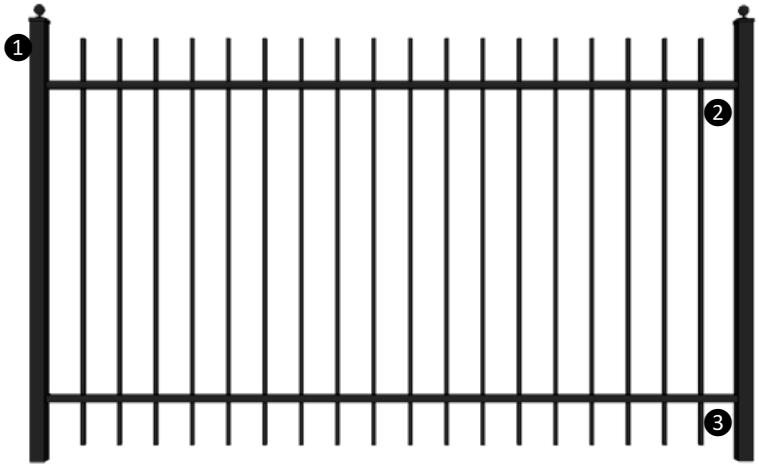
(C) *General Fence Details*. Unless otherwise specified in this section, fences constructed in the City of Rockwall shall generally conform to the following minimum fence details:

(1) *Wood Fences*.



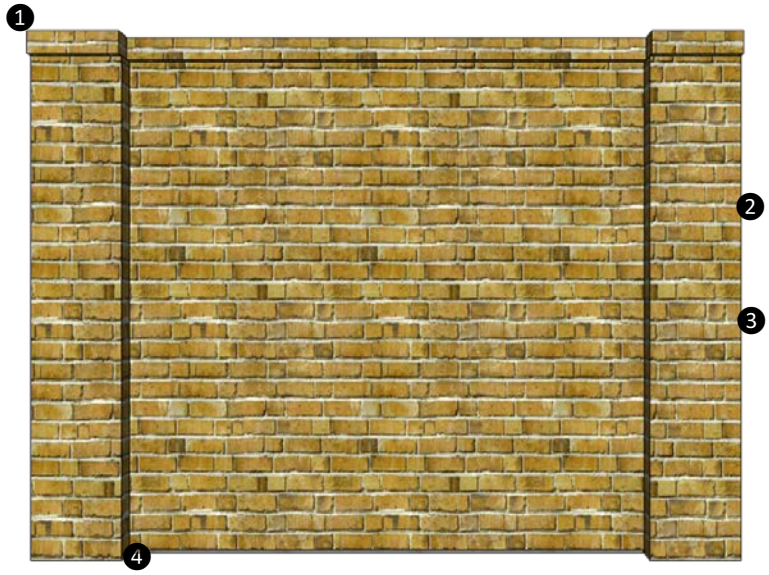
❶ Top Rail; ❷ Galvanized or Stainless-Steel Post (*Recommended Minimum of* $2\frac{3}{8}$"); ❸ Stinger Board (Recommended Minimum of 2" x 3"); ❹ Minimum ½" Wood Screen.

(2) *Wrought Iron Fence*.



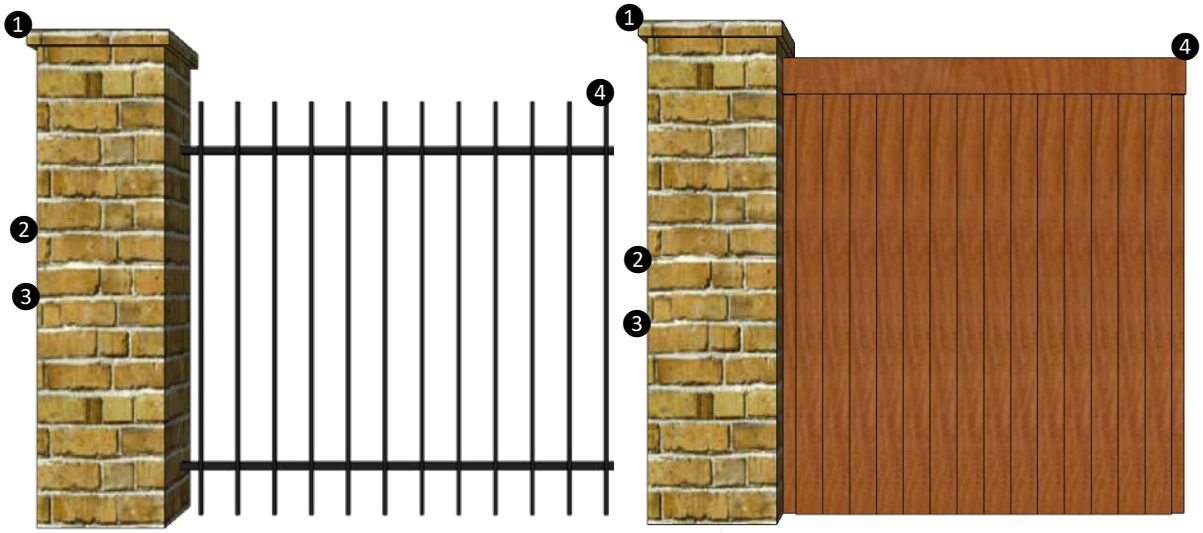
❶ Painted or Powder Coated with a Decay Resistant Paint; ❷ Top Rail; ❸ Bottom Rail.

(3) *Masonry Wall*.



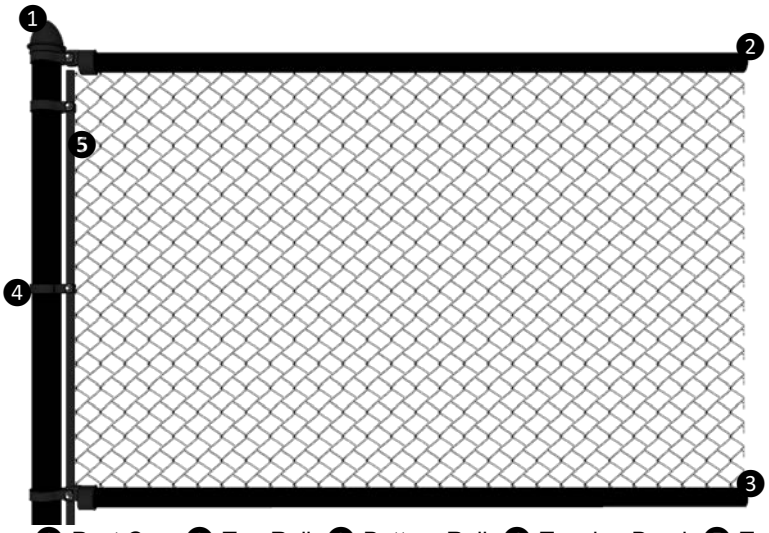
❶ Rowlock Cap; ❷ Running Bond; ❸ 3/8 Tooled Joints (*Typical*); ❹ Concrete Footing/Mow Strip.

(4) *Fence with Masonry Columns*.



❶ Rowlock Cap; ❷ Running Bond; ❸ 3/8 Tooled Joints (*Typical*); ❹ Wrought Iron or *Board-On-Board* Wood Fence.

(5) *Vinyl Coated Chain-Link Fence*.



❶ Post Cap; ❷ Top Rail; ❸ Bottom Rail; ❹ Tension Band; ❺ Tension Bar.

(D) *Fence Height Requirements*. All fence heights shall be measured vertically from the inside natural or mean grade elevation of the yard, and shall adhere to the following height requirements:

(1) Residential fencing shall have a maximum height of eight (8) feet.
(2) Non-residential fencing shall have a maximum height of 12-feet.

(E) *Temporary Fences*. The Chief Building Official or his/her designee may permit temporary fencing for the purpose of protecting or securing a construction site. The temporary fences duration of use, location, height, and materials of the temporary fence shall be stated in the request to the Chief Building Official or his/her designee. Barbed wire fencing may be permitted for temporary use; however, Constantine or razor wire is prohibited.

SUBSECTION 8.03: RESIDENTIAL FENCES

(A) *Fence Standards for New Subdivisions.* All individual residential fencing and walls proposed for new subdivisions shall be architecturally compatible with the design, materials, and colors of the primary structure or structures on the same lot or within the subdivision, and meet the following minimum standards:

(1) *Solid Fencing.* All solid fencing shall be constructed utilizing standard cedar fencing materials (s*pruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the *public side* (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the *private side* (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth-finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

(2) *Transparent Fencing.* All transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height. Transparent fencing is required adjacent to all perimeter roadways (*i.e. along the perimeter of the subdivision*), abutting open spaces, greenbelts and parks.

(3) *Corner Lots.* Corner lot fences (*i.e. adjacent to a street, open space, or parks*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A solid cedar *board-on-board* panel fence that is a minimum of six (6) feet in height and a maximum of eight (8) feet in height shall be allowed between the masonry columns along the side and/or rear lot adjacent to an interior street. The fence shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(4) *Perimeter Subdivision Fencing*. Perimeter subdivision fencing shall be constructed of six (6) foot tall tubular steel or wrought-iron type fencing with masonry columns, landscaping, and entry features. All common areas and perimeter subdivision fencing shall be maintained by a Homeowner's Association (HOA) as specified in the City's subdivision regulations.

(5) *Exceptions*. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (*e.g. vinyl or split rail fencing*) or alternative screening for perimeter fencing (*e.g. earthen berms with landscaping*) on a *case-by-case* basis at the time of preliminary plat and/or site plan for all new residential subdivisions. These exceptions will be subject to the approval criteria and voting requirements stipulated by Section 9.01, *Exceptions to the General Standards*, of Article XI, *Development Applications and Review Procedures*.

(B) *Fence Standards for Existing and Infill Single-Family and Duplex Properties.* All fences being proposed in established residential areas (*i.e. established single-family or duplex subdivision or areas*) -- *that are not regulated by a Planned Development District ordinance* -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area; however, the following minimum standards shall apply to all fences requiring a fence permit in these areas:

(1) *Solid Fencing.* All solid fencing shall be constructed utilizing standard cedar fencing materials (s*pruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the *public side* (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the *private side* (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth-finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

(2) *Transparent Fencing.*

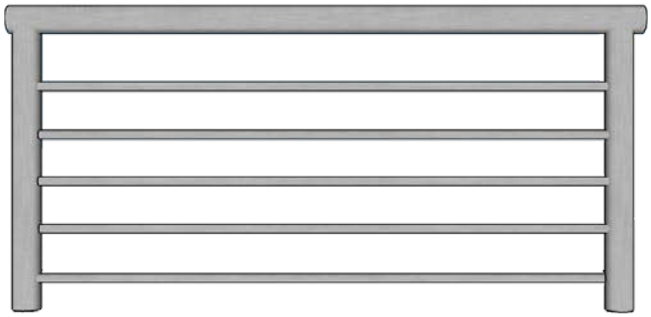
(a) *Wrought Iron Fences*. All new transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height.
(b) *Chain-Link Fences*.

(I) *New Chain-Link Fences.* New chain-link fences shall be prohibited.
(II) *Replacement of an Existing Chain-Link Fence*. Existing chain-link fences maybe replaced with a new vinyl coated, chain-link fence that is a minimum of four (4) feet in height and a maximum of six (6) feet in height. Replacement chain-link fences may only be placed in the location of the existing chain-link fence.
(III) *Chain-Link Fences in Conjunction with an Accessory Use*. Chain-link fences that are integral to the design of an accessory use (*e.g. dog run, batting cage, etcetera*) maybe be permitted; however, the fence shall be placed a minimum of ten (10) feet from the property lines unless completely screened from adjacent properties, open spaces, right-of-way, and parkland by a structure, fence or solid landscape screen.

(3) *Special Exceptions*. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (*e.g. vinyl or split rail fencing*) on a *case-by-case* basis. These exceptions will be subject to the approval criteria and voting requirements stipulated by Section 9.01, *Exceptions to the General Standards*, of Article XI, *Development Applications and Review Procedures*.

(C) *Fence Standards for Agricultural and Single-Family Estate Properties*. Fences in the Agricultural (AG), Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estate 4.0 (SFE-4.0) Districts shall meet all the requirements stipulated for Subsections 8.03(A) & 8.03(B); however, a metal split-rail or pipe fencing shall be permitted in these districts. Metal split-rail or pipe fencing shall be a minimum of four (4) feet and a maximum of eight (8) feet in height.

EXAMPLE OF METAL SPLIT-RAIL AND/OR PIPE FENCING





(D) *Fence Placement.*

(1) *Fences in the Rear and Side Yard*. Fences may be placed in the rear and side yards; however, the following conditions shall apply:

(a) *Side Yard Fences*. Side yard fences shall not extend beyond the front façade of a single-family structure. In cases where a structure has a front porch or other encroachment, the fence shall not extend beyond where the front porch or encroachment meets the front façade of the single-family structure (*as depicted in Figure 18*).
(b) *Abutting an Alleyway*. Fences abutting an alleyway are permitted to be constructed on the side or rear property lines (*as depicted in Figure 14*).
(c) *Through Lots*. Fences proposed for *Through Lots* (*i.e. lots that have street frontage adjacent to the front and rear yard property lines*) may construct a fence on the rear yard property line if all lots within the block have the same lot configuration (*i.e. if all lots are Through Lots fronting in the same direction*)

(*as depicted in Figure 15*). If a *Through Lots'* rear property line is adjacent to a house, the rear yard fence for the *Through Lot* shall not extend past the front yard building line (*as depicted in Figure 17*).

(d) *Corner Lots*. Corner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (*as depicted in Figure 14*); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street shall not extend beyond the front yard building setback (*as depicted in Figure 16*).

Figure 14: Corner Lots.

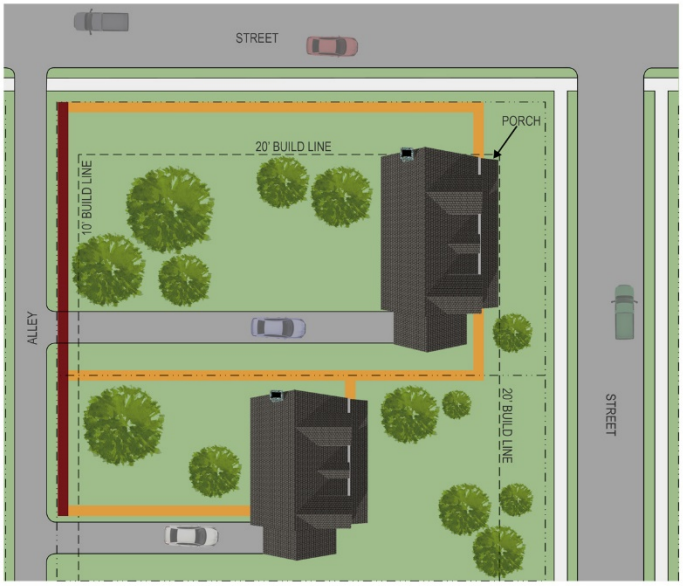


Figure 15: Fences Back to a Street.

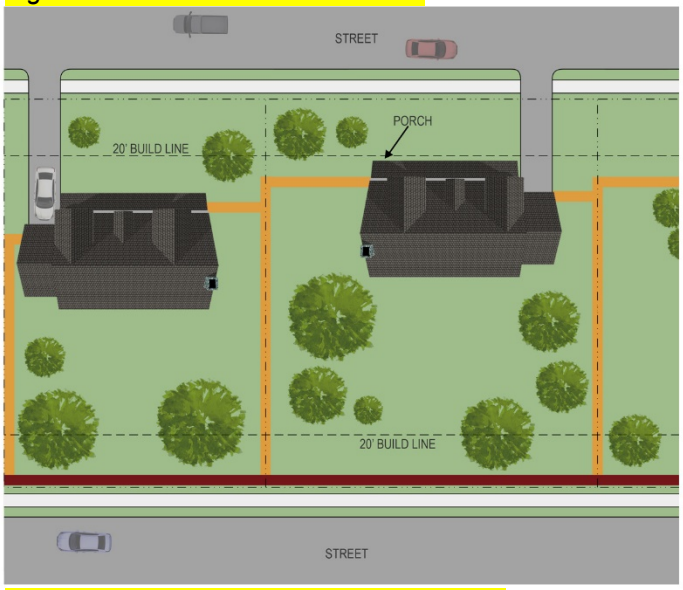


Figure 16: Fences Backing to a Side Yard.

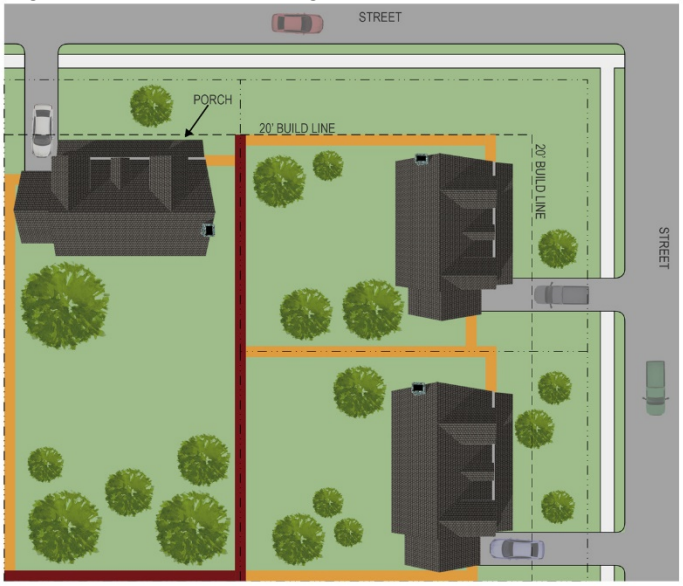


Figure 17: Through Lots.

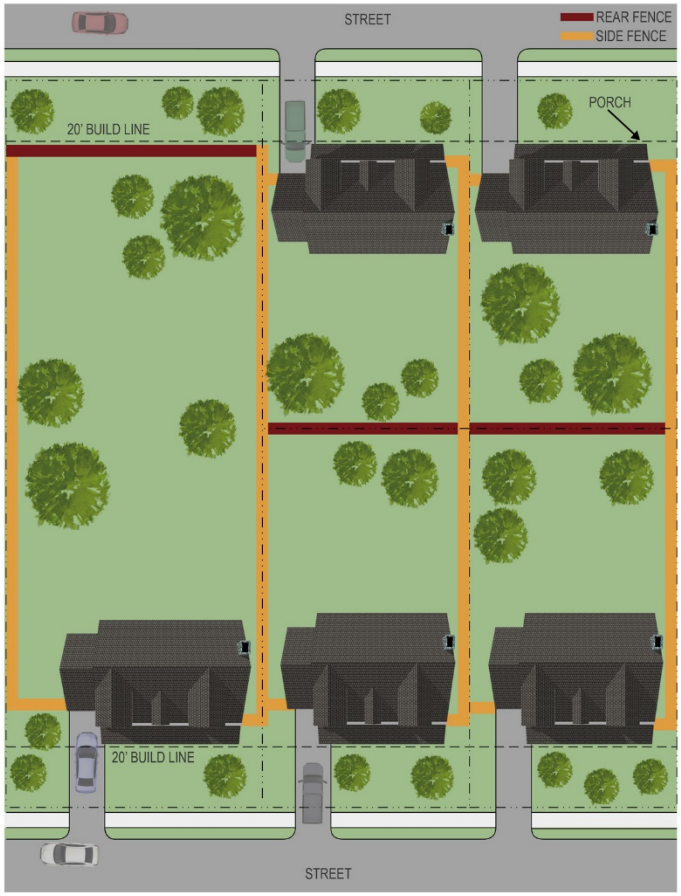
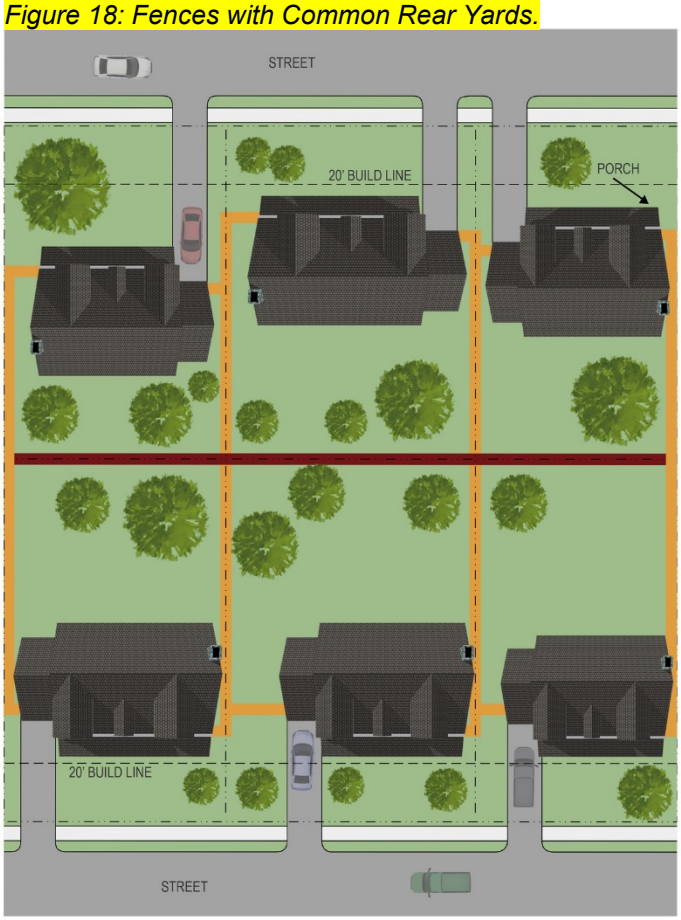


Figure 18: Fences with Common Rear Yards.

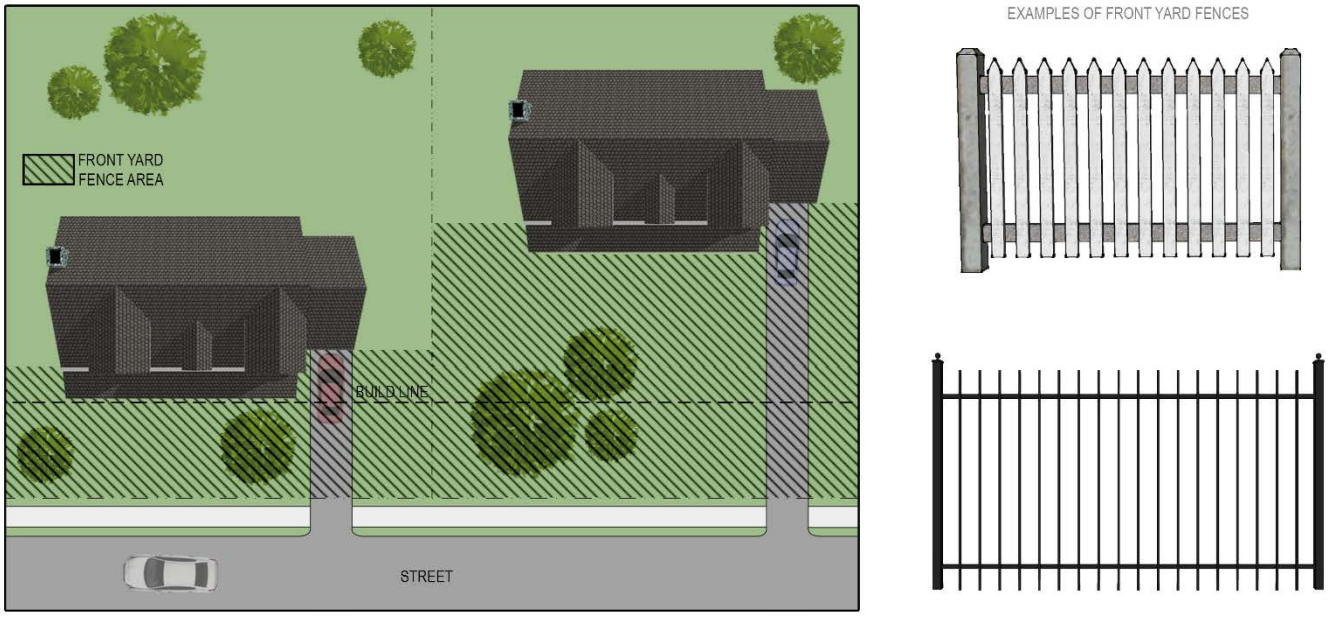


(2) *Fences in the Front Yard*. No fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission unless specifically permitted by Subsection 8.03(D)(3). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line (*as depicted in Figure 14*). The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

(a) *Wood Fences*. Wood fences that are 50% transparent (*e.g. as depicted in Figure 14*) shall not exceed 42-inches in height.
(b) *Wrought Iron or Decorative Metal Fences*. Wrought iron or decorative metal fences that are 50% transparent (*e.g. as depicted in Figure 14*) shall not exceed 48-inches in height.
(c) *Opaque Fences*. Opaque fences are prohibited in the front yard of residential properties.

In considering a front yard fence, the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information concerning the proposed front yard fence. In addition, the Planning and Zoning Commission may establish additional conditions of construction for any fence.

Figure 19: Residential Front Yard Fences



(3) *Exemptions to the Front Yard Fence Requirements.* The following front yard fences are exempted from the exception process for front yard fences:

(a) *Model Homes.* Model homes that incorporate a fence that is 50% transparent (*e.g. as depicted in Figure 14*), and that does not exceed a maximum height of 42-inches may establish a front yard fence; however, these fences are considered to be temporary and must be removed at the time a permanent residence is established. Alternatively, an exception for a front yard fence can be approved in accordance with the procedures outline in Subsection 8.03(D)(2).
(b) Single-Family Estate Properties. Properties in a Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), or Single-Family Estate 4.0 (SFE-4.0) District shall be permitted to construct a front yard fence that is 50% transparent (*e.g. as depicted in Figure 14*) and that does not exceed 48-inches in height as long as the fence is [*1*] architecturally harmonious with the development, and [*2*] constructed of metal split rail, wood picket, vinyl, wrought iron, and/or painted steel.

SUBSECTION 8.02: NON-RESIDENTIAL FENCES

(A) *Fence Standards for Properties in a Commercial District.* Non-required fences in the Neighborhood Services (NS), General Retail (GR), and Commercial (C) Districts, shall be constructed of the materials outlined in Subsection 8.02(B); however, wood and vinyl coated chain-link fences shall be prohibited.

(B) *Fence Standards for Properties in the Residential Office (RO) and Downtown (DT) Districts.* Fences in the Residential Office (RO) District and the Downtown (DT) District shall be constructed of the materials outlined in Subsection 8.02(B). Unless otherwise specified in Subsection 4.07, *Downtown (DT) District*, of Article V, *District Development Standards*, wood fences proposed in a Residential Office (RO) District or Downtown (DT) District -- *in conformance with the requirements of Subsection 8.03(B)* -- shall be permitted on properties that have adjacency with a residential zoning district, residentially used property, or a property that has an existing wood fence.

(C) *Fence Standards for Properties in an Industrial District.* Non-required fences in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts, shall be constructed of the materials outlined in Subsection 8.02(B); however, wood fences shall be prohibited.

(D) *Fence Placement*.

(1) *Side and Rear Yard Fences*. Fences may be placed on the side and/or rear yard property line of any non-residential property; however, the Planning and Zoning Commission may require a fence location to be adjusted to account for site constraints through the site plan process.

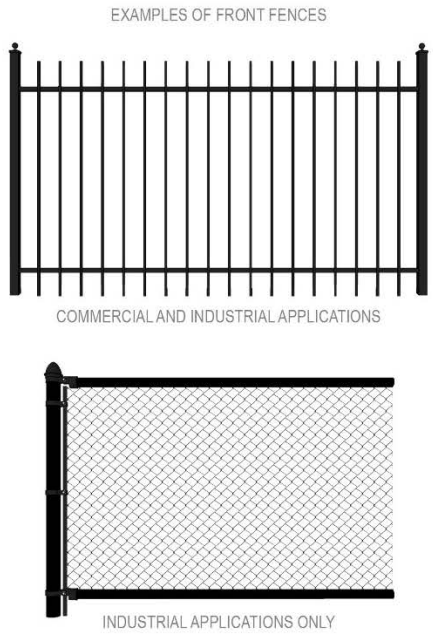
(2) *Front Yard Fences*. No fence shall be constructed in the front yard of a non-residential property without being granted an exception from the Planning and Zoning Commission. For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line (*as depicted in Figure 15*). The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

(a) *Location.* Properties adjacent to IH-30, John King Boulevard, and SH-205 shall be prohibited from having a front yard fence.
(b) *Wrought Iron or Decorative Metal Fences*. Wrought iron or decorative metal fences (*e.g. as depicted in Figure 15*) shall not exceed eight (8) feet in height.
(c) *Vinyl Coated Chain-Link*. In the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) District a vinyl coated chain-link fence may be established in the front yard pending that it [*1*] is situated a minimum of ten (10) feet off of the front property line, and [*2*] three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is established in front of the proposed front yard fence along the entire length of the front property line.
(d) *Opaque Fences*. Opaque fences are prohibited in the front yard of non-residential properties.

In considering a front yard fence, the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information concerning the proposed front yard fence. In addition, the Planning and Zoning Commission may establish additional conditions of construction for any fence.

Figure 20: Non-Residential Front Yard Fences





SECTION 9: GENERAL MAINTENANCE

SUBSECTION 9.01: MAINTENANCE REQUIREMENTS FOR LANDSCAPING

Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. Any plant that dies must be replaced with another approved plant variety, generally of the same size, that complies with the approved *Landscape Plan* within 90 days after notification by the City.

SUBSECTION 9.01: MAINTENANCE AND INSPECTION REQUIREMENTS FOR FENCES

For information concerning the inspection and maintenance of fences see Article XI, *Fences*, of Chapter 10, *Building and Building Regulations*, of the Municipal Code of Ordinances.

SUBSECTION 9.03: UTILITY LINES AND RIGHT-OF-WAY

Any damage to utility lines resulting from the negligence of the property owner, his agents, or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscaped area in a utility easement, it shall make every reasonable effort to preserve the landscaping materials, and return them to their prior locations after the utility work. If, nevertheless, some plant materials die, it is the obligation of the property owner to replace the plant materials.

ARTICLE X, PLANNED DEVELOPMENT REGULATIONS, UDC

SECTION 1: GENERAL

SUBSECTION 1.01: PURPOSE

The purpose of this article is to provide for the creation of planned development zoning districts ("PD Districts"). PD Districts are intended to provide for the development of land as an integral unit for single or mixed use in accordance with a PD concept plan that may include uses, regulations and other requirements that vary from this Unified Development Code or from other ordinances, rules or regulations of the city. PD Districts are intended to implement the goals and objectives of the city's comprehensive plan, but may be accompanied by specific amendments to provisions of the comprehensive plan, the parks and open space plan or the thoroughfare plan. PD Districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:

- ☑ To provide for a superior design of lots or buildings;
- ☑ To provide for increased recreation and/or open space opportunities for public use;
- ☑ To provide amenities or features that would be of special benefit to the property users or community;
- ☑ To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes or hills and view corridors;
- ☑ To protect or preserve existing historical buildings, structures, features or places; or
- ☑ To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.

(Ord. No. 10-14, § 55, 7-6-2010)

SUBSECTION 1.02: NATURE OF PD DISTRICTS

Each Planned Development (PD) District is intended to be a freestanding zoning district in which land uses and intensities of land use may be tailored to fit the physical features of the site and to achieve compatibility with existing and planned adjacent uses. In order to ensure that a PD District implements the policies of the comprehensive plan, and to further ensure that the PD District is in accordance with a comprehensive plan of zoning regulation, it is necessary to establish minimum standards for residential and nonresidential uses proposed for the PD District that must be incorporated within an ordinance adopted by the council (the "PD ordinance").

SUBSECTION 1.03: PD PLANS REQUIRED

There are three types of plans that may be required as part of the development process within a PD District. Each successive plan may modify the previous plan provided that it does not substantially change the general intent of the original PD district. Each successive plan becomes part of the zoning ordinance governing the property and replaces the previously approved plan.

(A) PD concept plan. The PD concept plan is mandatory and is intended to be used as the first step in the PD development process. It establishes the most general guidelines for the PD District by identifying the land uses and intensities, thoroughfare locations, and open space boundaries (including public trail systems). It may include images of intended style and type of development. The concept plan illustrates the integration of these elements into a master plan for the whole PD District. The PD concept plan establishes the development standards for the PD district.

(B) PD development plan. A PD development plan is optional and is intended to be used where appropriate as the second step of the PD development process. It may be required by the PD ordinance, or it may be submitted voluntarily by the property owner. A PD development plan constitutes an amendment to the approved PD concept plan and PD ordinance and may be used where the developer requests, or the council requires, certain standards for the PD District to be specified after initial establishment of the PD District. A PD development plan includes more detailed information as to the specific development standards and land uses, including their boundaries. The purposes of a PD development plan are to allow flexibility in the development process by deferring specification of all development standards at the time of PD District creation and to enable developers to satisfy conditions imposed on creation of the District prior to submittal of a PD site plan.

(C) PD site plan. A PD site plan is mandatory and is the final step of the PD development process. The purposes of a PD site plan are to ensure that the development of individual building lots, parcels, or tracts within the PD District are consistent with the approved concept plan and development plan, if any, and to ensure that the standards applicable within the PD District are met for each such lot, parcel or tract. A PD site plan shall continue to be valid for a period of two years after it is approved by the commission; however, such period may be extended by the council upon recommendation of the planning commission.

(1) The site plan shall be accompanied by building elevations and landscape and master sign plans, which shall be reviewed by the architectural review board for consistency with the overall objectives of the district. The board's recommendation shall be forwarded to the planning and zoning commission for consideration in their recommendation to city council, if applicable.

(2) A PD site plan shall terminate at the end of a two-year period (or more with an extension approved by the city council) unless, within such period, a preliminary or master plat as required by the city's subdivision ordinance has been filed with the city for all of the land covered by the PD site plan. In which case, the site plan will remain valid as long as there is an approved plat for the property. If a PD site plan terminates, development of the land covered by the terminated plan cannot occur until a new PD site plan has been approved for the land as provided by this article.

(Ord. No. 06-14, 4-17-2006)

SUBSECTION 1.04: PD COMPLIANCE WITH APPROVED PLANS

Except as otherwise provided by the subdivision provisions of this Unified Development Code, no development shall begin and no building permit shall be issued for any land within a PD District until a PD site plan that is consistent with the PD concept plan and applicable PD development plan has been approved. Each PD District shall be developed, used, and maintained in compliance with the approved PD site plans for the district. Compliance with the PD ordinance shall be construed as a condition precedent to granting of certificates of occupancy.

(Ord. No. 10-14, § 58, 7-6-2010)

SECTION 2: PLANNED DEVELOPMENT DISTRICT STANDARDS

SUBSECTION 2.01: GENERAL STANDARDS FOR PLANNED DEVELOPMENT DISTRICTS

All Planned Development (PD) District ordinances shall conform to the following general standards:

(A) *Size and Acreage Requirements*. A Planned Development (PD) District requires a minimum of 15 contiguous acres for non-residential PD Districts, and 25 contiguous acres for residential PD Districts; however, PD Districts may be less than the stated acreages when the Director of Planning and Zoning determines that the PD District will be in conformance with the policies and guidelines contained in the City's Comprehensive Plan or will serve the public's interest.

(B) *Permitted Land Uses*. Unless otherwise provided by the Planned Development (PD) District ordinance, only those uses authorized by Article IV, *Permissible Uses*, shall be permitted within a PD District.

(C) *Base Zoning*. All Planned Development (PD) District ordinances shall reference an appropriate base zoning district that can provide standards for density and dimensional requirements not specifically addressed in the PD District ordinances. If the standards of the base zoning district are amended, then the amended standards shall apply to a PD District unless the standards are specifically addressed in the PD District ordinance. Any amendments to a base zoning district that affect a PD District do not require special notice to be provided to the properties within the PD District.

SUBSECTION 2.01: MINIMUM STANDARDS FOR RESIDENTIAL PLANNED DEVELOPMENT DISTRICTS

The minimum requirements for residential Planned Development (PD) Districts shall be in accordance with Section 3, *Residential Districts*, of Article V, *District Development Standards*, unless otherwise specified below. If the subject property is situated within an established overlay district -- *as noted in Section 6, Overlay Districts, of Article V, District Development Standards* --, and a particular use or standard conflicts with the below minimum requirements then the more restrictive standard would apply.

(A) *Density*. Residential Planned Development (PD) Districts shall allow for density in conformance to the density guidelines contained in the Comprehensive Plan or as otherwise approved by the City Council upon a recommendation from the Planning and Zoning Commission.

(B) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch. Rear elevations may have a minimum of *6:12* roof pitch.

(C) *Fencing Standards*. The fence standards contained in a Planned Development (PD) District ordinance shall -- *at a minimum* -- conform to the requirements contained in Section 8, *Fence Standards*, of Article VIII, *Landscape and Fence Standards*.

(D) *Landscape and Hardscape Standards*.

(1) *Landscape Buffer*. A minimum of a 30-foot landscape buffer shall be provided adjacent to all perimeter roadways (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent tress shall be planted per 100-feet of linear frontage.

(2) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way.

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

(E) *Open Space*. A minimum of 20 percent of the gross land area within the entire Planned Development (PD) District shall be devoted to public and private open space. Floodplains shall be counted towards open space requirement at a rate of ½-acre for every acre of dedicated floodplain. Open space for PD Districts may be satisfied by either public, private, or a combination of public and private open space. Open space requirements specified in this subsection are in addition to the requirements for site landscaping and buffering. Public open space shall be dedicated to the City. In addition, open space in a PD District shall adhere to the following:

(1) *Preservation of Natural Areas*. Floodplain areas shall be preserved and maintained as open space. Significant stands of native trees and shrubs shall be preserved and protected from destruction or alteration.

(2) *Multi-Phase Developments*. Open space requirements shall be satisfied for each phase of a multi-phased residential development. If open space is not to be provided proportionally among phases of the development, the applicant must execute a reservation of open space in a form that will assure the City that such open space will be provided. The City may require that all open space within the district be provided prior to completion of development within the Planned Development (PD) District.

(1) *Open Space Proximity Requirements*. In a residential Planned Development (PD) Districts, all lots less than 12,000 SF shall be located within 800-feet of a neighborhood-oriented park or open space (*i.e. private or public*). All open space areas shall be landscaped and serve as a visual amenity and/or gathering place for socializing with neighbors.

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

(G) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* necessary to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(H) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal

Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, amenity center, screening fences and neighborhood signage associated with this development.

(I) *Variances*. The variance procedures and standards for approval that are set forth in Section 9, *Exceptions and Variances*, of Article XI, *Development Applications and Review Procedures* shall apply to all Planned Development (PD) Districts.

SUBSECTION 2.01: MINIMUM STANDARDS FOR NON-RESIDENTIAL PLANNED DEVELOPMENT DISTRICTS

Unless otherwise specified in the Planned Development (PD) District ordinance, the minimum standards for all non-residential development shall conform to the minimum standards for overlay districts, which are outlined in Subsection 6.02, *General Overlay District Standards*, of Article V, *District Development Standards*. In cases where the standards differ by overlay district, the most restrictive standard shall apply.

SECTION 3: PLANNED DEVELOPMENT PROCEDURES

SUBSECTION 3.01: ESTABLISHMENT OF A PD DISTRICT

(A) *Zoning amendment*. An application for the establishment of a PD District shall be made to the [planning and zoning] commission. The application shall:

(1) Be accompanied by a PD concept plan;
(2) Be accompanied by a list of proposed PD District development standards;
(3) Identify the city's then-current zoning district which shall apply to the extent not otherwise provided by the PD concept plan or by the proposed PD District development standards;
(4) Be accompanied by a concept plan informational statement, and traffic impact analysis unless waived by the council.

(a) Except to the extent provided by the PD concept plan and the PD ordinance, development within the PD District shall be governed by all of the ordinances, rules, and regulations of the city in effect at the time of such development (including the standards of the city's zoning district so identified in the application). In the event of any conflict between:

(1) The PD concept plan and the PD ordinance; and
(2) The then-current ordinances, rules, and regulations of the city;
(3) the terms, provisions, and intent of the PD concept plan and PD ordinance shall control. In addition, prior to action by the commission on the establishment of the PD District, the applicant shall submit a traffic impact analysis.

(B) PD concept plan. A PD concept plan (or, at the applicant's option, a PD development plan) shall be processed simultaneously with the zoning amendment application, and if the zoning amendment application is approved, the PD concept plan (or PD development plan) shall be incorporated as part of the PD ordinance. The graphic depictions contained on a PD concept plan shall be considered as regulatory standards. Each PD concept plan shall be prepared on one or more standard sheets of sizes of 30 inches by 42 inches or 24 inches by 36 inches and at an engineering scale of one inch equals 100 feet or larger. If multiple sheets are required, an overall plan shall be submitted as well (which may be to any scale). Unless waived by the council on recommendation of the zoning administrator, each PD concept plan shall graphically depict the following:

(1) A diagram or drawing of the boundaries of the proposed PD District;
(2) Proposed and existing land uses by category (including, if applicable, proposed and existing land uses by category for any sub-areas to be developed within the PD District);
(3) Proposed density by type of residential uses, including the maximum numbers of dwelling units for residential uses other than single-family detached, and lot sizes for single-family detached;
(4) Proposed estimated total floor area and floor area ratios by category of nonresidential uses, together with residential view analysis, if any;

(5) Proposed configuration of public and private open space serving the development, showing the relationship to the city's parks and open space plan, including trail system and access points to the trail system, estimated dimensions and approximate area, and areas to be dedicated to the public or to a private maintenance organization, if known;
(6) Proposed and existing thoroughfares, boulevards and roadways;
(7) To the extent known for adjoining land, existing land uses (by zoning district), existing thoroughfares; and existing open space for such adjoining land; and
(8) A general plan for circulation of traffic and pedestrians within and external to the development, including designated points of access.

(C) Concept plan informational statement. A PD concept plan shall be accompanied by an informational statement containing the information set forth below. If the zoning amendment application is approved, the informational statement shall not be binding on the applicant or the land owner and shall not be considered part of the PD concept plan or the PD ordinance. Informational statements shall be updated concurrently with any amendment to the PD concept plan and with each PD development plan. Each statement shall include the following:

(1) A general statement setting forth how the proposed PD District will relate to the city's comprehensive plan;
(2) The total acreage within the proposed PD District;
(3) If the development is to occur in phases, a conceptual phasing plan that identifies the currently anticipated general sequence of development, including the currently anticipated general sequence for installation of major capital improvements to serve the development; and
(4) An aerial photograph with the boundaries of the PD concept plan clearly delineated.

(D) Proposed PD development standards. Proposed PD District development standards shall be processed simultaneously with the zoning amendment application, and if the zoning amendment application is approved, such standards shall be incorporated as part of the PD ordinance. Such proposed development standards may include (but shall not be limited to) uses; density; lot size; lot dimensions; setbacks; coverage; height; landscaping; lighting, fencing, parking and loading; signage; open space; drainage; and utility and street standards. Any graphic depictions used to illustrate such standards, unless otherwise provided in the PD ordinance, shall be considered as regulatory standards.

(E) Traffic impact analysis. Prior to or simultaneous with submission of an application for the establishment of a PD District, the applicant shall submit to the city's transportation engineer a traffic impact analysis for the proposed PD District, unless waived by council. The analysis must be approved by the council prior to or concurrently with the approval by the council of the PD District. The traffic analysis shall not be considered part of the PD concept plan or the PD ordinance but may be used to condition the density or intensity of uses or the timing of development within the district based upon the existence of a supporting roadway network adequate to accommodate the traffic expected to be generated. The traffic impact analysis shall be updated with each PD site plan.

(F) Complete application. No application for the establishment of a PD District shall be deemed to be filed with the city until the zoning administrator has determined that the PD concept plan is complete, that the proposed PD District development standards have been identified, a traffic impact analysis has been submitted, and that the informational statement is complete. Fifteen copies of all such materials shall be submitted.

(G) Commission recommendation. The commission, after notice and public hearing in accordance with this Unified Development Code procedures, shall formulate its recommendation with respect to establishment of a PD District. The recommendation of the commission shall be forwarded to the council for decision.

(Ord. No. 10-14, § 59, 7-6-2010)

(H) Council decision. Following receipt of the commission's recommendation, the council, after notice and public hearing in accordance with this [Unified Development Code] procedures, shall conduct a public hearing and shall approve, approve with conditions, or deny the application for establishment of the PD District.

(I) Approval criteria. Based upon the PD concept plan, the commission, in making its recommendations to the council, and the council, in determining whether the PD District should be established, shall consider whether the following criteria have been met:

(1) The plan of development is generally consistent with the city's comprehensive plan (as such plan may be amended prior to or concurrently with approval of the PD District);
(2) Proposed uses and the configuration of uses are compatible with existing and planned adjoining uses;

(3) The general arrangement of streets conforms to the city's thoroughfare plan (as such plan may be amended prior to or concurrently with approval of the PD District);
(4) Proposed uses, development densities and intensities, and development regulations are generally consistent with this article;
(5) The configuration of the proposed open space serving the development is consistent with the city's parks and open space plan (as such plan may be amended prior to or concurrently with approval of the PD District);
(6) The amenities proposed justify proposed densities or intensities;
(7) The proposed plan of development furthers the public health, safety and general welfare of the community; and
(8) The traffic impact analysis demonstrates that the capacity of the proposed roadways shown on the proposed PD concept plan, together with any roadways within related PD Districts and the supporting roadway network, are adequate to accommodate the traffic expected to be generated by the uses, densities and intensities of use shown on the PD concept plan in and authorized in the PD ordinance in a timely and efficient manner.

(J) Conditions. The commission may recommend, and the council may require, such conditions to the establishment of a PD District and to the approval of a PD concept plan as are reasonably necessary to ensure that the purposes of the district and the approval criteria for the PD concept plan are met. Such conditions may include the requirement of a PD development plan.

(K) Adopting ordinance. The PD ordinance shall include the PD concept plan as an exhibit to [this article] and shall include the following:

(1) A statement of the purpose and intent of the PD District;
(2) A metes and bounds description of the land within the PD District;
(3) A list of the specific land uses permitted within the PD District, together with a description of the sub-areas, if any, in which such uses are allowed;
(4) The maximum density or intensity of each permitted land use;
(5) A list of all the PD District development standards, together with necessary graphic illustrations;
(6) Identification of the city's then-current zoning district standards that shall apply to the extent not otherwise provided by the PD concept plan or PD ordinance;
(7) Identification of the development standards, if any (whether in the PD ordinance or in the then-existing ordinances, rules, or regulations of the city), that may be deferred for specification until approval of a PD development plan or that may be varied by the council as part of the approval process for a PD site plan;
(8) Unless otherwise identified on the PD concept plan, the general location and size of open space serving the development, including any proposed dedication of open space to the public or to a maintenance organization;
(9) Provisions governing amenities, if any, to justify densities or intensities;
(10) Such additional conditions as are established by the council to ensure that the PD District and PD concept plan are consistent with the purposes of the district and the approval criteria for the concept plan.

SUBSECTION 3.02: PD DEVELOPMENT PLANS

If the council requires as a condition of establishing the PD District and approving a PD concept plan that PD development plans be submitted prior to submittal of a PD site plan, a PD development plan may be prepared and submitted for the entire development at one time or for individual phases of development. Each required copy of the PD development plan shall be accompanied by (i) a development plan informational statement and (ii) a preliminary drainage study for the area covered by the proposed plan. If deemed necessary by the city's transportation engineer or zoning administrator, the applicant for a PD development plan shall also submit an updated traffic impact analysis prior to commission action.

(A) Submittal requirements for PD development plans.

(1) Approximations of the following: site boundaries and dimensions, lot lines, site acreage and square footage, and distances to the nearest cross streets;
(2) Location map, north arrow, title block and site data summary table;
(3) Existing land uses and zoning classifications on adjacent properties;
(4) Preliminary tree survey;
(5) Any features omitted from the PD concept plan upon council authorization; and
(6) Such additional features as are necessary to ensure compliance with conditions established by the council to be satisfied by the development plan.

(B) PD development standards. Development standards that were not specified in the PD ordinance, as authorized by the council, shall be submitted and approved as an amendment to the PD ordinance and incorporated therein, in conjunction with approval of the PD development plan.

(C) Development plan informational statement. Each PD development plan shall be accompanied by an informational statement containing the information set forth below. Informational statements shall be updated concurrently with any amendment to a PD development plan and with each PD site plan. Each informational statement shall include the following:

(1) Name and address of landowner and date of preparation of the PD development plan;
(2) Name and address of architect, landscape architect, planner, engineer, surveyor, or other persons involved in the preparation of the PD development plan;
(3) A table listing the specific permitted uses proposed for the property, and, if appropriate, the boundaries of the different land uses and the boundary dimensions;
(4) Development standards for each proposed land use, as follows:

(a) Minimum lot area;
(b) Minimum lot width and depth;
(c) Minimum front, side, and rear yard areas;
(d) Maximum height of building; and
(e) Maximum building coverage;

(5) A list of the development standards, if any (whether in the PD ordinance or in the then-existing ordinances, rules, or regulations of the city that apply to development within the PD District), for which the applicant is seeking amendment by the council as part of the PD development plan approval process;
(6) If council approval of any height increase is being requested, a view analysis of the impact of such requested variance on adjacent residential areas of the city;
(7) Preliminary and approximate building locations and building footprints;
(8) Preliminary elevations and perspectives to show the relationship of building heights to surrounding topography;
(9) Location of parking areas and structures for multi-family and nonresidential uses, including areas for off-street parking;
(10) A detailed description of how open space serving the development will be satisfied for the phase of development represented by the PD development plan, including any proposed dedications of open space to the public or to a private maintenance organization;
(11) If the PD development plan is a phase of the project (as described in the applicant's original informational statement submitted with the PD concept plan), depiction of the area subject to the development in relation to the then-current phasing plan, together with any updates of the then-current phasing plan that was submitted as part of the applicant's original informational statement; and
(12) A list identifying each proposed addition or amendment to the PD ordinance.

(D) Preliminary drainage study. Each PD development plan shall be accompanied by a preliminary drainage study for the area covered by the study. The study shall be prepared by a professional engineer licensed in the State of Texas and experienced in the study of drainage issues.

(1) Purpose. The purposes of the drainage design policies are to prevent flooding of adjacent properties, owned by third parties and to regulate water surface elevations and peak discharges. Development within the PD District shall not produce any increase in the water surface elevation (either upstream or downstream) due to a five-year, ten-year, 50-year, or 100-year storm. If the discharge from the area proposed for development would increase the water surface elevation above predevelopment conditions on any property owned by third parties due to any of such storms, then such peak discharge must be regulated to the extent necessary to eliminate the increased water surface elevation. The regulation of discharges to eliminate such increases may be achieved using either on-site or off-site stormwater management facilities (such as detention areas, retention areas, and infiltration and sedimentation ponds).

(2) Content. The preliminary drainage study shall:

(a) Contain a topographical map of the area proposed for development to a scale not smaller than one inch equals 200 feet;
(b) Generally describe how the proposed development will comply with the drainage design policies set forth below;

(c) Include all information deemed necessary by the preparing engineer to support his determination that the proposed development will comply with the drainage design policies; and
(d) Include all information reasonably requested by the city engineer to support his review of the preliminary drainage study.

(E) Updated traffic impact analysis. If deemed necessary by the city's transportation engineer or if required by the PD ordinance, the applicant for a proposed PD development plan shall submit an updated traffic impact analysis prior to action by the commission. The purpose of the updated analysis is to determine whether the traffic estimated to be generated by the development shown on the proposed PD development plan will necessitate specific on-site or adjacent traffic improvements (e.g., turn lanes, stacking lanes, signalization, etc.) and to determine whether conditions attached to the concept plan based on the original traffic impact analysis have been met.

(F) Commission recommendation. The commission, after notice and public hearing in accordance with this Unified Development Code procedures, shall recommend to the council whether to approve, approve with conditions, or disapprove each PD development plan, together with each proposed amendments to the PD ordinance.

(Ord. No. 10-14, § 60, 7-6-2010)

(G) Council decision. Upon receipt of the commission's recommendation, the council, after notice and public hearing in accordance with this Unified Development Code procedures, shall approve, approve with conditions, or disapprove each PD development plan and each proposed addition or amendment to the PD ordinance.

(Ord. No. 10-14, § 60, 7-6-2010)

(H) Approval criteria. The commission, in making its recommendation to the council, and the council, in acting upon each PD development plan and proposed addition or amendment to the PD ordinance, shall determine whether the proposed PD development plan and ordinance addition or amendment meets the following criteria:

(1) The plan generally is consistent with the approved PD concept plan (including open space, trails, and thoroughfares);
(2) The plan generally is consistent with the development standards set forth in the PD ordinance;
(3) The plan satisfies any conditions established by the council in the PD ordinance relating to development plan approval;
(4) The plan is generally consistent with the standards and conditions of this Unified Development Code and of other ordinances, rules and regulations of the city (to the extent that such standards and conditions are applicable to development within the PD District);
(5) The traffic estimated to be generated by the plan is generally consistent with the original, council approved traffic impact analysis and any conditions to be satisfied at the time of the development plan approval have been met;
(6) The plan includes the necessary on-site or adjacent traffic improvements to accommodate traffic generated by the plan (e.g., turn lanes, stacking lanes, signalization, etc.); and
(7) The preliminary drainage study for the plan indicates that the proposed development can be achieved without increasing the upstream or downstream water surface elevation on property owned by third parties and that detention and drainage areas can be improved in a natural manner.

(Ord. No. 10-14, § 61, 7-6-2010)

(I) Conditions. The commission may recommend, and the council may require, such conditions to the approval of a PD development plan as are reasonably necessary to ensure that the approval criteria are met.

(J) Approving ordinance. The development plan shall be incorporated within an ordinance amending the PD ordinance and the concept plan. The amending ordinance shall set forth all standards necessary for development of the land subject to the development plan that were not included in the PD ordinance. The amending ordinance also shall repeal or amend any conditions that were attached to the PD ordinance that have been satisfied as a result of approving the development plan and associated amendments.

SUBSECTION 3.03: PD SITE PLANS

(A) Delegation to commission. The commission hereby is delegated the authority to approve, conditionally approve, or deny PD site plans and all amendments thereto, subject to appeal to the council. Any site plan subject to a request for

variances or other modifications that are reserved for the council by these PD regulations shall be decided by the council upon recommendation of the commission.

(B) Submittal requirements. The following requirements apply to each application for PD site plan approval:

(4) Size. PD site plans shall be prepared on one or more standard sheets of sizes of 30 inches by 42 inches or 24 inches by 36 inches and at an engineering scale of one inch equals 100 feet or larger. If multiple sheets are required, an overall plan shall be submitted as well (which may be to any scale). PD site plans shall be prepared by a registered engineer, architect, or landscape architect.

(5) General information.

(a) North arrow;
(b) Total site acreage;
(c) Submission date;
(d) Scale (written and graphic);
(e) Vicinity map;
(f) Names, addresses, and telephone numbers of designer, engineer, developer, and owner;
(g) A boundary survey of the site with the location of proposed land uses;
(h) Adjacent subdivision names and property lines; and
(i) Adjacent land uses and structures.

(6) Structures.

(a) Location, dimensions, and use of all existing facilities and proposed building sites;
(b) Setback and separation distances between building sites;
(c) Proposed construction type and facade materials for all multi-family and nonresidential buildings (the commission may require elevations and perspective drawings);
(d) Proposed density of each use;
(e) Proposed location of screening along public roadways shown on the PD concept plan;
(f) Location and types of signs, including lighting and heights;
(g) Elevation drawings citing proposed exterior finish materials; and
(h) Location of solid waste collection facilities.

(7) Streets and sidewalks.

(a) Location and width of all rights-of-way and easements;
(b) Location and dimensions of all pavement and curbing;
(c) Location and width of all sidewalks;
(d) Location and width of all ingress/egress points;
(e) Location and width of all medians and median breaks;
(f) Location of any special traffic regulation facilities;
(g) Location of fire lanes; and
(h) Street names on proposed streets.

(8) Off-street parking and loading areas.

(a) Number, location, and dimension of spaces;
(b) Type of surface material of parking facility;
(c) Dimension of aisles, driveways, maneuvering areas, and curb return radii;
(d) Distance between spaces and adjacent rights-of-way;
(e) Location of all existing and proposed fire lanes and hydrants; and
(f) Proposed lighting diagram.

(9) Landscaping.

(a) Location and size of major tree groupings and existing hardwood trees of four inches caliper or greater, and other protected trees as specified in article IX, Tree Preservation, noting whether they are to be removed or retained;

(Ord. No. 06-14, 4-17-2006)

(b) Location and size of proposed plant materials, including paving, together with type and species of plants;
(c) Number and type of each landscape element;
(d) Height and type of all fencing or buffering;
(e) Height of all planters, sculptures, and decorative screens;
(f) Location and type of trash receptacle screening;
(g) Location and type of lighting for streets, signage, and parking areas; and
(h) Location of visibility triangles, where required.

(10) Drainage.

(a) Direction of water flow;
(b) Quantity of on-site and off-site water generation;
(c) Topographic contours at a minimum of five-foot intervals;
(d) Points of concentrated water discharge;
(e) Areas where special design and construction may be necessary due to slope or soil conditions;
(f) Location and design of all water detention and drainage areas; and
(g) Drainage ways, creeks, and limits of the 100-year floodplain and floodway as shown on current FEMA mapping or the city's master drainage plan, including location and acreage, together with a general plan for accommodating flood waters and drainage.

(11) Preliminary service plan.

(a) A preliminary drainage plan of the area showing the size and location of each existing and proposed drainage way and retention or detention area. If no development plan has been required and approved by the council, the drainage plan shall incorporate the requirements of the preliminary drainage study;
(b) The proposed method of providing water and sewer service; and
(c) If no development plan has been required and approved by the council, an updated traffic impact analysis.

(12) Special exceptions. A list of the development standards, if any (whether in the PD ordinance or in the then-existing ordinances, rules, or regulations of the city that apply to development within the PD District), for which the applicant is seeking a special exception by the council as part of the PD site plan approval process.

(C) Commission decision. The commission shall approve, approve subject to conditions, or deny each PD site plan.

(Ord. No. 06-14, 4-17-2006)

(D) Approval criteria. The commission, in approving, conditionally approving, or denying a PD site plan, shall consider the following criteria:

(1) The plan complies with the applicable PD concept plan or development plan, if any, and with the PD ordinance, expressly including conditions attached to the concept plan, development plan or PD ordinance;
(2) The plan complies with the standards and conditions of this Unified Development Code and other ordinances, as well as other rules and regulations of the city (to the extent that such standards and conditions are applicable to development within the PD District);
(3) If no development plan was required and approved by the council, the traffic estimated to be generated by the plan is generally consistent with the original council-approved traffic impact analysis;
(4) If no development plan was required and approved by the council, the plan includes the necessary on-site or adjacent traffic improvements to accommodate traffic generated by the plan (e.g., turn lanes, stacking lanes, signalization, etc.);
(5) If no development plan was required and approved by the council, the preliminary drainage study for the plan indicates that the proposed development can be achieved without increasing the upstream or downstream water surface elevation on property owned by third parties and that detention and drainage areas can be improved in a manner approved by the council; and
(6) Landscaping promotes continuity and unity consistent with the landscape plan for the development and encourages views to public open space and public landmarks.

(Ord. No. 10-14, § 62, 7-6-2010)

(E) Conditions. The commission, or the council on appeal, may establish such conditions to the approval of a PD site plan as are reasonably necessary to ensure that the approval criteria are met.

(F) Appeal from commission action. If the commission approves a PD site plan with conditions or if it disapproves a PD site plan, the applicant may appeal the decision to the council by filing a written request with the city secretary within ten days after the commission's decision.

(G) Variances. The granting of variance for Planned Development District regulations shall be the purview of city council, not the board of adjustment. If the applicant requests a variance from PD ordinance standards or other ordinance requirements, the variance request will be forwarded to the council with the commission's recommendation for decision. Procedures and criteria for approval shall be those applicable to special exceptions under article II, section 8.5, Criteria for Granting Special Exceptions.

(Ord. No. 06-14, 4-17-2006)

SUBSECTION 3.04: AMENDMENT OF PD PLANS

(A) PD concept plans. PD concept plans (excluding informational statements) are considered part of the PD ordinance. Any amendment to a PD concept plan shall be considered a zoning change, and the provisions of V.T.C.A., Local Government Code ch. 211 relating to notices, public hearings, and written protests for changes in zoning districts or regulations shall apply. If a PD District is established subject to approval of PD development plans, the provisions of this subsection 2.4.A shall apply to such PD development plan.

(B) PD site plans. PD site plans are not considered part of a PD ordinance. Except as otherwise provided, any amendment to an approved PD site plan must be approved by the commission. However, "minor modifications" to any PD site plan may be approved by the zoning administrator. If the zoning administrator believes that a request for minor modification entails a significant change in the site plan, he may refer the request to the commission for determination. A "minor modification" to a PD site plan is defined as any modification that does not:

(1) Alter the basic relationship of proposed development to adjacent property;
(2) Change the uses permitted;
(3) Increase the maximum density, floor area, or height;
(4) Decrease the amount of off-street parking, unless parking remains sufficient in number and conforms to [article] requirements; or
(5) Reduce the minimum yards or setbacks.

SUBSECTION 3.05: PERIODIC REVIEW

(A) Applicability. Each tract of land not yet fully developed, for which (PD) Planned Development District zoning has been granted, shall be reviewed by the planning and zoning commission in order to make inquiry and ascertain the following:

(1) Whether a preliminary plan and/or development plan can reasonably be expected to be filed;
(2) If a preliminary plan and/or development plan can be reasonably expected to be filed at any time within the two-year interval as set out herein;
(3) Whether the granted uses for the tract of land under consideration continues to have a desired relationship with the surrounding area; and
(4) If such density and other design standards originally granted are in accordance with the current community growth patterns and values.

(B) Determination. If, upon inquiry and review, the planning and zoning commission finds that a particular tract of land zoned (PD) Planned Development is not reflective of current community growth patterns or community design policies, or is not in accordance with the comprehensive plan, it may request the city council to initiate hearings on the particular tract of land to consider:

(1) Reform or modification of the PD District on the particular tract; or
(2) Change the zoning to a more suitable land use classification.

(C) Frequency. The planning and zoning commission shall review each tract of land for which Planned Development zoning has been granted beginning in January of each year, at least on two year intervals. The planning and zoning commission

may review certain tracts (for which Planned Development zoning has been granted) more frequently if it determines such review is necessary.

SECTION 4: EFFECT ON EXISTING PDS

SUBSECTION 4.01: DISTRICT AMENDMENTS

If an amendment is proposed after the effective date of [the ordinance from which] this article [is derived] to any concept plan, development plan, site plan or planned development ordinance approved prior to the effective date of the ordinance from which this article is derived under prior development regulations, the provisions of this article shall apply to those amendments.

SUBSECTION 4.02: SITE PLANS

For any PD District established under prior planned development regulations for which at least one site plan has been approved pursuant to such prior regulations, the provisions of this article shall not apply, except that procedures related to approval of PD site plans pursuant to this [article] shall apply to any application for PD site plan approval submitted more than 30 days after the effective date of this article.

SECTION 5: AMENDMENTS TO APPROVED PD APPLICATIONS

SUBSECTION 5.01: PROCESSING AMENDMENTS

(A) Amendments to all applications and approvals shall be processed in the same manner as the original application. However, the applicant shall submit a summary of all elements that are proposed to be changed along with the revised plans and application.

(B) Notwithstanding the above, the zoning administrator may approve minor modifications in an approved site plan or PD site plan administratively, provided that they do not:

(1) Alter the basic relationship of proposed development to adjacent property;
(2) Change the uses permitted;
(3) Increase the maximum density, floor area, or height;
(4) Decrease the amount of off-street parking, unless parking remains sufficient in number and conforms to [article] requirements;
(5) Reduce the minimum yards or setbacks; or
(6) Detrimentally change or alter the characteristics of the elevation drawings or site plan as approved, but rather allow for some flexibility in minor modification to same.

ARTICLE XI, DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES, UDC

SECTION 1: GENERAL

SUBSECTION 1.01: PRE-APPLICATION MEETING

An applicant proposing to [*1*] establish a land use requiring a Specific Use Permit (SUP) on a property or properties, [*2*] the subdivision or assembly of property or properties, [*3*] the change in zoning classification of a property or properties, or [*4*] any other development related activity in the City of Rockwall is encouraged to request a *Pre-Application Meeting* with the Development Review Committee (DRC). Prior to a *Pre-Application Meeting*, the applicant should submit a *Pre-Application Meeting Request* form and provide a concept plan showing the proposed development activities in as much detail as possible. Based on the information provided by the applicant, the DRC will provide initial comments concerning the merits of the proposed development and inform the applicant of any additional requirements that will need to be addressed in the preparation of a development application.

SUBSECTION 1.02: SUBMISSION OF AN APPLICATION

(A) *Authority to Submit an Application*. Unless otherwise stated in this Article, the following shall apply when submitting an application for a request:

(1) *Development Application*. All zoning, site plan, platting, and miscellaneous cases shall be initiated by the owner of the affected property or his/her authorized representative who files a *Development Application* and pays the appropriate fee.

(2) *Historic Preservation Advisory Board Application*. All Certificate of Appropriateness (COA), small matching grant, and building permit fee waiver requests shall be initiated by the owner of the affected property or his/her authorized representative who files a *Historic Preservation Advisory Board Application*.

(3) *Board of Adjustments Application.* All variance and special exceptions to be considered by the Board of Adjustments (BOA) shall be initiated by the owner of the affected property or his authorized representative or any aggrieved party who files the required application and pays the appropriate fee, or by any person aggrieved by the decision of an administrative officer with authority over any matter that can be appealed to the Board of Adjustments (BOA) per Subsection 4.03, *Jurisdiction*, of Article II, *Development Review Authority*, by an officer of the City, or appropriate board/commission of the City.

(B) *Ownership.* In the event that the ownership stated on an application is different than the ownership shown on the City's *Certified Tax Roll*, the Director of Planning and Zoning may require additional written proof of ownership be provided with an application.

(C) *Submission Development Application*. All application requests to be considered by the Historic Preservation Advisory Board (HBAP), Board of Adjustments (BOA), Planning and Zoning Commission and/or the City Council, shall be initiated by filing an application with the Director of Planning and Zoning or his/her designee. All applications shall be required to be submitted on the official submittal date. Applications received on a date other than an official submittal date shall ***not*** be accepted and shall be returned to the applicant.

(D) *Completed Application*. To ensure the submission of adequate information, the Director of Planning and Zoning is hereby empowered to maintain and distribute a list of specific submittal requirements that constitutes a completed application. Any application that does not provide all items required by the Director of Planning and Zoning shall be considered to be incomplete, and shall not be accepted by the City. These requirements may be modified by the Director of Planning and Zoning as deemed necessary.

(E) *Plans and Exhibits*. All plans, surveys, plats, and/or other exhibits submitted as part of any application shall be prepared by a registered architect, engineer, landscape architect, surveyor, planner, or other design professional.

SUBSECTION 1.03: APPLICATION WITHDRAWAL

Any request for the withdrawal of an application must be submitted in writing to the Director of Planning and Zoning or his/her designee. If an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body. In all requests for withdraw, application fees will not be refunded except in cases where the Director of Planning and Zoning determines that an application was [*1*] submitted in error, or [*2*] the fee paid exceeds the amount due under the provisions of Section 10, *Fee Schedule*. In cases where the fee paid exceeds the amount due, only the amount of the overpayment may be refunded.

SUBSECTION 1.04: DENIAL OF AN APPLICATION

Unless otherwise stated in this Article, if an application for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver is denied *with* prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council, a new application for the same request may ***not*** be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is deemed to be more restrictive or less intense than the previously denied request. A failure to indicate that a denial is *with* or *without* prejudice, in making a motion to deny, shall be consider a *denial with prejudice*.

SUBSECTION 1.05: REAPPLICATION

A request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied *with prejudice* by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [*1*] An actual change in condition relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties, or [*2*] the new request is more restrictive or less intense than the previous request. In this event, the applicant must submit a written request to the Director of Planning and Zoning detailing the change in condition or the more restrictive/less intense request. The Director of Planning and Zoning or his/her designee will review the claim and report to the Planning and Zoning Commission whether or not such request meets the aforementioned criteria. Upon hearing this report, the Planning and Zoning Commission shall either grant or deny the request to refile an application for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver.

SECTION 2: ZONING

SUBSECTION 2.01: AUTHORITY

(A) *Authority to Amend the Zoning Map and Unified Development Code (UDC).*

The City Council may from *time-to-time -- on its own motion or at the request of the Planning and Zoning Commission or Director of Planning and Zoning* -- direct the Director of Planning and Zoning to prepare amendments, changes, and/or supplements to the regulations contained in the Unified Development Code (UDC), and/or the boundaries or designations specified on the City's Zoning Map.

(B) *Authority to Request Changes to the Zoning Map.* A request that proposes a change to the City's Zoning Map (*i.e. zoning changes and Specific Use Permits*) may be requested by the:

(1) City Council;
(2) Planning and Zoning Commission;
(3) Director of Planning and Zoning;
(4) Owner of real property located within the corporate boundaries of the City of Rockwall; or
(5) Authorized representative of an owner of real property located within the corporate boundaries of the City of Rockwall.

(C) *Authority to Order Changes to the Unified Development Code.* Changes to the Unified Development Code (UDC) may be ordered by the:

(1) City Council;
(2) Planning and Zoning Commission; or
(3) Director of Planning and Zoning.

SUBSECTION 2.02: SPECIFIC USE PERMITS (SUP)

(A) *Purpose.* The purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions. A SUP does not change the base zoning; it allows a particular use that would not normally be permitted in that zoning district. The SUP requirement for any land use is identified in the *Permitted Land Use* table contained in Article IV, *Permissible Uses*, of this Unified Development Code. The discretionary SUP procedure is designed to enable the Planning and Zoning Commission and the City Council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a SUP when it is apparent that a proposed use or structure will or may occasionally harm the community or cause injury to the value, lawful use, and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.

(B) *Operational Conditions.* In considering a SUP, staff and/or the Planning and Zoning Commission may recommend and the City Council may adopt additional conditions and operational constraints to ensure compatibility with adjacent land uses. These additional conditions and operational constraints will be incorporated into the SUP ordinance, and may relate to: [*1*] a property's specific site conditions, [*2*] increased performance standards, [*3*] compatibility with adjacent properties, [*4*] mitigation of potentially negative or adverse effects of a request, and [*5*] anything that could have a negative impact on the public's health, safety and general welfare.

(C) *Compliance.*

(1) In considering a special use permit application, the planning and zoning commission may recommend, and the city council may impose such conditions, safeguards and restrictions upon the premises benefited by the special use as may be necessary to avoid, minimize, or mitigate any potentially injurious effect of such special uses upon other property in the neighborhood, and to carry out the general purpose and intent of this ordinance. Such conditions shall be set out in the ordinance approving the SUP.
(2) Prior to a SUP being issued, the property owner of the affected property shall agree, comply and be bound to the conditions and operational constraints approved by the City Council and contained in the SUP ordinance.
(3) A SUP is considered to be transferable from property owner to property owner for a specific property; however, the conditions and operational constraints of the SUP shall remain in effect and be applicable to the new property owner(s) and/or occupant(s). SUPs cannot be transferred from property to property.

(D) *Abandonment, Expiration and Revocation of a Specific Use Permit (SUP).*

(1) *Abandonment.* A SUP approved by the City Council that remains vacant or inactive for a period of one (1) year shall be deemed to be abandoned and shall automatically expire. Vacancy or inactivity can be determined by the following:

(a) The water and/or electrical services have been disconnected or discontinued on the property; and/or
(b) The subject property (*e.g. lease space, parcel or parcels of land, lot, tract etc.)* is unoccupied; and/or
(c) The use is abandoned due to the issuance of a Certificate of Occupancy (CO) for a use other than (and exclusive from) the use approved with the SUP.

(2) *Expiration.* A Specific Use Permit (SUP) shall automatically expire due to inactivity if:

(a) A building permit has not been issued within one (1) year of the approval date of the SUP ordinance, and/or a Certificate of Occupancy (CO) has not been issued within one (1) year of a building permit due to inactivity on the site (*inactivity in this case is defined as no progress towards construction for six [6] months*), or one (1) year of the approval date of this ordinance if no building permit is necessary; or
(b) A building permit or Certificate of Occupancy (CO) expires, is terminated or revoked under the requirements of the Codes of the City of Rockwall.

(3) *Revocation.* The City Council reserves the right to revoke or rescind any SUP in which the business, property or property owner operating under the guidelines of the SUP ordinance fails to meet the minimum operation requirements set forth in the Specific Use Permit (SUP) ordinance and/or outlined in the Unified Development Code or the Rockwall Municipal Code of Ordinances. The procedure for revocation or rescinding a Specific Use Permit (SUP) shall be the same procedure for requesting a new Specific Use Permit (SUP).

(E) *Extension of a Specific Use Permit (SUP).* Upon recommendation from the Planning and Zoning Commission, the City Council may grant a one (1) time extension to the expiration requirements stated above for a period not to exceed one (1) year. To apply for an extension a property owner shall file a written request with the Director of Planning or his designee at least ninety (90) days prior to the expiration date. Extension requests shall not require a public hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a SUP.

(F) *Existing Specific Use Permits (SUP) and Conditional Use Permits (CUP).* Specific Use Permits (SUP) and Conditional Use Permits (CUP) in existence at the time this section was adopted by the City Council shall automatically terminate one (1) year from the adoption date of this section if a building permit -- *or a Certificate of Occupancy (CO) if no building permit is necessary* -- has not been issued or an extension is not requested under Subsection 2.02(E).

SUBSECTION 2.03: PROCEDURES FOR ZONING APPLICATIONS

All zoning applications (*i.e. zoning changes, Specific Use Permits, and text amendments*) shall be subject to the following procedures:

(A) *Notice of Public Hearing*.

(1) *Notice of Public Hearing for Zoning Changes and Specific Use Permits (SUP's)*. Written notice of all public hearings for zoning changes and Specific Use Permits (SUP's) shall be sent to all property owners listed on the certified tax roll, and to the actual property address if the property owner does not reside at the physical address, for properties within a distance of at least 500-feet from the boundaries of the subject property at least ten (10) days prior to the public hearing date. Such notice shall be sent via first class mail and display a stamp on the outside of the envelope with the wording *Zoning Change Requested*. In cases that require notices to be sent to a multi-family property, written notice shall be sent to the property owner and the leasing office of the housing complex or apartment building (*i.e. individual notices to each unit are not required*). In addition, written notice shall be sent to all known Homeowners Association (HOA) representative(s) within 1,500-feet of the subject property at least ten (10) days prior to the public hearing date.

(2) *Newspaper Notice for Zoning Changes and Specific Use Permits (SUP's).* Notice of all public hearing for zoning changes and Specific Use Permits (SUP's) shall be published in a newspaper of general circulation in the City announcing the time and date of the public hearing a minimum of ten (10) days prior to the date of the public hearing.
(3) *Newspaper Notice for Text Amendments.* Notice of all public hearing for a text amendment to the Unified Development Code (UDC) shall be published in a newspaper of general circulation in the City announcing the time and date of the public hearing a minimum of 15-days prior to the date of the public hearing.

(B) *Conduct of a Public Hearing*. Subject to the presiding officer's inherent authority to conduct a meeting, a public hearing shall generally be conducted in the following manner:

(1) A report outlining the details of the request shall be given from the Director of Planning and Zoning or his/her designee.
(2) The presiding officer shall open the public hearing.
(3) The applicant will be asked to provide a presentation or comment on the proposed request.
(4) The presiding officer will ask for public comment, questions, and/or testimony.
(5) The applicant will be given a rebuttal to address the public's comments, questions, and/or testimony.
(6) The presiding officer will close the public hearing.
(7) The Planning and Zoning Commission or City Council will be given a chance to discuss the request and ask questions of the Director of Planning and Zoning or his/her designee and/or the applicant.
(8) The Planning and Zoning Commission or City Council will deliberate, make a motion and vote on the request.

(C) *Postponement, Recess, and Continuation of a Public Hearing.*

(1) *Postponement.* A public hearing that was noticed in the manner prescribed by Subsection 2.03(A) may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required.
(2) *Recess.* A public hearing may be recessed by the Planning and Zoning Commission or City Council any time after the public hearing has commenced.
(3) *Continuation.* A public hearing may be continued by the Planning and Zoning Commission or City Council any time after the public hearing has commenced. The continuation of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A continued public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a continuation at a public hearing shall be sufficient notice and no additional notice is required.

(D) *Submitting Additional Information*. New matters of evidence not presented to the Planning and Zoning Commission shall not be heard or considered by the City Council with relation to public hearing for zoning changes, Specific Use Permits (SUP), or text amendments. In the event new evidence develops between the date of the public hearing by the Planning and Zoning Commission and the hearing of the City Council on any zoning change, Specific Use Permit (SUP), or text amendment, or if for any other valid reason a person wishes to present new evidence to the City Council -- *which was not presented to the Planning and Zoning Commission* -- the City Council shall refer the zoning change, Specific Use Permit (SUP), or text amendment back to the Planning and Zoning Commission for a further public hearing to consider the new evidence. Nothing contained herein shall be construed to prohibit anyone from speaking in a public hearing related to a zoning change, Specific Use Permit (SUP), or text amendment.

(E) *Failure to Appear at a Public Hearing.* If an applicant is not present at a meeting where a public hearing is scheduled, the Planning and Zoning Commission or City Council may deny the request.

(F) *Joint Public Hearings.* The City Council may hold a public hearing -- *after publishing the required notice* -- jointly and with any public hearing required to be held by the Planning and Zoning Commission; however, the City Council shall not act until it has received a recommendation from the Planning and Zoning Commission.

(G) *Protest of a Zoning Change.* Property owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius, or if such change is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. For purposes of determining representation on this written protest, the written protest of any one (1) owner of land owned by two (2) or more persons shall be presumed to be the protest of all owners.

SUBSECTION 2.04: PLANNING AND ZONING COMMISSION RECOMMENDATION

(A) *Consideration of a Zoning Change or Specific Use Permit (SUP).* When considering a request for a zoning change or Specific Use Permit (SUP), the Planning and Zoning Commission shall consider the following:

(1) Whether the land uses proposed with the zoning change or Specific Use Permit (SUP) are consistent with the *Future Land Use Plan* contained in the Comprehensive Plan.
(2) Whether the proposed zoning change or Specific Use Permit (SUP) is in accordance with any existing or proposed plans for providing streets, water, wastewater, and/or other utilities or public facilities.
(3) The availability of existing infrastructure to properly serve any development proposed with the zoning change or Specific Use Permit (SUP), and the timing of the development compared to the City's Capital Improvements Plan (CIP).
(4) The findings of any studies (*e.g. Traffic Impact Analysis [TIA] or Infrastructure Study*) submitted with the zoning change or Specific Use Permit (SUP).
(5) The amount of vacant land that is currently designated for similar zoning/land uses in the vicinity of the zoning change or Specific Use Permit (SUP) or elsewhere in the City.
(6) The rate at which land is being developed and the rates conformance with the policies and goals of the Comprehensive Plan.
(7) The zoning change or Specific Use Permit's (SUP's) anticipated impact on the environment with regard to floodplains, topography, vegetation, drainage and detention.
(8) The requests consistency with the Unified Development Code (UDC), Comprehensive Plan, Parks and Recreation Master Plan, and the Municipal Code of Ordinances.
(9) Any other factors which will substantially affect the health, safety, and/or general welfare of the community.

(B) *Consideration of a Text Amendment.* When considering a request for a text amendment, the Planning and Zoning Commission shall consider the following:

(1) Whether the proposed text amendment is in conformance with the goals and policies contained in the Comprehensive Plan.
(2) How the proposed text amendment will affect the City's ability to attract and retain high quality development consistent with the City's existing community character.
(3) The impact of the text amendment to the City's environment with regard to floodplains, topography, vegetation, drainage and detention.
(4) The requests consistency with the Unified Development Code (UDC), Comprehensive Plan, Parks and Recreation Master Plan, and the Municipal Code of Ordinances.

(C) *Recommendation to the City Council.* In making a recommendation to the City Council on a zoning application (*i.e. zoning change, Specific Use Permit, or text amendment*), the Planning and Zoning Commission may recommend:

(1) That the zoning change, Specific Use Permit (SUP) or text amendment be approved or enacted;
(2) That the zoning change, Specific Use Permit (SUP) or text amendment be approved or enacted as modified to a more restrictive classification or subject to appropriate conditions as permitted by law; or
(3) That the zoning change, Specific Use Permit (SUP) or text amendment be denied.

(D) *Justification for Denial.* If the Planning and Zoning Commission approves a motion to deny a zoning change, Specific Use Permit (SUP), or text amendment, it shall offer reasons for the denial that can be provided to the City Council.

(E) *Failure to Approve a Motion.* If the Planning and Zoning Commission fails to approve a motion by a majority vote for any zoning application (*i.e. zoning change, Specific Use Permit, or text amendment*), then a recommendation for denial shall be forwarded to the City Council.

SUBSECTION 2.05: CITY COUNCIL ACTION

(A) *Recommendation from the Planning and Zoning Commission*. The City Council shall not act upon any zoning change, Specific Use Permit (SUP), or text amendment prior to a recommendation being forwarded from the Planning and Zoning Commission.

(B) *Action by the City Council*. After the public hearing is closed the City Council shall take one (1) of the following actions with regard to a zoning application (*i.e. zoning change, Specific Use Permit, or text amendment*):

(1) *Approval.* The City Council may approve a request for a zoning change, Specific Use Permit (SUP), or text amendment either as requested or in a more restrictive form as subject to such appropriate conditions allowed by law. Such approval of any request for a text amendment to the Unified Development Code (UDC), or zoning change or Specific User Permit (SUP) as a map amendment shall be granted only if the City Council determines that the request or amendment is consistent with the Comprehensive Plan and/or the Unified Development Code (UDC). In the event of approval of any zoning change, Specific Use Permit (SUP), or text amendment, the City Council shall enact an ordinance amending the Unified Development Code (UDC) or official zoning map (*whichever is applicable*).

(2) *Denial.* The City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment *with* or *without* prejudice. If a request or amendment is denied *with* prejudice, a new application may ***not*** be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request and is submitted in conformance with Subsection 2.05(C). If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is *with* or *without* prejudice in making a motion to deny a request or amendment shall be consider a *denial with prejudice*.

(C) *Reapplication*. A request for a zoning change, Specific Use Permit (SUP), or text amendment which has previously been denied with prejudice by the City Council may be resubmitted within one (1) year if there is:

(1) An actual change in conditions relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties; or,

(2) The new request is for a more restrictive or less intense land use that the previously denied requested.

In this event, the applicant must submit a written request to the Director of Planning and Zoning detailing the change in condition or the more restrictive/less intense land use. The Director of Planning and Zoning or

his/her designee will review the claim and report to the Planning and Zoning Commission whether or not such request meets the aforementioned criteria. Upon hearing this report, the Planning and Zoning Commission shall either grant or deny the request to refile an application for a zoning change, Specific Use Permit (SUP), or text amendment.

SECTION 3: SITE PLANS

SUBSECTION 3.01: PURPOSE

The purpose of a site plan is to ensure compliance with the City's development standards, and/or other regulations enforceable by the City of Rockwall that may apply to a particular property. Site plans are also intended to be reviewed to promote the safe, efficient, and harmonious use of land through the application of the City's Unified Development Code (UDC), the Comprehensive Plan, City adopted design guidelines, and the Municipal Code of Ordinances.

(Ord. No. 10-14, § 64, 7-6-2010)

SUBSECTION 3.02: APPLICABILITY

(A) *Site Plan*. A Site Plan shall be required to be submitted for all new development within the City of Rockwall with the exception of single-family and/or duplex land uses, temporary land uses not requiring a Specific Use Permit (SUP), and agricultural buildings or structures for non-commercial land uses.

(B) *Amended Site Plan*. An Amended Site Plan shall be required for:

(A) All expansions of an existing non-residential building or structure that increases the existing floor area by 30% or that adds 2,000 SF of floor area.
(B) All expansions of non-residential parking lots that increase the existing impervious area by 30% or that adds 2,000 SF of impervious coverage.

(C) *Waiver of a Required Site Plan or Amended Site Plan.* In certain circumstances the Director of Planning and Zoning or his/her designee may waive the site plan or amended site plan requirements when it is determined that requiring a site plan [*1*] is not necessary for the development of a property, and/or [*2*] it does not serve the public's interest.

SUBSECTION 3.03: GENERAL

(A) *Notification.* No public notification is required for the consideration of a site plan or an amended site plan, beyond posting an agenda for the Planning and Zoning Commission meeting.

(B) *Engineering Plans.* No engineering plans shall be submitted for a project prior to the approval of a site plan except when waived by the City Engineer or his/her designee.

(C) *Building Plans*. No building plans shall be submitted for a project prior to the approval of a site plan except when waived by the Director of Planning and Zoning or his/her designee.

(D) *Construction Permits*. No building, fence, or sign permits shall be issued for a property without an approved site plan being approved.

SUBSECTION 3.04: SITE PLAN SUBMITTAL REQUIREMENTS

(A) *Site Plan Content*. The Director of Planning and Zoning shall establish forms outlining the information, standards, content, and formatting required to constitute a complete application submittal for a site plan or amended site plan.

(B) *Additional Requirements*. When deemed necessary by the Director of Planning and Zoning or the Planning and Zoning Commission, the following plans may be required prior to the approval of a site plan:

(1) Traffic Impact Analysis
(2) Traffic Circulation Study
(3) Infrastructure Study
(4) Flood Study

SUBSECTION 3.04: SITE PLAN REVIEW

(A) *Procedure*. All site plans and amended site plans shall be subject to the following review procedures unless otherwise indicated within this Article:

(1) *Architectural Review Board (ARB)*. All site plans that [*1*] propose alterations to the exterior of an existing building, [*2*] propose the construction of a new building, or [*3*] that request approval of a variance or exception shall be subject to review and recommendation by the Architectural Review Board (ARB). In reviewing these site plans, the Architectural Review Board (ARB) shall recommend approval, approval with conditions, or denial of the site plan based on the merits of what is being proposed and the conformance of the site plan with the City's Unified Development Code (UDC).

(2) *Planning and Zoning Commission*. The Planning and Zoning Commission may approve, approve with conditions, or deny a Site Plan -- *upon recommendation from the Architectural Review Board (ARB) if necessary* -- based on the approval criteria listed in Section 3.04(B). The Planning and Zoning Commission shall not approve a site plan prior to review and recommendation by the Architectural Review Board (ARB) if necessary.

(B) *Criteria for Approval of a Site Plan*. In approving, approving with conditions, or denying a site plan, the following criteria shall be considered:

(1) The extent to which the site plan fulfills the goals, objectives and standards in the City's Comprehensive Plan, Parks and Open Space Master Plan, and the Unified Development Code (UDC).
(2) Safety of the motoring and pedestrian public using the facility and the area surrounding the site.
(3) Safety from fire hazards and measures of fire control.
(4) Protection from flooding and water damage.
(5) Noise and lighting glare effects on adjacent neighbors.
(6) Relations of signs to traffic control and their effect on adjacent properties.
(7) Adequacy of streets to accommodate the traffic generation of the proposed development.
(8) Adequacy of off-street parking and loading facilities for the uses specified.
(9) Landscaping and screening provisions appropriately placed per code requirements.
(10) Position of structures and other improvements relative to required setbacks, height limitations, and other density and dimensional requirements.
(11) The impact of the proposed development on slopes, protected vegetation, the open space system, and adjacent properties.
(12) Such other measures as might secure and protect the public health, safety, morals and general welfare.

SUBSECTION 3.05: EFFECT OF SITE PLAN APPROVAL

(A) *Site Plan Expiration*. If development of a lot or tract with an approved site plan has not been completed within two (2) years, or more with an extension, of its final approval, the site plan shall be deemed to have expired and a new review and approval of a site plan for development of the property shall be undertaken, and this new approval shall be required before a building permit is issued for development. This review and approval shall be evaluated according to the standards of the Unified Development Code (UDC), taking into account all changes to the Unified Development Code (UDC) which have occurred subsequent to the prior site plan approval.

(B) *Phasing Plan Expiration*. If the site plan is submitted in conjunction with an approved phasing plan for the development of the lot or tract, the site plan shall be deemed to have expired if any phase is not completed within the time period approved for such phase. No site plan phase may be planned to exceed three (3) years unless specifically authorized by the Planning and Zoning Commission when demonstrated that due to the size or complexity of the site the three (3) year time period would create a hardship. If any phase is not completed within the time period approved, the entire remaining uncompleted site plan shall be deemed to have expired and the provisions of Subsection 3.05(A) above shall be followed.

(C) *Extension of Site Plan*. Extension of an approved site plan may be granted by the Planning and Zoning Commission upon submission of a request for such extension by the property owner at least 90 days prior to the expiration of the plan. The Planning and Zoning Commission shall take into consideration any changes that have occurred in the Unified Development Code (UDC) subsequent to original approval of the plan and the property owner may be required to bring such plan into compliance with the current requirements. The period of time approved for any such extension shall be indicated in any approval, but in no case, shall the period for extension exceed three (3) years.

SUBSECTION 3.06: AMENDED SITE PLAN

Minor modifications to a site plan may be approved by the Director of Planning and Zoning or his/her designee after the submission of a development application, application fee, and updated plans in accordance with Subsection 1.02, *Submission of an Application*. In the event the Director of Planning and Zoning determines that the modifications entail a significant change in the site plan, the Director of Planning and Zoning may defer the approval of the site plan to the Planning and Zoning Commission.

SECTION 4: PLATS

SUBSECTION 5.01: SUBDIVISION ORDINANCE

For the City of Rockwall's platting requirements within the corporate limits and the Extraterritorial Jurisdiction (ETJ) refer to Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

SECTION 5: MISCELLANEOUS CASE

(A) *Purpose.* The purpose of a *Miscellaneous Case* is to allow certain requests (*e.g. variances, exceptions, Tree Preservation Plans, etc.*) to be considered by the Planning and Zoning Commission and/or City Council independent of a site plan for the purpose of facilitating development.

(B) *Procedures.* Unless otherwise specified in the Unified Development Code (UDC), *Miscellaneous Cases* shall be subject to the procedures provided for in Section 9, *Exceptions and Variances*.

SECTION 6: CERTIFICATES OF APPROPRIATENESS (COA)

SUBSECTION 6.01: GENERAL.

(A) *Applicability*. Any person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) as provided for in Subsection 6.2, *Historic Overlay District*, of Article V, District Development Standards.

(B) *Criteria for the Approval of a Certificate of Appropriateness (COA)*. The Historic Preservation Advisory Board (HPAB) shall follow the design guidelines as adopted by the City Council in its consideration of all applications for a Certificate of Appropriateness (COA). These standards shall be made available to the property owners of historic landmarks or within a historic district. The Historic Preservation Officer (HPO) shall coordinate with the appropriate City Departments on all Certificate of Appropriateness (COA) applications.

(C) *Permits*. No building or fence permits shall be issued for site improvement or other construction until a Certificate of Appropriateness (COA) has been approved by the Historic Preservation Advisory Board (HPAB).

SUBSECTION 6.02: SUBMITTAL REQUIREMENTS.

The procedures and requirements for a Certificate of Appropriateness (COA) are outlined in Subsection 6.2, *Historic Overlay District*, of Article V, District Development Standards.

(Ord. No. 06-14, 4-17-2006)

SECTION 7: BUILDING PERMIT FEE WAIVER

SUBSECTION 7.01: PURPOSE

The *Building Permit Waiver and Reduction Program* was established for eligible properties located within the City's Historic Districts for the purpose of encourage development and redevelopment within these districts. The program will be administered by the City's Historic Preservation Advisory Board (HPAB) under the direction of the Planning and Zoning Department of the City of Rockwall.

SUBSECTION 7.02: ELEGIBILITY

The *Building Permit Waiver and Reduction Program* is eligible for the following properties:

(A) *Commercial Property.*

(1) Commercial properties located within the Old Town Rockwall (OTR) Historic District, Planned Development District 50 (PD-50), the Southside Residential Neighborhood Overlay (SRO) District, and the Downtown (DT) District are eligible for a 50% reduction in building permit fees for projects that include a substantial rehabilitation involving a minimum investment of $50,000.00 that involves work that 1) changes the use of the property (*i.e. residential to commercial*) or 2) includes an addition, alteration or change that necessitates accessibility requirements to be met. New development projects shall not be eligible for fee reductions or waivers.
(2) *Landmarked Properties* shall be eligible for a full waiver of building permit fees for projects that include a substantial rehabilitation involving a minimum investment of $25,000.00 that involves work that 1) changes the use of the property (*i.e. residential to commercial*) or 2) includes an addition, alteration or change that necessitates accessibility requirements to be met.
(3) To be eligible for the program, a project must include exterior improvements. Interior work may be included in the overall permitting cost; however, exterior improvements of a substantial nature are required.

(B) *Residential Property.*

(1) Residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District are eligible for a 50% reduction or a full waiver of building permit fees for projects involving a minimum investment of $5,000.00 that are associated with the rehabilitation or restoration of a property. New development projects shall not be eligible for fee reductions or waivers.

(2) Properties classified as *Non-Contributing* shall be eligible for a 50% reduction of the require building permit fees.
(3) Properties classified as *Contributing* (*i.e. High, Medium or Low Contributing*) shall be eligible for a full waiver of building permit fees.
(4) To be eligible for the program, a project must include exterior improvements. Interior work may be included in the overall permitting cost; however, exterior improvements of a substantial nature are required.

SUBSECTION 7.03: APPLICATION

All applications shall be submitted to City staff in accordance with the Historic Preservation Advisory Board's (HPAB's) submittal deadlines prior to or concurrently with the submittal of a building permit. Once a building permit has been issued for a project, that project is no longer eligible for the program. The HPAB may review the application concurrently with a building permit submittal; however, no building permit can be issued while a program application is in process. The HPAB has the ability to approve, deny or modify a request at their discretion. A complete application for the program will consist of 1) the application form, 2) a list of all improvements associated with the project, and 3) any additional information deemed necessary for the HPAB to make a determination. It shall be the Planning and Zoning Department's policy not to accept incomplete applications.

SECTION 8: SMALL MATCHING GRANTS

SUBSECTION 8.01: PURPOSE

Purpose. The *Small Matching Grants Program* was established for eligible properties located within the City's Historic Districts for the purpose of encouraging small improvement and beautification projects. The program will be administered by the City's Historic Preservation Advisory Board (HPAB) under the direction of the Planning and Zoning Department of the City of Rockwall.

SUBSECTION 8.02: ELIGIBILITY

The *Small Neighborhood Matching Grants Program* is eligible for the following properties:

(A) *Residential Property.*

(1) Residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District are eligible for the program. The programs shall provide matching funds up to 50% of the total project cost.
(2) Properties classified as Non-Contributing shall be eligible for a total grant amount up to $500.00.
(3) Properties classified as Contributing (*i.e. High, Medium or Low Contributing*) or as a Landmarked Property shall be eligible for a grant amount up to $1,000.00.
(4) Regardless of a properties status no matching grant shall be approved for an amount of less than $100.00 (*i.e. a project minimum of $200.00*).
(5) Only projects proposing improvements to the exterior of a property that will be visible from the street shall be eligible for the program. Examples of these projects include but are not limited to landscaping, painting, replacement of windows, replacement of sidewalks and/or driveways, and etcetera.

SUBSECTION 8.03: APPLICATION

All applications shall be submitted to City staff in accordance with the Historic Preservation Advisory Board's (HPAB's) submittal deadlines prior to the commencement of the proposed project. Once a project has commenced, that project or the portion of project that has commenced shall no longer be eligible for grant monies. The HPAB has the ability to approve, deny or modify a request at their discretion. A complete

application for the program will consist of 1) the application form, 2) a list of all improvements associated with the project, and 3) any additional information deemed necessary for the HPAB to make a determination. It shall be the Planning and Zoning Department's policy not to accept incomplete applications.

SUBSECTION 8.04: CERTIFICATION AND VERIFICATION PROCESS

Applications for the Small Neighborhood Matching Grants pursuant to Subsection 8.03 of this resolution shall be filed with the Planning and Zoning Department. Upon receipt of a completed application, City staff shall process the request, verify that the improvements have not commenced, and prepare a memorandum to the Historic Preservation Advisory Board (HPAB) outlining the request. Within 60 days of the receipt of an application, the HPAB shall act to approve, deny or modify a request based on the requirements of this resolution. Upon action by the HPAB work may commence on the proposed project.

Once a proposed project has been completed, the applicant shall be required to submit a sworn statement of completion acknowledging that the project has been completed in accordance with the application submitted and approved by the HPAB. In addition, the applicant will be required to submit all receipts for the cost of the project. Within 15 days of the receipt of the sworn statement of completion, City staff shall verify that the improvements have been completed as required by the HPAB and document the improvements for the City's records. If the improvements have been completed as approved, staff will issue a check request in the applicant's name to the Finance Department for half the amount depicted on the receipts up to the full amount approved by the HPAB.

SECTION 9: EXCEPTIONS AND VARIANCES

SUBSECTION 9.01: EXCEPTIONS TO THE GENERAL STANDARDS

Unless otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception. These may include -- *but are not limited to* -- any two (2) of the following options:

(A) Increased landscape buffer.
(B) Increased landscaping (*i.e. additional canopy trees, accent trees, landscaping percentage, etc.*).
(C) Increased open space.
(D) The provision of trails above and beyond the requirements of the City's Master Trail Plan.
(E) Increased building articulation.
(F) The provision of four (4) sided architecture (*where not already required*).
(G) Masonry building materials in percentages equal to or greater than surrounding properties. Where there are no properties adjacent to the subject property the percentage shall be 90% masonry (*i.e. brick, stone, or cultured stone*).
(H) The inclusion of 20% natural or cultured stone.
(I) Increased architectural elements (*i.e. canopies, awnings, porticos, arcades, peaked roof forms, arches, outdoor patio/plaza space, display windows, articulated cornice lines, varied roof heights, etc.*).
(J) Undergrounding existing overhead utility lines.
(K) Compliance with the General Overlay District Standards detailed in Section 6, *Overlay Districts*, of Article V, *District Development Standards*.
(L) Other additional standards that are above and beyond the general standards that appropriately offset the requested exception or exceptions.

In requesting an exception or exceptions, the applicant shall provide a written appeal to the Director of Planning and Zoning or his/her designee outlining [*1*] the reason or reasons for the exception or exceptions being

requested, [*2*] the unique or extraordinary condition that exist and/or the undue hardship created by strict adherence to the technical requirements, and [*3*] the proposed compensatory measures as detailed above.

If the Planning and Zoning Commission denies a request for an exception, the applicant may appeal the decision to the City Council by filing a written appeal to the Director of Planning and Zoning or his/her designee. Approval of any exception to the requirements of this section by the Planning and Zoning Commission or City Council shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

SUBSECTION 9.02: VARIANCES TO THE GENERAL OVERLAY DISTRICT STANDARDS

Unless otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in *Section 6.02, General Overlay District Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship. In cases where a variance or variances is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception. These may include -- *but are not limited to* -- any two (2) of the following options:

(A) Increased landscape buffer.
(B) Increased landscaping (*i.e. additional canopy trees, accent trees, landscaping percentage, etc.*).
(C) Increased open space.
(D) The provision of trails above and beyond the requirements of the City's Master Trail Plan.
(E) Increased building articulation.
(F) Masonry building materials in percentages equal to or greater than surrounding properties. Where there are no properties adjacent to the subject property the percentage shall be 90% masonry (*i.e. brick, stone, or cultured stone*).
(G) The inclusion of 20% natural or cultured stone.
(H) Increased architectural elements (*i.e. canopies, awnings, porticos, arcades, peaked roof forms, arches, outdoor patio/plaza space, display windows, articulated cornice lines, varied roof heights, etc.*).
(I) Undergrounding existing overhead utility lines.
(J) Other additional standards that are above and beyond the general standards that appropriately offset the requested exception or exceptions.

In requesting a variance or variances, the applicant shall provide a written appeal to the Director of Planning and Zoning or his/her designee outlining [*1*] the reason or reasons for the variance or variances being requested, [*2*] the unique or extraordinary condition that exist and/or the undue hardship created by strict adherence to the technical requirements, and [*3*] the proposed compensatory measures as detailed above.

If the Planning and Zoning Commission denies a request for a variance, the applicant may appeal the decision to the City Council by filing a written appeal to the Director of Planning and Zoning or his/her designee. Approval of any variance to the requirements of this section by the Planning and Zoning Commission or City Council shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

SUBSECTION 9.03: CRITERIA FOR GRANTING A VARIANCE OR EXCEPTION

In reviewing a request for a variance or an exception, the Planning and Zoning Commission should review the request to determine:

(A) If the proposed compensatory measures sufficiently offset the requested variance or exception.
(B) If such a request will substantially or permanently injure the appropriate use of adjacent property.
(C) If such a request will adversely affect the health, safety, and/or general welfare of the public.
(D) If such a request will be contrary to the public interest.
(E) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.

(F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
(G) If such a request will alter the essential character of the district in which the subject property is located.
(H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10: FEE SCHEDULE

(A) *Establishment of Fees.* Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall ***not*** be designed to generate revenue for the City other than recovery of actual administrative costs.

(B) *Fees*. The fees for development related applications in the City of Rockwall shall be as follows:

(1) *Platting*.

(a) *Master Plat*: $100.00 + $15.00/Acre
(b) *Preliminary Plat*: $200.00 + $15.00/Acre
(c) *Final Plat*: $300.00 + $20.00/Acre
(d) *Replat*: $300.00 + $20.00/Acre
(e) *Amending or Minor Plat*: $150.00
(f) *Plat Reinstatement Request*: $100.00

(2) *Site Plan*.

(a) *Site Plan*: $250.00 + $20.00/Acre
(b) *Amended Site Plan*: $100.00

(3) *Zoning*.

(a) *Zoning Change*: $200.00 + $15.00/Acre
(b) *Specific Use Permit (SUP)*: $200.00 + $15.00/Acre
(c) *Planned Development District (PD)*: $200.00 + $15.00/Acre

(4) *Miscellaneous Case*.

(a) *Variance/Special Exception*: $100.00
(b) *Tree Removal*: $75.00
(c) *All Other Miscellaneous Cases*: $0.00

(5) Historic Preservation Advisory Board.

(a) *Certificate of Appropriateness (COA)*: $0.00
(b) *Small Matching Grants*: $0.00
(c) *Building Permit Fee Waiver*: $0.00

(C) *Calculation of Fees.* Fees that have a scaled fee structure (*i.e. that are based on the acreage of the property*) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

5.25-acres x $15.00/Acres = $78.75 + $200.00 [*Base Fee*] = $278.75 [*Fee Due*]

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

ARTICLE XIII, DEFINITIONS

SECTION 1: GENERAL

SUBSECTION 1.01: USAGE

For the purposes of this Unified Development Code (UDC), certain terms and/or words are used and interpreted as defined below. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense and words used in the plural include the singular. The word ***shall*** wherever used in this article will be interpreted in its mandatory sense and the word ***may*** shall be deemed as permissive. The word ***building*** includes the word structure unless otherwise indicated in the definition. The word ***lot*** also means ***plot*** or ***tract***. The term ***used for*** includes the meaning ***designed for*** or ***intended for***.

SECTION 2: WORDS, TERMS, AND LAND USES DEFINED

SUBSECTION 2.01: GENERAL DEFINITIONS

(1) ***Adopted Policies***. A written administrative directive discussed at a public meeting and officially adopted by a majority vote of the city council.

(2) ***Agriculture***. The planting, cultivating, harvesting and storage of grains, hay or plants, or vineyards, commonly grown in Rockwall County. The raising and feeding of livestock and poultry shall be considered an agricultural venture if the area in which the livestock or poultry is kept is three acres or more in area, and if such raising of livestock and poultry is incidental or supplemental to the raising of crops and is not primarily for the raising or fattening of livestock. A feed lot exclusively for the fattening of livestock is not considered an agricultural use.

(3) ***Alley***. A minor way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street; it is also public space or way, 20 feet or less in width, which has been dedicated or deeded for public use.

(4) ***Alteration***. Any addition, removal, extension, or change in the location of any exterior wall of a main building or accessory building, or change or modification in construction or occupancy.

(5) ***Apartment***. A room or suite of rooms within an apartment house arranged, intended or designed for a place of residence of a single-family or group of individuals living together as a single housekeeping unit and who do their cooking therein. (See Dwelling unit.)

(6) ***Apartment house or building***. A building arranged, intended or designed for more than two families. (See Dwelling unit, “multiple.”)

(7) ***Associated recreation***. Recreational uses which are an integral part of a common ownership or associated with high density residential development (example: homeowners association with a private club, swimming pool, and tennis courts).

(8) ***Authorized agent***. An architect, builder, developer, or other person empowered to act on behalf of other persons.

(9) ***Bar, cocktail lounge, tavern, saloon, cantina***. An establishment where alcoholic beverages are sold for on-premises consumption, other than a restaurant as defined in this section.

(10) ***Basement or cellar***. A story having more than one-half of its height below the average level of the adjoining ground. A cellar shall not be counted as a story for the purposes of height measurement.

(11) *Block*. A piece or parcel of land entirely surrounded by public highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the building official shall determine the outline of the block.

(12) *Boardinghouse or lodginghouse*. A building other than a hotel, occupied as a single housekeeping unit, where lodging or meals are provided for five or more persons for compensation, pursuant to previous arrangements, but not for the public or transients.

(13) *Buffer*. A visual screen constructed of wood, concrete block, masonry, or landscape material including earthen berms in such a manner that adjacent property will be screened from the use contemplated, so noise, solid waste, or other objectionable influences will be avoided. Such buffer shall be horizontal to the ground, opaque, and a minimum of six feet in height.

(14) *Buildable area*. The "buildable area" of the lot is the maximum amount of allowable space upon which a structure or building may be erected, after meeting the coverage, yard and other requirements of this [Unified Development Code].

(15) *Building*. An enclosed structure, anchored to permanent foundation, and having exterior or party walls and a roof, designed for the shelter of persons, animals, or property. When divided by other than common or contiguous walls, each portion or section of such building shall be regarded as a separate building, except that two buildings connected by a breeze way shall be deemed as one building. Parking structures shall not be considered as buildings when calculating building coverage.

(16) *Building area*. The building area of the lot is the gross area covered by the structures when placed on the lot.

(17) *Building coverage*. Percentage of the lot that is occupied by the building area, including parking structures and accessory buildings.

(Ord. No. 06-14, 4-17-2006)

(18) *Building height*. The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

(19) *Building official*. The duly authorized employee or representative of the city charged with implementation, inspection and enforcement of the building codes.

(20) *Building, principal*. A principal building is one in which a main use of the lot on which it is located is conducted.

(21) *Building setback line*. A line defining an area on the building lot between the street right-of-way line and all other property lines and the building line within which no building or structure shall be constructed (also referred to as a "yard"), encroach or project except as specifically authorized in an adopted ordinance of the City of Rockwall. In the GR, C, DT, HC, RT, LI, [and] HI districts, underground parking garages shall not be required to meet side or rear setback requirements, but may be constructed from lot line to lot line.

(Ord. No. 10-14, § 69, 7-6-2010)

(a) *Front building setback line (defining a front yard)*. A line parallel to the street right-of-way line which the building faces, and takes its primary access from. Where lots have multiple frontages on one or more streets, the required front yard shall be provided on each street (see examples).

(Ord. No. 06-14, 4-17-2006)

(b) *Side building setback line (defining a side yard)*. A line parallel to an adjacent lot which the building sides up to.

(Ord. No. 06-14, 4-17-2006)

(c) *Rear building setback line (defining a rear yard)*. A line parallel to an adjacent lot or alley, which the building backs up to and has its rear or secondary access from.

(Ord. No. 06-14, 4-17-2006)

(22) *Carport*. A structure which is open on at least 2 sides, covered with a roof and constructed specifically for the storage of one or more automobiles; utility room may be included.

(23) *Certificate of occupancy*. A certificate issued by the zoning administrator or his authorized representative stating that the proposed use of the land and/or building conforms to the requirements of this [Unified Development Code].

(24) *City*. The City of Rockwall, Texas.

(25) *Clinic*. An institution, public or private, or a station for the examination and treatment of outpatients by a group of doctors, dentists, opticians, ophthalmologists, orthopedists, or other similar professional physicians.

(26) *Cluster development*. A method of development of land that permits variation in lot sizes without an increase in overall density of population or development. The use of permanent, open space may be one method used to offset the increased density of smaller residential lots.

(27) *Commission*. The planning and zoning commission of the City of Rockwall, Texas.

(28) *Comprehensive plan*. The comprehensive plan of the City of Rockwall and includes any unit or a part of such unit separately adopted and any amendment to such plan or parts thereof.

(29) *Condominium*. A multi-family dwelling unit, within which designated dwelling units are conveyed fee simple title, with an undivided interest in the building's common elements, to include, but not be limited to, halls, stairs, elevators, roof, parking space, and the land when the building is not constructed on leased land.

(30) *Court*. An open unoccupied space, other than a yard, on the same lot with a building and which is bounded on two or more sides by the building.

(31) *Curb level*. The level of the established curb in front of the building measured at the center of such front, or in the case of a corner lot, along the abutting street where the mean curb level is the highest. Where no curb has been established, the city engineer shall establish such curb or its equivalent for the purpose of this [Unified Development Code].

(32) *Density*. The ratio of dwelling units per gross acre of platted area being developed.

(33) *District*. A zone or geographic area within the municipality within which certain zoning or development regulations apply.

(34) *Dwelling unit*. Any building or portion thereof which is designed for or used primarily for residential occupancy, but not including hotels, boardinghouses or mobile homes, trailers, motor coaches or other recreational vehicles.

(a) *Triplex*. A building designed for and/or occupied exclusively by three families living independently of

each other.

(b) *Fourplex*. A building designed for and/or occupied exclusively by four families living independently of each other.

(c) *Multiple*. A building designed for and/or occupied exclusively by five or more families living independently of each other.

(d) The determination of whether one family is living independently of another is based on one or more of the following criteria:

(1) Separate sanitary facilities.
(2) Separate kitchen facilities.
(3) Separate entrances.
(4) Separate utilities.

(35) *Dwelling unit, minimum square footage*. The minimum square footage required in each zoning district shall not include garages, porches, patios, eaves and/or other areas not part of the main, air-conditioned living space of the dwelling unit.

(Ord. No. 06-14, 4-17-2006)

(36) *Enhanced pavement*. Any permeable or non-permeable decorative pavement material intended for pedestrian or vehicular use. Examples of enhanced pavement include brick or stone pavers, grass paver, exposed aggregate concrete, and stamped and stained concrete.

(37) *Evergreen tree or shrub*. A tree or shrub of a species which normally retains its leaves throughout the year.

(38) *Family*. One or more persons who are related by blood, adoption or marriage, living together and occupying a single housekeeping unit with single kitchen facilities, or a group of not more than five (excluding servants) living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities, on a nonprofit, cost-sharing basis.

(39) *Fence*. Any wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.

(40) *Floor area ratio*. The relationship of the gross floor area of all buildings on a lot to the total lot area. Parking structures shall be excluded in the calculation of the floor area ratio.

(41) *Frontage*. All the property abutting on one side of a street between two intersecting streets, measured along the street line.

(42) *Garage apartment*. A dwelling unit attached to a private garage.

(43) *Garage, community*. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.

(44) *Garage, public*. A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

(45) *Garage, storage*. A building or portion thereof, except those defined as private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other

services.

(46) *Ground cover*. Natural mulch or plants of species which normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

(47) *Height of yard or court*. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

(48) *Impervious cover*. Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevent absorption of the water. Water quality basins, swells and other conveyances for overland drainage shall not be calculated as impervious cover.

(49) *Institutional use*. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

(50) *Kindergarten*. A school for more than five children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

(51) *Landscape architect*. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

(52) *Landscape buffer*. A strip of land:

(a) Which serves a buffer function on the perimeter of a building site adjacent to another building site or to a public or private street or alley; and
(b) At least 80 percent of which is covered by natural grass, ground cover, or other natural plant materials (excluding screening).

(53) *Landscaping*. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the city council.

(54) *Large shrub*. A shrub which normally reaches a height of six feet or more upon maturity.

(55) *Large tree*. A tree of a species which normally reaches a height of 30 feet or more upon maturity.

(56) *Legislative or governing body*. The city council of the City of Rockwall, Texas.

(57) *Loading space*. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 [feet] by 65 feet and a vertical clearance of at least 14 feet.

(Ord. No. 06-14, 4-17-2006)

(58) *Lot*. An undivided tract or parcel of land having frontage on a public street, or upon an approved open space, having direct street access, and which is, or in the future may be, offered for sale, conveyance, transfer, or improvement, which is designated as a distinct and separate tract, and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly filed of record.

(59) *Lot area, minimum*. Includes internal sidewalks, recreation areas, floor space, parking area, open space and utility easements, but does not include any public right-of-way street easements or alley easements.

(60) *Lot, corner*. A lot abutting upon two or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the building official,

or as specified on an approved plat.

(61) *Lot depth*. The length of a line connecting the midpoints of the front and rear lot lines.

(62) *Lot[,] double frontage[,] or through lot*. A lot abutting on two nonintersecting public streets as distinguished from a corner lot.

(63) *Lot, frontage*. The length of street frontage between property lines.

(64) *Lot, interior*. A lot whose side lot lines do not abut upon any street.

(65) *Lot, irregular*. Any lot not having equal front and rear lot lines, or equal side lot lines; a lot, the opposite lot lines of which vary in dimension and the corners of which have an angle of either more or less than 90 degrees. A lot fronting on a sharp curve or cul-de-sac.

(66) *Lot lines*. The lines bounding a lot as defined herein.

(a) *Front lot line*. The property line between the front yard(s) and the contiguous street right-of-way boundary.

(Ord. No. 06-14, 4-17-2006)

(b) *Rear lot line*. The boundary line which is opposite and most distinct from the front street line; except that in the case of uncertainty the building inspector shall determine the rear line.

(c) *Side lot line*. The property line between two adjacent lots. Where lots have multiple frontages on one or more streets, the required front yard shall be provided on each street.

(Ord. No. 06-14, 4-17-2006)

(67) *Lot of record*. A parcel of land which is part of a subdivision, the map or plat of which has been recorded in the office of the county clerk of Rockwall County; or a parcel of land not a part of an urban or town lot subdivision, the deed of which has been recorded in the office of the county clerk of Rockwall County prior to the adoption date of the ordinance from which this Unified Development Code is derived which has not been divided since recording.

(68) *Lot, reverse corner*. A corner lot whose front line faces at right angles to the front lot lines of the interior lots or whose rear lot line abuts the side lot lines of interior lots.

(69) *Lot width*. The horizontal distance between side property lines, measured at the front setback line.

(70) *Lots in separate ownership at the time of the passage of this [Unified Development Code]*. A lot whose boundary lines, along their entire length touched lands under other ownership as shown by plat or deed recorded in the office of the county clerk of Rockwall County on or before the date of the adoption of the ordinance from which this Unified Development Code was derived.

(71) *Maneuvering space*. The space entirely on private property required for maneuvering vehicles in such a manner as to preclude the backing of any vehicle into any street right-of-way.

(72) *Manufactured home or HUD-code manufactured home*. A dwelling structure meeting the definitions and requirements specified in chapter 1201 of the State of Texas Occupational Code.

(Ord. No. 10-14, § 71, 7-6-2010)

(73) *Masonry*. Masonry construction shall be defined as construction composed of materials in the categories listed below and shall not include hollow clay tile or exposed lightweight block such as cinder block.

(74) *Modular*.

(a) Brick.
(b) Natural or quarried stone.
(c) Cast or cultured stone.
(d) Glass block or glass.
(e) Tile.
(f) Custom concrete masonry units (normal or heavy weight blocks with an integral color that is sandblasted, burnished or has a split face).

(75) *Mobile home*. A dwelling structure meeting the definitions and requirements specified in chapter 1201 of the State of Texas Occupational Code.

(Ord. No. 10-14, § 72, 7-6-2010)

(76) *Modular homes*. Any permanent, single-family dwelling unit which has been prefabricated or factory constructed as a single unit or in sections or modules, and assembled at the factory or construction site and moved to a permanent location as a unit or in sections or modules, as a permanent single-family dwelling unit placed on a permanent foundation at such site and connected with all required utility services.

(77) *Municipal uses*. Facilities owned or controlled by the City of Rockwall, including, but not limited to, office buildings, maintenance shops, treatment plants; community centers.

(78) *Nonconforming use, building or yard*. A use, building or yard, which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated. It is a legal nonconforming use if established prior to the passage of this [Unified Development Code].

(79) *Non-permeable coverage*. Coverage with non-permeable pavement.

(80) *Parking area*. Space used exclusively for the parking of vehicles and where no other business is conducted paved to city specifications.

(81) *Parking space*. Area, not closer than six feet from the back edge of the curb, the width and length of which shall exceed by a minimum of two feet the dimensions of the type of vehicle normally to be parked in the space, and connected to a street or alley by a driveway affording satisfactory ingress and egress. The minimum dimension of a parking space shall be in accordance with the adopted ordinances of the City of Rockwall regarding off-street parking.

(82) *Patio home*. A single-family, residential dwelling unit that is most often a one-story L-shaped or U-shaped home utilizing the entire lot with an enclosed garden court for open space area. Fire retardant walls are utilized and additional open space is often provided by clustering the units.

(83) *Paving*. Material which provides an all-weather surface for the parking of vehicles. All required paving shall meet the standards specified by applicable city specifications.

(84) *Permitted use*. A use specifically allowed in one or more of the various districts without the necessity of obtaining a use permit.

(85) *Person*. Any individual, association, firm, corporation, governmental agency or political subdivision.

(86) *Place*. An open, unoccupied space other than a street or alley permanently established or dedicated as the principal means of access to property abutting thereon.

(87) *Planned development (PD)*. Includes a combination of different dwelling types and/or a variety of land uses which creatively complement each other and harmonize with existing and proposed land uses in the

vicinity, and comply with provisions of the ordinances governing planned developments.

(88) *Planned shopping center*. A group of architecturally unified commercial establishments built on a site which is planned, developed, owned and managed as one operating unit related in its location, size, and type of shops to the trade area that the unit serves. The unit provides on-site parking in definite relationship to the types and total size of the stores.

(89) *Planning consultant*. A private practitioner in planning, who is a member of the American Institute of Certified Planners (AICP).

(90) *Plat*. A map of a subdivision or site plan that represents a tract of land, showing the boundaries and location of individual properties and streets.

(91) *Recreational vehicle or travel trailer*. A vehicle which is:

(a) Built on a single chassis;
(b) 400 square feet or less when measured at the largest horizontal projections;
(c) Designed to be self-propelled or permanently towable by a light duty truck; and
(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

(Ord. No. 10-14, § 73, 7-6-2010)

(92) *Restaurant (limited service)*. A building or portion of a building, where the primary business is the on-premises sale of prepared food where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to customers' location. Drive-through “pickup/order” window permitted provided that there is no public address system or speakers.

(93) *Retail*. The sale of goods directly to a consumer. Engaged in, pertaining to, or relating to the sale of merchandise at retail. To sell by individual items or by the piece, directly to a consumer.

(94) *Retail food store*. A retail establishment selling meats, fruits, vegetables, bakery products, light hardware, and other similar items which are purchased for use and consumption off the premises (may be drive-in or supermarket type).

(95) *Right-of-way line*. A dividing line between a lot, tract, or parcel of land and the public right-of-way.

(96) *Screening*. Screening that complies with the construction and maintenance regulations in section 5, Mandatory Provisions, except as those regulations may be expressly modified in this article.

(97) *Semi-public uses*. Public facilities including sanitary landfills, water treatment and supply facilities, and wastewater treatment facilities, but not including facilities owned or controlled by the city.

(98) *Setback*. See Building setback line.

(99) *Sign*. A name, identification, image, description, display or illustration which is affixed to, painted, or represented directly or indirectly upon a building, structure or piece of land, and which directs attention to an object, product, place, activity, facility, service, event, attraction, person, institution, organization or business which is visible from any street, right-of-way, sidewalk, alley, park or other public property. Customary displays of merchandise or objects and material without lettering placed behind a store window are not signs.

(100) *Site*. A combination of continuous lots that may or may not be owned separately, that will be developed under one unified plan, as if it were a single parcel of land.

(101) *Site plan*. The development plan for one or more lots on which is shown the existing and proposed conditions of the lot including: topography, vegetation, drainage, floodplain, marshes and waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices; any other information that reasonably may be required in order that an informed decision can be made by the approving authority.

(102) *Small tree*. A tree of a species which normally reaches a height of less than 30 feet.

(103) *Soil*. A medium that plants will grow in.

(104) *Space*. A plot of ground within a mobile home or recreational vehicle park designated for the accommodation of one mobile home or one recreational vehicle, together with such open space as required by this chapter.

(105) *Storage*. The accumulation, stocking, or depositing of materials or items. These may include materials for the eventual use or sale in a commercial enterprise, but does not include the storing of a personal car or truck on an individual residential lot.

(106) *Story*. That part of a building included between the surface of one floor and the surface of the floor next above, or, if there be no floor above, that part of the building which is above the surface of a floor and the ceiling next above. A top story attic is a half-story, when the main line of the eaves is not above the middle of the interior height of such story. The first story is a full story when over 50 percent of its exterior walls are exposed to outside light and air entirely above grade and which exterior walls contain windows or doors permitting entrance of daylight and outside air.

(107) *Street*. A public or approved private thoroughfare which affords the principal means of access to abutting property, excluding alleys, and as defined in the city's thoroughfare plan.

(108) *Street line*. The dividing line between the street right-of-way and the abutting property.

(109) *Structural alterations*. Any alteration involving a change in or addition to the supporting members of a building, such as bearing walls, columns, beams or girders.

(110) *Structure*. Anything constructed or erected, which requires location on the ground, or attached to something having a location on the ground, including, but not limited to, signs, and excluding utility poles, fences and retaining walls.

(111) *Subdivision*. The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

(112) *Urban Agriculture*. An industry located within or on the fringe of a town, a city or metro-area, which grows and raises, processes and distributes a diversity of food and non-food products, using largely human and natural resources, products and services found in and around the urban area, and in turn supplying human and material resources, products and services largely to the urban area.

(113) *Variance*. Relief from or variation of the provisions of these regulations, other than use regulations, as applied to a specific piece of property, as distinct from rezoning, as further set out hereinafter in powers and duties of the board of adjustment.

(114) *Visibility Triangle*. The term “visibility triangle” as defined in article V, section 1.9 of this Unified Development Code.

(115) *Wall, exterior*. Any wall or element of a wall, or any member or group of members, which defines the exterior boundaries or courts of a building and which has a slope of 60 degrees or greater with the horizontal plane.

(116) *Wholesale*. The sale of commodities for the purpose of resale, as to retailers or jobbers rather than to consumers directly; opposed to retail. Of, pertaining to, or engaged in sale at wholesale.

(117) *Xeriscaping*. A type of landscaping design that uses a combination of native plants and grasses, approved hardscapes and drought tolerant ground covers and planting materials for the purpose of conserving water and protecting the local environment.

SUBSECTION 2.02: LAND USE DEFINITIONS

(A) *Agricultural and Animal Related Land Uses.*

(1) *Agricultural Uses on Unplatted Land.* Any area used for growing farm products, vegetables, fruits, trees, and grain and/or for the raising of farm animals (*e.g. horses, cattle, sheep, etc.*) -- *including the necessary accessory uses for raising, treating, and storing products raised on the premises* -- , but not including the commercial feeding, cultivation of offal (*i.e. entrails or internal organs*) to swine or other animals and not including any type of agriculture or cultivation that is specifically prohibited by this federal, state, or local law.

(2) *Animal Boarding/Kennel*. Any premises in which more than three (3) dogs or three (3) cats or three (3) of any other domesticated animal over the age of three (3) months -- *not including livestock or farm animals* -- are housed, boarded, raised or trained as a commercial enterprise. This definition does not include pet shops.

(3) *Animal Clinic for Small Animals without Outdoor Pens*. An establishment where small animals and pets are admitted for examination, medical treatment, and boarding of animals is limited to short-term care incidental and subordinate to the clinic use.

(4) *Animal Hospital or Clinic*. A facility for the diagnosis, treatment, or hospitalization of animals.

(5) *Animal Production or Husbandry.* An agricultural operation specifically concerned with the raising of animals for meat, milk, eggs, or other products. *Animal Production or Husbandry* includes the *day-to-day* care, selective breeding and the raising of livestock.

(6) *Animal Shelter or Loafing Shed.* An agricultural structure that is typically built inside a pasture or paddock area that provides livestock with shade, water, and/or food.

(7) *Barn or Agricultural Accessory Building.* A barn or agricultural accessory building is a building that is located on a property that is a minimum of ten acres in size, zoned Agricultural (AG) District, and is intended to be used to store agricultural equipment used for animal production, crop production and/or other agricultural related uses.

(8) *Crop Production.* An area for raising or harvesting agricultural crops such as wheat, field forage, and other plant crops intended to provide food or fiber.

(9) *Commercial Horse Corral or Stable*. A facility or area where horses, mules, or other domestic animals are kept, housed, boarded, lodged, fed, hired, trained, sold, or bred as a commercial activity. The definition includes accessory uses such as riding lessons, clinics, and similar activities.

(10) *Private Horse Corral or Stable.* A facility or area where horses, mules, or other domestic animals are kept, housed, boarded, lodged, fed, trained, or bred for the private use of the property owner.

(11) *Community Garden.* A use in which an area of land is managed and maintained by a group of individuals to grow and harvest food and/or horticultural products for personal or group consumption or for sale or donation. A community garden area may be divided into separated garden plots for

cultivation by one or more individuals, or may be farmed collectively by members of the group. A community garden may include common areas (*e.g., hand tool storage sheds*) maintained and used by the group.

(12) *Urban Farm.* A use in which plants are grown for sale as products, and in which the plants or their biproducts are sold at the lot where they are grown or off-site, or both, and in which no other items are sold (*e.g. flower and vegetable raising, orchards and vineyards, etc.*).

(13) *Wholesale Nursery (i.e. without Retail Sales On-Site).* An establishment for the cultivation and propagation, display, storage and wholesale of large plants, shrubs, trees and other materials used in the indoor or outdoor plantings; and the contracting for installation and/or maintenance of landscape materials as an accessory use.

(B) *Residential and Lodging Land Uses.*

(1) *Residential Accessory Building or Structure.* A subordinate building having a use customarily incidental to and located on the lot occupied by the main building; or a use customarily incident to the main use of the property. A building housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building, or is under an extension of the main roof and designed as an integral part of the main building.

(2) *Bed and Breakfast*. A single-family owner-occupied house offering rooms with breakfast on a nightly basis for a fee.

(3) *Caretakers Quarters/Domestic or Security Unit.* A residence located on premises with a main residential or non-residential use and occupied only by a caretaker or guard employed on the premises.

(4) *Convent, Monastery, or Temple*. A facility or building occupied by a community of monks, nuns, priests, or similar sects living under religious vows.

(5) *Duplex.* A building designed and/or occupied exclusively by two (2) families living independently of each other on one (1) lot or parcel of land.

(6) *Commercial Garage.* Any premises and/or structures used for housing more than three (3) motor vehicles or where any vehicles are kept for remuneration, hire, or sale and where a retail service station may be maintained as a secondary use.

(7) *Residential Garage.* A residential accessory building used for the storage motor vehicles. These structures are typically attached to the primary structure; however, they may also be a detached structure.

(8) *Guest Quarters/Secondary Living Unit.* An accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as a separate domicile.

(9) *Home Occupation.* A commercial use customarily carried on in the home by members of the occupant family without structural alterations in the principal building or any of its rooms, without offering any commodity or service for sale on premises, without the installations of machinery or additional equipment other than that customary to normal household operations, without the employment of additional persons, without the use of a sign to advertise the occupations, and which does not cause the generation of other than normal noise, and pedestrian and vehicular traffic.

(10) *Limited-Service Hotel*. A building or group of buildings used as a temporary dwelling place for individuals in exchange of financial consideration where customary hotel services such as linen, maid

service, and telephone are provided. Hotel room units are accessed through doorways into an internal hallway, courtyard, or lobby. Financial consideration for hotel room units is generally calculated on a nightly basis.

(11) *Full-Service Hotel*. A building or group of buildings designed for and occupied as a temporary dwelling place. Access to guestrooms shall be restricted exclusively to interior corridors, that shall be accessed via the main lobby of the building or entryways individually equipped with some form of security-controlled access system. Customary hotel services such as linen, maid service, telephone, and other guest amenities are provided and may also contain various personal service shops.

(12) *Residence Hotel*. A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Residence hotel room units are designed to be suitable for long-term occupancy with financial consideration being calculated on a nightly, weekly, and/or monthly basis. Typical residence hotel attributes include, but are not limited to, kitchen facilities, two-story design, and external doorways into room units.

(13) *Motel*. A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Each motel room unit has direct access to the outside. Financial consideration for motel room units is generally calculated on a nightly basis.

(14) *Multi-Family Structure or Development.* A development consisting of at least three (3) single-family dwelling units grouped into a single building or multiple buildings on an individual parcel of land. Examples of a *Multi-Family Development* include Triplexes, Quad or Fourplexes, apartments, condominiums, and etcetera.

(15) *Portable Building.* A temporary building that may or may not have a foundation and is transportable.

(16) *Residential Infill in or Adjacent to an Established Subdivision.* The new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.

(17) *Single-Family Attached Structure.* A single-family residential structure that is occupied by one (1) family and shares a common wall or walls with another single-family residential structure, but that is on an individual lot and can be conveyed individually (*i.e. one [1] dwelling unit per lot*).

(18) *Single-Family Detached Structure.* A single-family residential structure that is occupied by one (1) family, is situated on a single parcel of land, does not share a common wall or wall with any adjacent structures, and can be conveyed individually (*i.e. one [1] dwelling unit per lot*).

(19) *Single-Family Zero Lot Line Structure*. A single-family detached structure that has a wall or walls that comes up to, or very near to, the edge of the property line on one (1) side of the property.

(20) *Private Swimming Pool*. A swimming pool constructed for the exclusive use of the property owner and/or residents of a single-family, duplex, multi-family structure or development. A private swimming pool shall not be operated as a business.

(21) *Private Tennis Court*. A surface designed and constructed for playing the game of tennis along with all fencing, nets and related appurtenances but excluding lighting for night play in residential areas except as may be otherwise permitted.

(22) *Townhouse*. A single-family residential structure that is occupied by one (1) family and shares a common wall or walls with another single-family residential structure, but that is on an individual lot

and can be conveyed individually (*i.e. one [1] dwelling unit per lot*). These units are typically constructed in a series or group of units.

(23) *Urban Residential.* A development situated within the City's Downtown (DT) District -- *which is also referred to as the urban core* -- that allows for multiple single-family dwelling units grouped into a single building. This type of structure typically contains a mix of office, retail, and residential land uses.

(C) *Institutional and Community Service Land Uses.*

(1) *Assisted Living Facility.* A facility that is licensed under Chapter 247, *Assisted Living Facilities*, of the Texas Health and Safety Code that furnishes -- *in one (1) or more buildings* – food, shelter, and limited assistance to persons who are unrelated to the proprietor of the establishment, and also provides personal care services.

(2) *Blood or Plasma Donation Center.* A facility that allows for a person or persons to donate or sell blood or plasma for use in medical or other products.

(3) *Cemetery/Mausoleum.* A land used intended to be used for the burial of the human or animal remains and dedicated for cemetery purposes, including crematories, mortuaries and funeral chapels if operated in connection with and within the boundaries of such cemetery.

(4) *Church/House of Worship*. A facility or area where people gather together for public worship, religious training, or other religious activities including a church, temple, mosque, synagogue, convent, monastery, or other structure, together with its accessory structures, including a parsonage or rectory. This use does not include home meetings or other religious activities conducted in a privately occupied residence.

(5) *College, University, or Seminary*. An institution established for educational purposes offering courses for study beyond the secondary education level. This land use shall exclude *Trade Schools*.

(6) *Convalescent Care Facility/Nursing Home*. A facility providing primarily inpatient health care, personal care, or rehabilitative services on a 24-hour basis over a long period of time to persons chronically ill, aged, or disabled who need ongoing health supervision, but not hospitalization.

(7) *Congregate Care Facility/Elderly Housing.* A facility for long-term residence -- *exclusively for persons 62 years of age or older* -- who may need limited assistance with daily living activities, and which includes at a minimum each of the following amenities and personal care services: [*1*] private living quarters that are designed for a maximum of double occupancy and which no full kitchen facilities are permitted (i.e. no dishwasher or oven); [*2*] daily prepared meals in a common dining area; [*3*] housekeeping, laundry service, and private bus transportation service; [*4*] dedicated areas for social activities; and [*5*] dedicated areas for indoor and outdoor recreation activities.

(8) *Crematorium*. A facility licensed, or qualified to be licensed, by the State of Texas for the cremation of human remains.

(9) *Daycare with Seven (7) or More Children*. A state licensed facility -- *other than a public, parochial, or private school* -- providing care for seven (7) or more children under the age of 14 years old for less than 24-hours per day (*typically daytime hours only*) at a location other than a residence.

(10) *Emergency Ground Ambulance Services*. A facility that houses Emergency Medical Service (EMS) motor vehicles or ambulances that are dispatched to offer emergency paramedic services that require an urgent medical response.

(11) *Group or Community Home*. A home for disabled persons whose ability to care for themselves, perform manual tasks, learn, work, walk, see, hear, speak or breath is substantially limited because the person has an orthopedic, visual, speech, or hearing impairment, Alzheimer's disease, pre-senile dementia, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, autism, or emotional illness.

(12) *Government Facility*. An office of a governmental agency that provides administrative and/or direct services to the public, such as, but not limited to: City services/offices, employment offices, police and fire stations, and/or motor vehicle licensing and registration services.

(13) *Halfway House*. A facility where persons are aided in readjusting to society following a period of imprisonment, hospitalization, homelessness, or institutionalized treatment.

(14) *Hospice*. A facility designed to provide a centralized program for palliative and supportive services to dying persons and their families in the form of physical, psychological, social, and spiritual care either directly or on a consulting basis.

(15) *Hospital.* An institution providing health services primarily for human inpatient medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, central services facilities, and staff offices which are an integral part of the facilities.

(16) *Public Library, Art Gallery, or Museum.* An institution for the collection, display and distribution of objects of art, science, or library sciences and which are sponsored by a public or quasi-public agency that is open to the general public.

(17) *Mortuary or Funeral Chapel.* A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of a deceased for burial and/or the display of the deceased through ceremonies prior to burial or cremation.

(18) *Local Post Office.* A local branch of the United States Postal Services or a private commercial venture engaged in the distribution of mail, packages, and incidental services.

(19) *Regional Post Office.* A branch of the United States Postal Services or a private commercial venture engage in the regional distribution of mail and packages to local post offices.

(20) *Prison/Custodial Institution.* A facility responsible for the incarceration of adults that provides 24-hour supervision by professionals. These types of facilities include prisons, jails, and probation facilities.

(21) *Public or Private Primary School*. A school that is either owned and operated by the independent school district or a private commercial organization for children from five (5) to 11-years of age to receive their primary or elementary education.

(22) *Public or Private Secondary School*. A school that is either owned and operated by the independent school district or a private commercial organization for children from 11 to 18-years of age to receive their secondary or high school education.

(23) *Temporary Education Buildings for a Public or Private School*. A temporary building for classrooms, recreation and administrative needs for the independent school district or a private commercial organization as defined by Section 1202, *Industrialized Housing and Buildings*, of the Texas Occupations Code.

(24) *Rescue Mission or Shelter for the Homeless*. A non-profit housing shelter operating as an accessory use to a religious facility, providing temporary free lodging for indigent individuals or families with no regular home or residential address. A *Rescue Mission or Shelter for the Homeless* shall house a maximum of 15 individuals for a period not to exceed a maximum of 30-days.

(25) *Social Service Provider (Except Rescue Mission or Shelter for the Homeless)*. Any organization operating under a non-profit charter, the activities of which are devoted exclusively to charitable, benevolent, patriotic, employment related, or educational purposes not currently listed elsewhere in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(D) *Office and Professional Land Uses.*

(1) *Financial Institution*. A facility that is open to the public for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds and that is licensed by the appropriate state or federal agency as a bank, savings and loan association, or credit union. Accessory uses may include automatic teller machines, drive through service, offices, and parking. This excludes bail bonds, pawnshops, payday advance/loan businesses, and motor vehicle title loan businesses.

(2) *Office Building*. A facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.

(E) *Recreation, Entertainment and Amusement Land Uses.*

(1) *Temporary Carnival, Circus, or Amusement Ride*. A temporary, traveling show or exhibition that has no permanent structure or installation, and is intended to attract people to a site where there may or may not be an admission charge. These activities include: carnivals, circuses, rides, entertainment, gaming booths, food stands, exhibitions, and animal displays. Outdoor or indoor commercial amusement provided on a temporary basis.

(2) *Indoor Commercial Amusement/Recreation*. Any enterprise whose main purpose is to provide the general public with a variety of amusing or entertaining activities, including such activities as skating rinks, bowling alleys, video arcades, billiard tables and similar enterprises, but does not include theaters and auditoriums.

(3) *Outdoor Commercial Amusement/Recreation*. An amusement enterprise that offers entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open.

(4) *Public or Private Community Recreation Club as an Accessory Use.* (1) *Public:* A facility or area that is owned and/or operated by a nonprofit organization and that provides for sports, leisure, and recreation activities operated for the general public. (2) *Private:* A recreation facility operated for the exclusive use of private residents or neighborhood groups and their guests, and not the general public.

(5) *Private Country Club.* A facility or area laid out for recreational, athletic, and social purposes, with limited membership, and the use of which is primarily restricted to members and their guests. A golf course may be included as an additional principal use. Accessory uses may include retail sales, a club house, and other recreational facilities.

(6) *Golf Driving Range.* An area improved with trees, greens, fairways, hazards, and which may include a clubhouse, dining room, and accessory recreational uses.

(7) *Temporary Fundraising Events by Non-profit.* An event sponsored by a recognized legal nonprofit organization, intended to attract people to a site where there may or may not be an admission charge.

(8) *Gun Club with Skeet or Target Range.* A facility or area for the sport of shooting at targets to test accuracy in rifles, pistols, or archery practice, owned or operated by a corporation, association, or persons.

(9) *Health Club or Gym.* A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include -- *but are not limited to* -- game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks.

(10) *Private Club, Lodge or Fraternal Organization.* (1) *Private Club.* Private quarters for a private organization, a principal purpose of which is the preparation and service of food and/or drink for members and their guests only and falling within the definition of and permitted by Chapter 32, *Private Club Registration Permit*, of the Texas Alcoholic Beverage Code. (2) *Lodge or Fraternal Organization.* A facility or area for a special purpose organization or for the sharing of sports, arts, literature, politics, or other similar interests, but not primarily for profit or to render a service that is customarily carried on as a business, excluding churches, synagogues, or other houses of worship or religious assembly.

(11) *Private Sports Arena, Stadium, and/or Track.* An athletic field or stadium that is not owned or operated by a public agency such as a city or school and operated for the exclusive use of its members and their guests and not the general public

(12) *Public Park or Playground.* A facility or area for recreational, cultural, or aesthetic use owned or operated by a public agency and available to the general public. This definition may include -- *but is not limited to* -- lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, pavilions, wooded areas, and water courses.

(13) *Sexually Oriented Businesses.* See Article XI, *Sexually Oriented Businesses,* of Chapter 12, *Businesses and Sales*, of the Municipal Code of Ordinances.

(14) *Tennis Courts (i.e. Not Accessory to a Public or Private Country Club).* A surface designed and constructed for playing the game of tennis along with all fencing, nets and related appurtenances. This would be the primary use for a property and not attached to a Public or Private Country Club.

(15) *Theater.* A structure that is open to the public and is used for dramatic, operatic, musical, motion picture, or other performance or entertainment-related activities, where admission is charged per performance or event, and where there is no audience participation other than as spectators. Such establishments may include incidental services such as food and beverage sales and other concessions.

(F) *Retail and Personal Service Land Uses.*

(1) *Antique/Collectible Store*. A retail establishment that engages in the selling of works of art, furniture or other artifacts of an earlier period.

(2) *Astrologer, Hypnotist, or Psychic*. An establishment providing predictions or readings of the future based on intuitive or mental powers, astrology, card or tea reading, crystal gazing, palmistry, or spiritual reading.

(3) *Banquet Facility/Event Hall*. An establishment that is leased on a temporary basis before the day of the event by individuals or groups who reserve the facility to accommodate private functions,

including, but not limited to, banquets, weddings, anniversaries, receptions, business and organizational meetings, and other similar functions, to which the general public is not admitted and for which no admission charge is imposed. Such establishments may include kitchen facilities for the preparation of food or catering of food and areas for dancing, dining, and other entertainment activities that customarily occur in association with banquets, weddings, or receptions.

(4) *Portable Beverage Service Facility*. A portable beverage service facility is an establishment that sells beverages from a structure that can be moved from place to place but that stays at one location during a normal business day; food sales are prohibited in these facilities.

(5) *Brewpub.* A brewpub is a restaurant that incorporates a craft or microbrewery as an accessory use. The craft or microbrewery in conjunction with the restaurant allows for the manufacturing of beer -- *in limited quantities* -- for both on-premise and off-premise consumption.

(6) *Business School.* A business organized to operate for profit that offers instruction and training in a service or art such as secretarial school, barber college, beauty school or commercial art school, but not including manual trade schools.

(7) *Catering Service.* A food establishment without on-site banquet facilities that provides, prepares, and/or serves food at off-site locations for groups, where all food and service expenses are paid by the group and not for individual sale.

(8) *Temporary Christmas Tree Sales Lot and Similar Uses.* A building or land area that provides seasonal uses such as the sale of Christmas trees, pumpkins, and other temporary uses which occur at certain times of the year.

(9) *Copy Center.* An establishment that reproduces, in printed form, individual orders from a business, profession, service, industry, or government organization.

(10) *Craft/Micro Brewery, Distillery and/or Winery.* A *craft/microbrewery* is a small-scale brewing facility designed for the production of malt liquors such as beer and ale, using grains such as oats, hops, rice, wheat, and barley, designed and managed to brew no more than 75,000 barrels of beer per year. A *distillery and/or winery* is a small-scale facility designed for the manufacture, bottling, labeling, packaging, and sale of wine containing not more than 24% alcohol by volume, distilled spirits and other liquors.

(11) *Incidental Display.* An outdoor retail sale or commercial promotion, not in excess of thirty (30) days during any 12-month period, adjacent to an existing permanent business operated in the city where the products displayed or sold outdoors are the same as those sold inside the existing permanent business and where such activity is incidental to the normal conduct of business operated by the same merchant or his employer in an on-site building for which a valid Certificate of Occupancy (CO) exists and when permitted by the City.

(12) *Food Truck/Trailer.* A food truck or trailer is a mobile food vendor that sells food and/or beverages that are either pre-packaged or prepared in the confines of a portable truck/trailer, which can be moved from place to place, but is typically in a fixed location for extended periods of time.

(13) *Garden Supply/Plant Nursery.* An establishment for the cultivation and propagation, display, storage and sale (*i.e. retail and wholesale*) of large plants, shrubs, trees and other materials used for in indoor or outdoor plantings; and the contracting for installation and/or maintenance of landscape material as an accessory use.

(14) *General Personal Service.* Establishments primarily engaged in providing services generally involving the care of the person and/or his/her apparel including but not limited to barber and beauty

shops, dressmaking, shoe shining, dry-cleaning and laundry pick-up stations, tailor or seamstress, and reducing salons/health clubs.

(15) *General Retail Store.* A facility or area for the retail sale of general merchandise or food to the public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel; equipment for hobbies or sports; gifts; flowers and household plants; dry goods; groceries, convenience, and specialty foods; toys; furniture; books and stationery; pets; drugs; hardware; and similar consumer goods. This use does not include uses that are specifically addressed in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(16) *Hair Salon and/or Manicurist.* A business that provides customers with beauty treatments including -- *but not limited to* -- haircuts, manicures, pedicures, and other similar treatments.

(17) *Laundromat with Dropoff/Pickup*. A personal service shop that specializes in cleaning clothes that may or may not include coin-operated washing machines and dryers for public use.

(18) *Self-Service Laundromat.* A facility where patrons wash, dry or dry clean clothing and other fabrics in machines operated by the patron.

(19) *Massage Therapist.* Any building, room, place, or establishment other than where regularly licensed non-medical or non-surgical manipulative exercises or devices are practiced upon the human body manually or otherwise by a licensed massage therapist, physician, surgeon, dentist, occupational or physical therapist, chiropractor, or osteopath, with or without the use of therapeutic, electrical, mechanical, or bathing devices.

(20) *Private Museum or Art Gallery.* An institution for the collection, display and distribution of objects of art or science, and which is sponsored by a public or quasi-public agency in a facility that is open to the general public.

(21) *Night Club, Discotheque, or Dance Hall.* An establishment, facility, or room that offers or provides entertainment of any kind for remuneration, whether through fees, ticket sales, cover charges, membership, dues, or portion of funds generated in any other manner, usually collected at the time of customer entry into the establishment. Such establishments may provide accommodations for patron dancing; dispense alcoholic beverages for consumption on the premises; provide live, recorded, or televised music or comedy performances; and/or serve food as an ancillary service. *Night Club* shall not include indoor theaters, auditoriums and stadiums with fixed row seating, private clubs, bars, teen clubs, banquet halls, or establishments defined elsewhere in Section 1, *Land Use Schedule*.

(22) *Pawn Shop.* A retail operation which provides for the lending of money with personal items held as collateral, or the purchasing, or the repurchasing of gold, silver, jewelry, watches, and gems in addition to other merchandise.

(23) *Permanent Cosmetics.* A cosmetic technique which employs permanent pigmentation of the dermis as a means of producing designs that resemble makeup, such as eye-lining and other permanent enhancing colors to the skin of the face, lips, and eyelids.

(24) *Pet Shop.* A *Pet Shop* is a retail business which sells different kinds of animals to the public. A variety of animal supplies and pet accessories are also sold in *Pet Shops*. The products typically sold in these establishments include -- *but are not limited to* -- food, treats, toys, collars, leashes, cat litter, cages and aquariums.

(25) *Temporary Real Estate Sales Office.* *Temporary ~~on-site~~ Real Estate Sales Offices* located on property being sold, shall be limited to the period of sale of the lots with a two (2) year initial period and one (1) year extensions being authorized by the Chief Building Official.

(26) *Rental Store without Outside Storage and/or Display.* A retail business that sells, rents, or leases tools, equipment, or other goods on a short-time basis to customers to the extent that the item is actually used by the customer.

(27) *Restaurant with Drive Through or Drive-In.* A place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises. The term shall not include a bakery, pastry shop, meat market, or ice cream parlor if on-premises consumption of food is not allowed.

(28) *Restaurant without Drive Through or Drive-In.* A place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premise and does not provide facilities that allow the serving and consumption of food in personal vehicles on or near the restaurant premises. The term shall not include a bakery, pastry shop, meat market, or ice cream parlor if on-premises consumption of food is not allowed.

(29) *Retail Store with Gasoline Sales.* An establishment that engages in the sale of fuel, lubricants, and/or accessories for motor vehicles, and that may have ancillary retail sales of convenience goods. A dispenser in a *Retail Store with Gasoline Sales* is assumed to serve two (2) standard motor vehicles.

(30) *Second Hand Dealer.* An establishment for the sale of any goods, materials, or other articles of merchandise that are not new (*e.g. consignment stores*). This definition includes items that have been used or worn previously by another.

(31) *Art, Photography, or Music Studio.* A workplace for the teaching, preparation, or practice of an art such as animation, ceramics, dance, graphic design, music, painting, photography, pottery, scrapbooking, and sculpture.

(32) *Tailor, Clothing, and/or Apparel Shop.* An establishment engaged in custom making, altering, or the repair of clothing.

(33) *Tattoo and/or Body Piercing.* An establishment whose principal business activity, either in terms of operation or as provided to the general public, is the practice of one (1) or more of the following: [*1*] placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin, by means of the use of needles or other instruments designed to contact or puncture the skin; [*2*] creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

(34) *Taxidermist Shop.* A facility engaged in the preserving of an animal's body via mounting or stuffing for the purpose of display or study.

(G) *Commercial and Business Services Land Uses.*

(1) *Bail Bonds*. An establishment that solicits, negotiates, and executes bonds or other security to guarantee the appearance in court of a person accused of a crime.

(2) *Building and Landscape Material.* An establishment for the sale of materials customarily used in the construction of buildings and other structures, including sales of lumber, drywall and similar construction materials.

(3) *Building Maintenance, Service, and Sales*. A facility or area for contracting services such as building repair and maintenance; the installation of plumbing, electrical, air conditioning, and heating equipment; janitorial services; and exterminating services. The retail sale of supplies is permitted as an accessory use.

(4) *Commercial Cleaners*. A facility or area for cleaning items in bulk quantities such as clothes and linens. This definition includes cleaning for hospitals, restaurants, hotels, diaper cleaning services, and other similar accounts, as well as rug and dry-cleaning plants where on-premise retail services to individual households are incidental to the operation of the plant.

(5) *Custom and Craft Work*. A facility or area in which finished, personal, or household items that are either made to order or that involve considerable handwork are produced. Examples include but are not limited to textiles, pottery, furniture repair or refinishing, wood working, upholstery, sculpting, and other work or wood products on an individualized single item basis. Cabinetmaking and cabinet assembly shops are not included in this definition. The use of mechanized assembly line production is excluded from this definition.

(6) *Electrical, Watch, Clock, Jewelry, and Similar Repair.* An establishment that designs, makes, sells or repairs small consumer goods.

(7) *Feed Store, Ranch Supply*. An establishment for the selling of corn, grain, and other food stuffs for animals and livestock, and including other implements and goods related to agricultural processes, but not including farm machinery.

(8) *Furniture Upholstery/Refinishing and Resale*. A furniture upholstery refinishing or resale business is a business that engages in the act of reupholstering, repairing, stripping, refinishing, restoring or rebuilding furniture for the purpose of retailing the finished good.

(9) *Gunsmith Repair and Sales.* An establishment that specializes in the repair and/or sale of small fire arms (*e.g. handguns and shotguns*) for individuals.

(10) *Heavy Machinery and Equipment Rental, Sales, and Service*. A building or open area, other than a right-of-way or a public parking area, used for the display, sale, rental, and storage of heavy machinery, either machines in general or as a functioning unit. Heavy machinery includes -- *but is not limited to* -- tractors, farm machinery, bulldozers, street graders, and paving devices.

(11) *Locksmith.* A business that works with locks, keys and security systems.

(12) *Machine Shop*. A shop wherein there are facilities and tools, which are utilized in the shaping and forging, welding or fabricating of metal products and/or related items.

(13) *Medical or Scientific Research Lab*. A facility or area for conducting medical or scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. This definition also includes labs for the manufacture of dentures and prostheses.

(14) *Manufactured Homes Sales*. The offering for sale, storage, or display of new and/or used manufactured homes on a parcel of land but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

(15) *Research and Technology/Light Assembly*. An indoor facility that includes laboratories and experimental equipment for medical testing, prototype design and development, and product testing.

(16) *Shoe and Boot Repair and Sales*. A business that specializes in the sale and repair of shoes and boots.

(17) *Trade School*. Establishments, other than public or parochial schools, private primary or secondary schools, or colleges, offering training or instruction in a trade, art, or occupation.

(18) *Temporary On-site Construction Office*. A structure or shelter used in connection with a development or building project for housing on the site of temporary administrative and supervisory functions and for sheltering employees and equipment.

(H) *Auto and Marine-Related Land Uses Conditions.*

(1) *Major Auto Repair Garage*. Major repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery; those uses listed under Automobile repair, minor, and other similar uses. All repair work shall be performed inside an enclosed building. Vehicles shall not be stored on site no longer than 90-days.

(2) *Minor Auto Repair Garage*. Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil spark plugs, and filter changing; tire alignment; tune-ups, emergency road service; replacement of starters, alternators, hoses, brake parts, mufflers; performing state inspections and making minor repairs necessary to pass said inspection; servicing of air-conditioning systems, and similar minor services for motor vehicles except heavy land vehicles, but not including any operation named under Automobile repair, major, or any other similar use. All work must be performed inside an enclosed building. Vehicles shall not be stored on site for longer than 14 days.

(3) *Automobile Rental*. A business that engages in the rental of light load motor vehicles for short periods of time for a fee. This use excludes the truck and heavy equipment rental.

(4) *Boat and Trailer Dealerships (New and Used)*. A business that buys and sell boats and boat trailers that are both new and used.

(5) *Car Wash*. A facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be [*1*] a single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or [*2*] a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.

(6) *New and/or Used Indoor Motor Vehicle Dealership/Showroom*. The indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.

(7) *Motor Vehicle Dealerships for Cars and Light Trucks*. Retail sales of new automobiles or light load vehicles, including, as a minor part of the business, the sales of used automobiles or light load vehicles and the service of new or used vehicles within an area or enclosed building.

(8) *Commercial Parking Lot.* An area or structure intended for parking that is operated as a business enterprise with a service charge or fee being paid to the owner or operator for the storage or parking of privately-owned vehicles, and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.

(9) *Non-Commercial Parking Lot*. An area, structure, or shared area that is open to the general public for the temporary parking of operable personal and light commercial vehicles.

(10) *Recreational Vehicle (RV) Sales and Service.* An establishment that engages in the sale and/or leasing of new and/or used recreation vehicles (including as an accessory use) and the repair and service of these vehicles.

(11) *Service Station*. An establishment where gasoline and other petroleum products are sold as the principal use of the property. Light maintenance activities such as engine tuneups, lubrication, and minor repairs may also be provided if incidental to such principal use.

(12) *Towing and Impound Yard*. Any lot that two (2) or more motor vehicles of any kind of for the purpose of holding such vehicles in reserve or incapable of being operated due to condition or lack of license have been placed for the purpose of obtaining parts for recycling or resale.

(A) *Conditional Standards.*

(13) *Towing Service without Storage*. Establishment that provides for the removal of vehicles but does not include disposal, permanent disassembly, salvage or accessory storage of inoperable vehicles.

(14) *Truck Rental*. The display and rental of new or used heavy commercial vehicles or trucks in operable condition.

(15) *Truck Stop with Gasoline Sales and Accessory Services*. An area for parking heavy commercial vehicles and/or trucks for storage purposes including the retail dispensing and/or sales of truck and automobile fuels, lubricants and/or accessories as an accessory use and not including automotive repair services.

(I) *Industrial and Manufacturing Land Uses.*

(1) *Asphalt or Concrete Batch Plant*. A permanent manufacturing facility for the production of concrete or asphalt.

(2) *Temporary Asphalt or Concrete Batch Plant*. A temporary manufacturing facility for the production of concrete or asphalt during construction of a project and to be removed when the project is completed.

(3) *Bottle Works, Milks, or Soft Drinks*. A facility for food or beverage processing that uses mechanized assembly line production for canned or bottled goods.

(4) *Brewery or Distillery*. A brewery or distillery is an industrial facility where the primary purpose of the facility is the manufacturing of malt, brewed and/or distilled beverages produced on the premises for sale or distributed for off-premise consumption.

(5) *Carpet and Rug Cleaning*. A personal service business that specializes in the cleaning of carpet and rugs in both residential and non-residential structures.

(6) *Environmentally Hazardous Materials*. Any solid, liquid, or gaseous matter which is present in sufficient quantities to endanger health, safety, or comfort of persons in the vicinity or which may cause injury or damage to property.

(7) *Food Processing with No Slaughtering.* A facility or area in which food for human consumption in its final form, such as candy, baked goods, tortillas, and ice cream is produced, and the food is distributed to retailers or wholesalers for resale on or off the premises. Food or beverage processing using mechanized assembly line production of canned or bottled goods is excluded from this definition. Sales may either be retail or wholesale, and are generally made to businesses rather than to individual households.

(8) *Light Assembly and Fabrication.* A business where parts, manufactured elsewhere, are assembled with the assistance of power-driven machines and materials-handling equipment, and manipulated primarily by hand which produces low dust and fiber, and all materials are assembled and stored within an enclosed building.

(9) *Heavy Manufacturing*. A facility or area for generally mass-producing goods usually for sale to wholesalers or other industrial or manufacturing uses. A heavy manufacturing use is one which employs the following or similar types of processes: [*1*] the milling of grain as retail sales and service; [*2*] producing animal food and tanning animal hides; [*3*] production of large durable goods such as but not limited to motorcycles, cars, manufactured homes, or airplanes; [*4*] canning or bottling of food or beverages for human consumption using a mechanized assembly line; [*5*] manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents, and other chemical products, and use of a foundry for metals; [*6*] production of items made from stone, clay, metal, or concrete; and, [*7*] tire recapping or retreading.

(10) *Light Manufacturing*. A facility or area for producing goods without the use of chemical processing of materials. Light manufacturing activities include -- *but are not limited to* -- the following activities: [*1*] assembly, finishing, and/or packaging of small items from component parts made at another location (examples include but are not limited to cabinetmaking, or the assembly of clocks, electrical appliances, or medical equipment); [*2*] production of items made from materials derived from plants or animals, including but not limited to leather, pre-milled wood, rubber, paper, wool, or cork, or from textiles or plastics; [*3*] electrical component manufacturing; [*4*] reproduction, cutting, printing, or binding of written materials, drawings, or newspapers on a bulk basis using lithography, offset printing, blue printing, and other similar methods; [*5*] machine or welding shop where material is processed by machining, cutting, grinding, welding, or similar processes; and, [*6*] spray painting or motor vehicle conversion.

(11) *Metal/Electro Plating*. The process that uses an electric current to reduce dissolved metal cations so that they form a thin coherent metal coating on an electrode.

(12) *Mining and Extraction (Sand, Gravel, Oil and Other)*. The process of extracting natural resources from the earth that includes -- *but is not limited to* -- sand, gravel, stone, and petroleum.

(13) *Printing and Publishing.* An establishment whose primary service is long-run printing including -- *but not limited to* -- book, magazine, and newspaper publishing.

(14) *Indoor Salvage or Reclamation of Products.* An indoor facility for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment not listed elsewhere in this Code. The term “scrap or discarded materials” includes but is not limited to metal, paper, rags, tires, bottles, inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment, and appliances. This definition includes indoor facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products; glass, metal cans, and other products, to return such products to a condition in which they may again be used for production.

(15) *Outdoor Salvage of Products.* An outdoor or partially outdoor facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment not listed elsewhere in this Code. The term “scrap or discarded materials” includes but is not limited to metal, paper, rags, tires, bottles, inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment, and appliances. This definition includes outdoor or partially outdoor facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products; glass, metal cans, and other products, to return such products to a condition in which they may again be used for production.

(16) *Sheet Metal Shop.* A company that specializes in the creation of metal structures by cutting, bending and assembling processes.

(17) *Tool, Dye, Gauge, and Machine Shop*. A workshop were metal fabrication tools, including but not limited to lathes, presses, and mills, are used for making finishing, or repairing machines or machine parts.

(18) *Welding Repair.* A technique in which a cracked material is removed by arc gouging and the element is welded to re-join the material on either side of the crack.

(19) *Winery*. A winery is the industrial manufacturing, bottling, labeling and packaging of wine in accordance with the Texas Local Government Code (TLGC).

(J) *Wholesale, Distribution and Storage Land Uses.*

(1) *Cold Storage Plant.* A commercial establishment where foods are stored either in lockers, rented or leased, or in vaults in bulk for distribution to the home or other commercial businesses. There is no slaughtering of animals on the premises.

(2) *Heavy Construction/Trade Yard.* A land or structure used primarily for the storage of equipment, vehicles, machinery, building materials, paint, piping, or electrical components being used by the owner or occupant of the premises in the conduct of a building trade.

(3) *Landfill.* A tract of land used for the burial of farm, residential, institutional, or commercial waste that is not hazardous, medical, or radioactive.

(4) *Mini-Warehouse.* A *Mini-Warehouse* (*or self-storage facility*) is an enclosed storage facility containing independent, fully enclosed bays that are generally leased to individuals for long-term storage of their household goods or personal property.

(5) *Outside Storage and/or Outside Display*. The permanent or continuous keeping, displaying, or storing of unfinished goods, material, merchandise, equipment, service vehicles or heavy vehicles outside of a building on a lot or tract overnight of for more than 24-hours.

(6) *Recycling Collection Center*. An enclosed trailer used for the collection and temporary storage of empty beverage containers, aluminum, glass, plastic, paper, clothing, or similar materials for recycling purposes. This definition includes automated can banks that crush cans as they are deposited. This definition does not include donation boxes for clothing, toys, household goods, and similar items.

(7) *Warehouse/Distribution Center*. A building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale but excluding *Truck Terminal*.

(8) *Wholesale Showroom Facility*. An establishment that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted. Warehousing facilities shall be incidental to the primary use and shall not exceed 50% of the total floor area.

(K) *Utilities, Communications, and Transportation Land Uses.*

(1) *Airport, Heliport, or Landing Field.* An area used or intended for use for the landing and takeoff of aircraft and other aviation uses; An appurtenant area used or intended for use for an airport building or other airport facility or right-of-way, including a building or facility for the shelter, supply, repair, and maintenance of aircraft and related purposes; An airport building or facility located on an appurtenant area; Facilities for the fueling of aircraft; Buildings for office use; and Related uses and buildings and other uses and buildings incidental to any of the foregoing.

(2) *Accessory Antenna.* Any structure or device used to collect, receive, transmit, or radiate electromagnetic waves. Antennae may be mounted on towers or on buildings, and may be concealed or unconcealed.

(3) *Commercial Antenna.* Any antenna system that provides the transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or for financial gain.

(4) *Antenna for Amateur Radio.* Any antenna system that provides the transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals for private or personal use and not for the purpose of operating a business and/or for financial gain.

(5) *Antenna Dish.* An antenna that is parabolic or bowl-shaped and that receives and/or transmits signals in a specific directional pattern

(6) *Commercial Freestanding Antenna.* A self-supporting, tubular-shaped antenna support structure which consists of a single vertical pole fixed into the ground and/or attached to a foundation.

(7) *Mounted Commercial Antenna.* Any exterior transmitting or receiving device mounted on or within a support structure, building, or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals, television signals, or other communications signals.

(8) *Bus Charter and Service Facility.* A facility for the loading and discharging of train or bus passengers.

(9) *Helipad.* An area of land or water or a structural surface which is used, or intended for use, for the landing and taking-off of helicopters, and any appurtenant areas which are used, or intended for use, for heliport buildings and other heliport facilities.

(10) *Non-Municipally Owned or Controlled Utilities.* The use of land for lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and facilities for the generation of electricity, which are non-municipally owned or controlled.

(11) *Municipally Owned or Controlled Facilities, Utilities, and Uses.* The use of land for lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and facilities for the generation of electricity, which are municipally owned or controlled.

(12) *Private Streets.* A private vehicular access way shared by and serving 2 or more lots, which is not dedicated to the public and is not publicly maintained. Private streets and alleys may be established only under the terms of the Subdivision Ordinance. The term “private street” shall be inclusive of alleys.

(13) *Radio Broadcasting.*

(14) *Railroad Yard or Shop.* A facility used for the storage of railway cars, boxcars and engines and related equipment.

(15) *Recording Studio.* A facility that provides an environment for the purposes of writing, collaborating, preforming, instruction, preparing, or completing audio recordings.

(16) *Satellite Dish.*

(17) *Solar Energy Collector Panels and Systems,* A ground- or building-mounted solar collection system consisting of solar photovoltaic cells, panels, or arrays and related equipment that relies upon solar radiation as an energy source for collection, inversion, storage, and distribution of solar energy for electricity generation, and that supplies electrical power independently of an electrical production and distribution network.

(18) *Transit Passenger Facility.* Any premises for the loading and unloading of passengers by a public or private transit company including the temporary parking of transit vehicles between routes or during stop overs and excluding overnight parking, storage, and maintenance of transit vehicles. This definition shall not include bus stops along rights-of-way.

(19) *Trucking Company.* An area and building where cargo is stored and where trucks, including tractors and trailer units, load and unload cargo on a regular basis. May include facilities for the temporary storage of loads prior to shipment.

(20) *TV Broadcasting and Other Communication Services.* The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

(21) *Franchise Utilities.* A non-public utility requiring special facilities in residential areas or on public property such as heating, cooling, or communications not customarily provided by the municipality or public utilities.

(22) *General Utility Installation.* Permanent facilities and structures operated by companies engaged in providing transportation and utility services including -- but not limited to -- railroad track rights-of-way, sewage pumping stations, telephone exchanges, transit station turnarounds, water reservoirs and water pumping stations.

(23) *Utility/Transmission Lines.* Facilities which serve to distribute and transmit electrical power, gas and water, including but not limited to electrical transmission lines, gas transmission lines, telephone lines and metering stations, whether operated by the city or private utility company.

(24) *Wireless Communication Tower.* Any structure that is designed and constructed primarily for the purpose of supporting one or more antennae that transmit information (audio, video, data) in the form of electromagnetic signals to one or more receivers without the use of a physical connection between the transmitting and receiving source. The term includes but is not limited to lattice towers, guyed towers, and monopole towers. The term does not include a clock tower, bell tower, steeple, light pole, power pole, water tower, or similar structure that incidentally supports antennae. Towers may be freestanding or building-mounted, and may be concealed or unconcealed.

ARTICLE XI, FENCES, CHAPTER 10, BUILDING AND BUILDING REGULATIONS, MUNICIPAL CODE OF ORDINANCES

DIVISION 1: GENERALLY

SECTION 10-402: DEFINITIONS

For the purposes of this article, the term “fence” means any wall or structure of any material, the purpose of which is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building or structure.

DIVISION 2: CONSTRUCTION STANDARDS

SECTION 10-424: FENCE STANDARDS

For *Fence Standards* see Section 8, *Fence Standards*, of Article VIII, *Landscape and Fence Standards*.

SECTION 10-425: SWIMMING POOL, SPA AND HOT TUB/BARRIER REQUIREMENTS

(a) The top of the barrier shall be at least 48 inches (1,219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four inches (102 mm).

(b) Openings in the barrier shall not allow passage of a four-inch-diameter (102 mm) sphere.

(c) Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

(d) Placement of members.

(1) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1,143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.
(2) Exception. Boards with a minimum 60-degree angle, cut and placed at the top of the horizontal fence members, may be used on existing fences that will become pool barriers. This exception does not apply to fences adjacent to public right-of-way.

(e) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1,143 mm) or more, spacing between vertical members shall not exceed four inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

(f) Maximum mesh size for chainlink fences shall be a 2.25-inch (57 mm) square unless the fence is provided with slats fastened at the top or the bottom, which reduce the openings to not more than 1.75 inches (44 mm).

(g) Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75 inches (44 mm).

(h) Access gates shall comply with the requirements of subsections (a) through (g) of this section, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device.

Where the release mechanism of the self-latching device is located less than 54 inches (1,372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

(1) The release mechanism shall be located on the pool side of the gate at least three inches (76 mm) below the top of the gate; and
(2) The gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

(i) Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

(1) The pool shall be equipped with a powered safety cover in compliance with ASTM F1346;
(2) All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within seven seconds and sound continuously for a minimum of 30 seconds immediately after the door and/or its screen, if present are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means, such as touchpad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds. The deactivation switch shall be located at least 54 inches (1,372 mm) above the threshold of the door; or
(3) Other means of protection, such as self-closing doors with self-latching devices, which are approved by the city council, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by subsection (i)(1) or (i)(2) of this section.

(j) Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or steps, then:

(1) The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
(2) The ladder or steps shall be surrounded by a barrier which meets the requirements of subsections (a) through (i) of this section. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a four-inch-diameter (102 mm) sphere.

(k) Fence barrier exceptions for spas or hot tubs are as follows:

(1) Safety covers for spas and hot tubs must comply with ASTM F1346-91.
(2) There should be a means of fastening the safety cover to the hot tub or spa, such as key locks, combination locks, special tool, or similar devices.
(3) The safety cover should have a label that provides a warning and message regarding the risk of drowning.
(4) The cover should have been tested to demonstrate that it is capable of supporting the weight of one child (50 pounds) and one adult (225 pounds).
(5) There shall be no openings in the cover itself or at any point where the cover joins the surface of the hot tub or spa that would not allow a four-inch sphere to pass through.
(6) Safety covers are to be installed in accordance with the manufacturer’s instructions.

(Ord. No. 04-05, § 1(6-128), 1-20-2004; Ord. No. 06-10, § 1(6-128), 3-20-2006; Ord. No. 08-03, § 1(exh. A, art. IX(6-129)), 1-22-2008)

SECTIONS 10-426—10-445: RESERVED

DIVISION 3. - ADMINISTRATION

SECTION 10-446: INSPECTION UPON COMPLETION

Upon completion of a fence constructed under a permit issued by the building official, an inspection shall be made thereof by the building official or his designated representative. If the fence is constructed in accordance with the provisions of this article, the permit, and the application, the building official will issue written notice of acceptance to the permit holder. Any and all fences in the city shall hereafter be constructed under the provisions of this article and existing fences shall be maintained so as to comply with the requirements of this article at all times.

(Ord. No. 04-05, § 1(6-130), 1-20-2004)

SECTION 10-447: RESERVED

SECTION 10-448: MAINTENANCE

(a) No person owning, leasing, occupying, or having charge of any premises shall maintain or keep a fence in dilapidated condition that, although functional, creates an unsightly condition that substantially detracts from the appearance of the neighborhood.

(b) Each structural and decorative member of a fence shall be free of deterioration and be compatible in size, material, and appearance with the remainder of the fence. Fences shall not be externally braced in lieu of replacing or repairing posts, columns, or other structural members.

(c) The fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence. Except, however, for fencing four (4) feet or less in height, the vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.

(d) Upon becoming aware of conditions set forth in subsections (a) through (c) of this section, the Neighborhood Improvement Services Representative shall make a determination as to whether the fence condition is a nuisance and should be abated. If so, the Neighborhood Improvement Services Representative shall give notice to such person having control of the premises to remedy such condition within ten days, unless good cause can be shown that additional time is needed to rectify the condition.

(Ord. No. 04-05, § 1(6-133), 1-20-2004; Ord. No. 17-15, § 1, 3-20-2017)

SECTIONS 10-449—10-465: RESERVED

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE OF ORDINANCES AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*, ARTICLE IV, *PERMISSIBLE USES*, ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*, ARTICLE VIII, *LANDSCAPE STANDARDS*, ARTICLE X, *PLANNED DEVELOPMENT DISTRICT REGULATIONS*, ARTICLE XI, *ZONING RELATED APPLICATIONS*, AND ARTICLE XIII, *DEFINITIONS,* OF THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*], AND ARTICLE XI, *FENCES*, OF CHAPTER 10, *BUILDING AND BUILDING REGULATIONS*, OF THE MUNICIPAL CODE OF ORDINANCES; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article II, *Authority and Administrative Procedures*; Article IV, *Permissible Uses*; Article V, *District Development Standards*; Article VIII, *Landscape Standards*; Article X, *Planned Development Regulations*; Article XI, *Zoning Related Applications*; and Article XIII, *Definitions,* of the Unified Development Code [*Ordinance No. 04-38*]; and Article XI, *Fences*, of Chapter 10, *Building and Building Regulations*, of the Municipal Code of Ordinances; and,

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

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

SECTION 1. That Article II, *Authority and Administrative Procedures,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance.

SECTION 2. That Article IV, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'B'* of this ordinance.

SECTION 3. That Article V, *District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'C'* of this ordinance.

SECTION 4. That Article VIII, *Landscape Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'D'* of this ordinance.

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SECTION 5. That Article X, *Planned Development Regulations,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'E'* of this ordinance.

SECTION 6. That Article XI, *Zoning Related Applications,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'F'* of this ordinance.

SECTION 7. That Article XIII, *Definitions,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'G'* of this ordinance.

SECTION 8. That Article XI, *Fences*, of Chapter 10, *Building and Building Regulations,* of the Municipal Code of Ordinances of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'H'* of this ordinance.

SECTION 9. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 10. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 11. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF SEPTEMBER, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 19, 2019*

2nd Reading: *September 3, 2019*

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Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~
Staff Notes: Highlighted, Red Text
Links/References: Blue, Underlined

ARTICLE II, DEVELOPMENT REVIEW AUTHORITY ~~AND ADMINISTRATIVE PROCEDURES~~, UDC

~~SECTION 1: SEQUENCE OF REVIEW~~

~~Where an applicant requests a variance from a provision of this [Unified Development Code] in conjunction with an application for amendment of the official zoning map, the variance shall be considered by the Planning and Zoning Commission and City Council at the same time that they consider the request for the zoning change.~~

~~SECTION 2. - INITIATION OF ADMINISTRATIVE PROCEDURES~~ [MOVED TO SUBSECTION 1.02 OF ARTICLE XI, UDC]

~~All platting, zoning and site plan requests to be considered by the Planning and Zoning Commission and/or the City Council, shall be initiated by filing an application with the City. All requests for building permits shall be initiated by the filing of an application with the City. The applications required by this section shall be on forms supplied by the City of Rockwall which shall be available in the offices of the City.~~

~~SECTION 3. - SUBMITTAL AND ACCEPTANCE~~ [MOVED TO SUBSECTION 1.02 OF ARTICLE XI, UDC]

~~No application shall be processed until such application is complete and the fee established in this [Unified Development Code] or ordinances of the City of Rockwall for processing the application has been paid.~~

~~SECTION 4. - AUTHORITY TO INITIATE A REQUEST~~ [MOVED TO SUBSECTION 1.02 OF ARTICLE XI, UDC]

~~All platting, zoning and site plan requests, and/or requests to amend the comprehensive plan or the thoroughfare plan may be initiated by the owner of the affected property or his authorized representative who files the required application and pays the appropriate fee for the request, or the City Council may direct the director of planning to initiate such a request on behalf of the City.~~

~~Amendments to the text of this [Unified Development Code] shall be initiated only by action of the City Council directing the director of planning to initiate such a request on behalf of the City or by the director of planning's own initiative.~~

~~Variances and special exceptions to be considered by the Board of Adjustments (BOA) may be initiated by the owner of the affected property or his authorized representative or any aggrieved party who files the required application and pays the appropriate fee, or by any person aggrieved by the decision of an administrative officer with authority over any matter appealable to the Board of Adjustments (BOA) per section 11.3 [of this Unified Development Code], or by an officer, or appropriate board of the City.~~

~~SECTION 5. - APPLICATION WITHDRAWAL~~ [MOVED TO SUBSECTION 1.03 OF ARTICLE XI, UDC]

~~Any request for withdrawal of an application must be submitted in writing to the director of planning.~~

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~~Once an application for a platting, zoning, or site plan request to be considered by the Planning and Zoning Commission and/or City Council, or a variance, special exception or appeal going before the City Council has been published in a newspaper or notifications of public hearing, if any, have been mailed, such request for withdrawal must be placed on the public hearing agenda and acted upon by the applicable body.~~
~~Application fees are not refundable except in cases in which the director of planning determines that an application was accepted in error, or the fee paid exceeded the amount due under the provisions of this [Unified Development Code] or the ordinances of the City of Rockwall, in which case the amount of the overpayment may be refunded to the applicant.~~

~~*SECTION 6: CONDUCT OF PUBLIC HEARINGS*~~

~~*SUBSECTION 6.01: NOTICE OF PUBLIC HEARING*~~ *[MOVED TO SUBSECTION 2.03 OF ARTICLE XI, UDC]*

~~Written notice of all public hearings on proposed changes in district boundaries shall be sent to all property owners listed on the most current and approved city tax rolls, and to the actual property address if the property owner does not reside at the physical address, for properties within a distance of at least 500 feet from the boundaries of the subject property at least ten days prior to the public hearing date. In addition, written notice shall also be mailed to all known Homeowners Association (HOA) representative(s) within 1,500 feet of the subject property at least ten days prior to the public hearing date. Such notice shall be sent via first class mail and display a stamp on the outside of the envelope with the wording "Zoning Change Requested." In cases that require notices to be sent to a multi-family property written notice shall be sent to the property owner and the leasing office of the housing complex or apartment building.~~

~~In addition, notice of such public hearing shall be published one time in a newspaper of general circulation in the City, not less than ten days prior to the date of such hearing, and a four-foot by four-foot double sided sign giving notice of a proposed zoning change shall be placed on the subject property at least ten days prior to the public hearing.~~

~~Notice of hearings on proposed changes in the text of this Unified Development Code shall be accomplished by one publication not less than 15 days prior to the public hearing, in the official newspaper of the City.~~

~~*(Ord. No. 10-14, § 1, 7-6-2010; Ord. No. 14-18, § 1, 5-5-2014)*~~

~~*SUBSECTION 6.02: PUBLIC HEARING POSTPONEMENT, RECESS, AND CONTINUATIONS*~~ *[MOVED TO SUBSECTION 2.03 OF ARTICLE XI, UDC]*

~~A. A public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin.~~
~~B. A public hearing may be recessed and continued any time after the hearing has commenced.~~
~~C. If a postponement or continuance of a public hearing is to a specific date and time no later than 30 days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued shall be sufficient notice and no additional notice is required.~~
~~D. Postponed or continued public hearing shall be presumed to be held in the same location, unless a different location for the hearing is announced at the time of the postponement or continuance.~~
~~E. In the event that any request or amendment is being considered, whether or not a public hearing is involved, and it is continued at the request of the applicant more than one time, an additional fee shall be required to cover the reasonable costs to the City, including the cost of any additional advertising cost and the cost of the City's consultants due to the postponement.~~
~~F. If the applicant is not present at a meeting where the request is being considered and the request cannot be considered, then an additional fee, as described in 6.2E above, shall also be required.~~

~~*(Ord. No. 18-02, § 1, 1-2-2018)*~~

~~*SUBSECTION 6.03: CONDUCT OF PUBLIC HEARING*~~ *[MOVED TO SUBSECTION 2.03 OF ARTICLE XI, UDC]*

~~Subject to the presiding officer's inherent authority to conduct meetings, the public hearing shall generally be conducted as follows:~~

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A. Report by the City representative;
B. Open public hearing;
C. Presentation by the applicant;
D. Testimony and questions by the public;
E. Rebuttal by the applicant;
F. Closure of the public hearing.

SECTION 7: PLANNING AND ZONING COMMISSION AUTHORITY [MOVED TO SUBSECTION 3.04]

SUBSECTION 7.01: APPROVAL AUTHORITY

The Planning and Zoning Commission shall make decisions, or make recommendations to the City Council, on the following matters:

(A) Decisions on site plans, building elevations, lighting plans, landscape plans and tree preservation plans as may be required.
(B) Recommendations to City Council on plats as required by the subdivision ordinance, chapter 38 of part II, Code of Ordinances.
(C) Recommendations to City Council on replats, when such public hearing is required by the provisions of V.T.C.A., Local Government Code Chapter 212.
(D) Recommendations to City Council regarding text amendments to this Unified Development Code.
(E) Recommendations to City Council regarding zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
(F) Decisions regarding variances and special exceptions to this Unified Development Code.
(G) Recommendations to City Council regarding amendments to the comprehensive plan.
(H) Recommendations to City Council regarding amendments to the master thoroughfare plan.
(I) Recommendations to City Council regarding amendments to a master open space plan.

(Ord. No. 18-24, § 1, 5-7-2018; Ord. No. 18-47, § 1, 11-19-2018)

SUBSECTION 7.02: RECOMMENDATION AUTHORITY [MOVED TO SUBSECTION 2.04 OF ARTICLE XI, UDC]

Upon closure of the public hearing, and when required to make a recommendation to the City Council, the Planning and Zoning Commission may recommend:

(A) That the request or amendment be approved or enacted; or
(B) That the request or amendment be approved or enacted as modified to a more restrictive classification or subject to appropriate conditions as permitted by law; or
(C) That the request or amendment be denied.

(Ord. No. 18-24, § 1, 5-7-2018)

SECTION 8: CITY COUNCIL AUTHORITY [MOVED TO SECTION 2]

SUBSECTION 8.01: AUTHORITY

The City Council shall hold a meeting, conduct a public hearing—if required by this Unified Development Code—and make determinations on the following matters:

A. Text amendments to this Unified Development Code.

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~~B. Zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.~~
~~C. Appeals related to the Planning and Zoning Commission's decision on special exceptions, variances, or waivers related to site plans for development.~~
~~D. Amendments to the comprehensive plan.~~
~~E. Amendments to the master thoroughfare plan.~~
~~F. Amendments to the master open space plan.~~
~~G. Variances, special exceptions and appeals as set out in this Unified Development Code.~~

~~*(Ord. No. 06-14, 4-17-2006; Ord. No. 18-24, § 1, 5-7-2018; Ord. No. 18-47, § 1, 11-19-2018)*~~

~~*SUBSECTION 8.02: JOINT PUBLIC HEARINGS*~~ *[MOVED TO SUBSECTION 2.05 OF ARTICLE XI, UDC]*

~~The City Council may hold a public hearing, after publishing the required notice, jointly and with any public hearing required to be held by the Planning and Zoning Commission, but the City Council shall not take action until it has received a final report from the Planning and Zoning Commission.~~

~~*(Ord. No. 18-24, § 1, 5-7-2018)*~~

~~*SUBSECTION 8.03: CITY COUNCIL APPROVAL OR DENIAL*~~ *[MOVED TO SUBSECTION 2.07 OF ARTICLE XI, UDC]*

~~The council may take the following actions concerning the matters outlined in section 8.1:~~

~~A. Approval of an item. The City Council may approve the request or amendment either as requested, or in the form of a more restrictive district, and subject to such appropriate conditions as are allowed by law. Such approval of any request for a text amendment to this Unified Development Code or a zoning change and map amendment shall be granted only if the City Council determines that the request or amendment is consistent with the comprehensive plan and the purposes of this Unified Development Code. In the event the request or amendment concerns a text amendment to this Unified Development Code or a zoning change and map amendment, the City Council shall enact an ordinance amending this Unified Development Code or amending the official zoning map, whichever is applicable.~~
~~B. Denial of an item. The City Council may deny a request or amendment with prejudice. If a request or amendment is denied with prejudice, a new application may be submitted for the same lot or tract of land, or any portion thereof, within one year only if the new request is for a more restrictive or less intense use or development. For applications pertaining to a change of zoning and map amendment, a new proposal may not be submitted unless it is more restrictive or less intense than the previously denied proposal for any tract of land, or any portion thereof, for a period of one year from the denial date. If a request or amendment is denied by the City Council without an indication of "with" or "without" prejudice, then the action shall be considered to be "denied with prejudice."~~
~~C. Denial without prejudice. The City Council may deny the request or amendment without prejudice, in which case an application for the same request may be filed at the applicant's discretion.~~
~~D. Reapplication due to changed conditions. A request or amendment, which has been previously rejected with prejudice by the City Council, may be resubmitted within one year only if there is an actual change in conditions relating to the tract or parcel of land or the property surrounding it. In this event, the applicant must submit to the director of planning and zoning, in writing, a request describing such changed conditions. The director of planning and zoning shall investigate the claim and report to the Planning and Zoning Commission whether or not such change of conditions exist. Upon hearing this report, the Planning and Zoning Commission shall either grant or deny the request to refile the request or amendment.~~

~~*(Ord. No. 18-24, § 1, 5-7-2018)*~~

~~*SUBSECTION 8.04: PROTEST OF PROPOSED CHANGE IN ZONING*~~ *[MOVED TO SUBSECTION 2.03 OF ARTICLE XI, UDC]*

~~Property owners adjacent to and within a radius of 200 feet of a property for which a change in zoning is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes streets, alleys and other public right-of-way.~~

~~Whenever such written protest is signed by the owners of 20 percent or more of the area of the lots or land included in such zoning change, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius, or if such change is recommended for denial by the Planning and Zoning Commission, such change in zoning shall require a favorable vote of three-fourths of all eligible members of the City Council.~~

~~For purposes of determining representation on this written protest, the written protest of any one owner of land owned by two or more persons shall be presumed to be the protest of all owners.~~

~~*(Ord. No. 06-14, 4-17-2006; Ord. No. 18-24, § 1, 5-7-2018)*~~

~~Sec. 8.5. - Criteria for granting special exceptions.~~ *[MOVED TO SUBSECTION 9 OF ARTICLE XI, UDC]*

~~The City Council may make special exceptions to the standards in this Unified Development Code that are consistent with the general purpose and intent of the Unified Development Code. The Planning and Zoning Commission shall make recommendations on special exceptions.~~

~~Special exceptions are subject to appropriate conditions and safeguards to ensure that the special exceptions are consistent with the general purpose and intent of this Unified Development Code and the City's comprehensive plan.~~

~~The City Council, pursuant to the powers conferred upon it by state law, the ordinances of the City and this article may grant special exceptions to the provisions of this Unified Development Code upon finding that:~~

~~A. Such special exception will not substantially or permanently injure the appropriate use of adjacent property in the same district;~~
~~B. Such special exception will not adversely affect the health, safety or general welfare of the public;~~
~~C. Such special exception will not be contrary to the public interest;~~
~~D. Such special exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the exception is sought is located, except as provided elsewhere in this Unified Development Code;~~
~~E. Such special exception will be in harmony with the spirit and purpose of this Unified Development Code;~~
~~F. Such special exception will not alter the essential character of the district in which the property is located for which the exception is sought;~~
~~G. Such special exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and~~
~~Such special exception is within the spirit and intent of the City's comprehensive plan and other policies.~~

~~*(Ord. No. 18-24, § 1, 5-7-2018)*~~

SECTION 19: BOARDS, COMMISSIONS, AND ADMISTRATIVE STAFF ~~AGENCIES—APPOINTMENT, TERM, AND PROCEDURES~~

All meetings of any Board or Commission shall be open to the public. Each Board or Commission shall keep accurate minutes of each meeting, which shall be forwarded to the City Secretary within ten (10) days following each meeting. Such Board or Commission shall keep an accurate record of the names of the members who are present and absent from their meetings. When public hearings are necessary or required, notice of the public hearings and the conduct of the public hearing ~~same~~ will be in compliance with the requirements of all federal, state and local laws. ~~the Local Government Code and this [Unified Development Code]~~.

Each Board or Commission may establish its own attendance rules, regulations, and method of enforcement unless in conflict with state law, or this Article. Each member of a Board or Commission shall be at least 18 years of age.

SECTION 2: CITY COUNCIL

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SUBSECTION 2.01: AUTHORITY

The City Council shall hold a meeting, conduct a public hearing -- *if required by this Unified Development Code* -- and make determinations on the following matters:

(A) Text amendments to this Unified Development Code.
(B) Zoning changes and map amendments including the reclassification of zoning designations on land, Specific Use Permits (SUP), and Planned Development Districts.
(C) Appeals related to the Planning and Zoning Commission's decision on special exceptions, variances, or waivers related to site plans for development.
(D) Amendments to the Comprehensive Plan.
(E) Amendments to the Master Thoroughfare Plan.
(F) Amendments to the Master Open Space Plan Master Plans.

(Ord. No. 06-14, 4-17-2006; Ord. No. 18-24, § 1, 5-7-2018; Ord. No. 18-47, § 1, 11-19-2018)

[MOVED FROM SECTION 8]

SECTION ~~3~~10: PLANNING AND ZONING COMMISSION

SUBSECTION ~~3~~10.01: CREATION AND MEMBERSHIP

(A) *Membership*. The members of the Planning and Zoning Commission shall be appointed for a term of three (3) years on a rotating basis and removable for cause by the City Council. The terms of office shall expire on the last day of July or until their successor has been appointed. Any member of the Planning and Zoning Commission may be reappointed by the City Council upon completion of a full term.

(B) *Residency*. Each member of the Planning and Zoning Commission shall be a resident of the City of Rockwall at the time of his appointment. A member of the Planning and Zoning Commission ceasing to reside in the City during his term of office shall immediately forfeit the office.

(C) *Removal*. Any member of the Planning and Zoning Commission may be removed from office for any cause deemed by the City Council to be sufficient for removal of the member. If a vacancy should exist in the Planning and Zoning Commission membership due to removal from office, resignation, death, refusal or inability to serve, the City Council shall appoint a new member to fill the vacancy for the unexpired term.

(Ord. No. 10-04, § 1, 2-1-2010; Ord. No. 10-14, § 2, 7-6-2010)

SUBSECTION ~~3~~10.02: POWERS AND DUTIES

The Planning and Zoning Commission shall have the following powers and duties:

(A) To advise the City Council and make recommendations concerning adoption of, or amendments to, zoning regulations and the zoning map;
(B) To advise the council and make recommendations concerning adoption of, or amendments to the City's Comprehensive Plan, Master Thoroughfare Plan, and Parks and Recreation Master Plan ~~open space plan~~ and implementation thereof;
(C) To oversee the City's regulations governing the platting and recording of subdivisions, including matters pertaining to the dedication of public facilities, and to advise the council on matters pertaining to public improvements, traffic, utility extensions and the provision of public facilities and services, in order to implement the City's Comprehensive Plan;
(D) To undertake such actions as are necessary to exercise its delegated powers, as indicated by adopted ordinance;
(E) To approve certain matters relating to platting and recording of subdivisions as dictated by the City's ordinances and the Unified Development Code (UDC) ~~this [Unified Development Code]~~;
(F) To select a Planning and Zoning Commission Chair;

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(G) To call public hearings to initiate zoning changes; and
(H) Other duties as may be prescribed by ordinance or state law.

SUBSECTION ~~310~~.03: PROCEDURES

(A) *Attendance*. If a Planning and Zoning Commissioner has three (3) consecutive absences that are not excused by the Planning and Zoning Commission, or is absent from more than 25% ~~percent~~ of the meetings, he or she may be removed from the Planning and Zoning Commission; however, if absent from 50% ~~percent~~ of the meetings in any calendar year, the member will automatically be removed from the Planning and Zoning Commission.

(B) *Officers*. Pursuant to the Charter § 9.01, the Planning and Zoning Commission shall elect a chair and vice-chair at the first meeting in August for a term of one (1) year. The vice-chair is to preside in the absence of the chair. Both the chair and the vice-chair shall vote on every item unless prohibited by law. The ~~zoning administrator~~ Director of Planning and Zoning shall be secretary of the Planning and Zoning Commission.

(C) *Meetings*.

(1) *Open to the Public.* All meetings of the Planning and Zoning Commission shall be open to the public. The Planning and Zoning Commission shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep record of its examinations and other official actions, all of which shall be filed in the office of the commission and shall be a public record. The ~~zoning administrator~~ Director of Planning and Zoning of the City of Rockwall shall be the custodian and possessor of the records and minutes of the Planning and Zoning Commission.
(2) *Calling of Meetings.* Meetings of the Planning and Zoning Commission may be held as often as necessary to conduct the business coming before the Planning and Zoning Commission at the call of the chair and at such other times as the commission may determine.
(3) *Quorum*. Any four (4) members shall constitute a quorum for the transaction of the business. The affirmative vote of a majority of those attending any meeting at which there is a quorum present shall be necessary to pass any motion, recommendation or resolution of the Planning and Zoning Commission.

(Ord. No. 10-14, § 3, 7-6-2010)

SUBSECTION 3.04: APPROVAL AUTHORITY

The Planning and Zoning Commission shall make decisions, or make recommendations to the City Council, on the following matters:

(J) Decisions on Site Plans, Building Elevations, Photometric Plans, Landscape Plans, Tree Preservation Plans (*i.e. Tree Mitigation Plans and Tree Removal Plans*), and Open Space Master Plans as may be required.
(K) Recommendations to City Council on all plats (*e.g. master plats, preliminary plats, replats, finals plats, etc.*) as required by Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.
(L) Recommendations to City Council regarding text amendments to the Unified Development Code.
(M) Recommendations to City Council regarding zoning changes and map amendments, including reclassification of the zoning designations on land, Specific Use Permits (SUP), and Planned Development Districts.
(N) Decisions regarding variances and special exceptions to this Unified Development Code.
(O) Recommendations to City Council regarding amendments to the Comprehensive Plan.
(P) Recommendations to City Council regarding amendments to the Master Thoroughfare Plan.
(Q) Recommendations to City Council regarding amendments to the Parks and Recreation Master Plan.

(Ord. No. 18-24, § 1, 5-7-2018; Ord. No. 18-47, § 1, 11-19-2018)

[MOVED FROM SECTION 7]

SECTION ~~411~~: BOARD OF ADJUSTMENTS (BOA)

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SUBSECTION ~~411~~.01: ORGANIZATION

(A) *Membership.* The Board of Adjustments (BOA) is created in accordance with the provisions of article 1011g of the Revised Civil Statutes of Texas [*V.T.C.A., Local Government Code § 211.008*]. The Board of Adjustments (BOA) shall consist of five (5) members who are residents and taxpayers of the City, each to be appointed by the City Council for two (2) years and removable for cause by the appointing authority upon written charges and after public hearing. Vacancies shall be filled for the unexpired term of any member whose place becomes vacant for any cause, in the same manner as the original appointment was made.

(B) *Alternate Members.* ~~In addition,~~ The City Council shall provide for the appointment of four (4) alternate members of the Board of Adjustments (BOA) who shall serve in the absence of one (1) or more of the regular members. Alternate members, when appointed, shall serve for the same period as the regular members, which is for a term of two (2) years, and any vacancy shall be filled in the same manner and they shall be subject to removal the same as the regular members.

(C) *Chief Building Official ~~Zoning Administrator~~*. The Chief Building Official ~~zoning administrator~~, or his authorized representative, shall be an ex-officio member of the zoning Board of Adjustments (BOA) without power of vote and as an ex-officio member of such board shall act as secretary of the ~~zoning~~ Board of Adjustments (BOA) and shall set up and maintain a separate file for each application for appeal, special exception and variance received and shall record therein the names and addresses of all persons, firms and corporations to whom notices are mailed, including the date of mailing and further keep a record of all notices published as required herein. All records and files herein provided for shall be permanent and official files and records of the City.

Charter reference— Board of Adjustments (BOA), § 9.06.
State Law reference— Board of Adjustments (BOA), V.T.C.A., Local Government Code § 211.008.

SUBSECTION ~~411~~.02: PROCEDURES

(A) *Adopting Procedural Rules*. The Board of Adjustments (BOA), by majority vote, shall adopt such procedural rules as are necessary to execute its duties.

(B) *Election of Officers*. The Board of Adjustments (BOA) shall annually select one (1) of its members to be the chair, and the vice chair to act in the absence of the chair.

(C) *Quorum*. All cases before the Board of Adjustments (BOA) must be heard by at least four (4) members.

(D) *Calling Meetings*. Meetings of the Board of Adjustments (BOA) shall be held at the call of the chair, and at such other times as the Board of Adjustments (BOA) may determine. Such chair, or in his absence the acting chair, shall administer oaths and compel attendance of witnesses.

(E) *Meetings Open to the Public*. All meetings of the Board of Adjustments (BOA) shall be open to the public.

(F) *Keeping of Minutes*. The Board of Adjustments (BOA) shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its other official actions, all of which shall be filed in the office of the Board of Adjustments (BOA) and shall be a public record.

The secretary of the Board of Adjustments (BOA) shall forthwith notify in writing the City Council, the Planning and Zoning Commission and the City's Chief Building Official of each decision, interpretation, special exception and variance granted under the provisions of the Unified Development Code ~~this [Unified Development Code]~~.

(G) *Attendance*. If a member has three consecutive absences that are not excused by the Board of Adjustments (BOA), or is absent from more than 25% ~~percent~~ of the meetings, he may be removed from the Board of Adjustments (BOA); however, if absent from 50% ~~percent~~ of the meetings in any calendar year, the member will automatically be removed from the Board of Adjustments (BOA).

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(Ord. No. 10-14, § 4, 7-6-2010)

SUBSECTION ~~411~~.03: JURISDICTION

(A) When in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the Board of Adjustments (BOA) may, in specific cases, after public notice and public hearing, and subject to appropriate conditions and safeguards, authorize the following special exceptions to the regulations herein established:

(1) *Appeal of an Administrative Decision*. Consider an appeal from any person aggrieved by a decision of any administrative officer with authority over any matter regulated by the ~~this~~ Unified Development Code or by any officer, department, board or division of the City affected by any decision of the administrative officer. Such appeal shall be received within 15 calendar days after the decision has been rendered by the administrative officer, by filing with the officer whose decision is being appealed and with the Board of Adjustments (BOA), a notice of appeal specifying the grounds of the appeal and the City's required fee.

(2) *Appeal of a Code Decision*. Consider an appeal from any person aggrieved by orders, decisions or determinations made by the building official, fire official or city engineer relative to the application and interpretation of the ~~2015~~ International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Energy Conservation Code, International Fuel Gas Code, International Fire Code, International Existing Building Code, and ~~2014~~ National Electrical Code ~~and City of Rockwall Standards of Design and Construction (Engineering Standards)~~.

The officer from whom the appeal is taken shall forthwith transmit to the Board of Adjustments (BOA), all papers constituting the record from which the action appealed was taken. An appeal shall stay all proceedings of the action which has been appealed, unless the officer from whom the appeal is taken, certifies to the Board of Adjustments (BOA) that a stay would, in the officer's opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed unless there is a restraining order granted by the Board of Adjustments (BOA) or by a court of competent jurisdiction on application, and notice is given to the officer whose decision is the subject of appeal.

(B) *Odd Shaped Parcels*. Permit such modifications of the height, yard, area, coverage and parking regulations as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape, or slope that it cannot be appropriately developed without such modification.

(C) *Non-Conforming Use*. Permit the expansion or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building, provided such reconstruction does not prevent the return of such property to a conforming use. Upon review of the facts, the Board of Adjustments (BOA) may establish a specific period of time for the occupancy to revert to a conforming use.

(D) *Change of Non-Conforming Use*. To authorize a change of use from one non-conforming use to another nonconforming use, provided that such change is to a use of the same or more restricted classification. In the event that a non-conforming use is changed to a nonconforming use of a higher or more restrictive classification, the building or structure containing such nonconforming use shall not later be reverted to the former lower or less restricted classification. The Board of Adjustments (BOA) may establish a specific period of time for the conversion of the occupancy to a conforming use.

(E) *Discontinuance of a Non-Conforming Use*. Require the discontinuance of nonconforming areas of land or structures under any plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to conform to the regulations of the Unified Development Code ~~this [Unified Development Code]~~.

(1) All actions to discontinue a nonconforming use of land or structure shall be taken with due regard for the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated nonconforming use and the conservation and preservation of property.

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(2) The Board of Adjustments (BOA) shall from time to time on its own motion or upon cause presented by interested property owners inquire into the existence, continuance or maintenance of any nonconforming use within the City.

(F) *Structure for a Legal Non-Conforming Use*. Permit the construction, reconstruction, enlargement or addition of a structure occupied by or for a use, normally ancillary to a single-family residential use, when such single-family residential use or structure, is legally nonconforming; provided, however, such construction, reconstruction, enlargement or addition does not prevent the return of such property to a conforming use.

(G) *Non-Conforming Structure*. To authorize the reconstruction and occupancy of a nonconforming structure, or a structure containing a nonconforming use, where such structure has been damaged by fire or other causes to the extent of more than 50% ~~percent~~, but less than the total, of the replacement cost of the structure on the date of the damage. Such action by the Board of Adjustments (BOA) shall have due regard for the property rights of the person or person affected, and shall be considered in regard to the public welfare, character of the area surrounding such structure, and the conservation, preservation and protection of property.

(H) *Expansion of a Non-Conforming Structure*. To authorize the enlargement, expansion or repair of a nonconforming structure in excess of 50% ~~percent~~ of its current value. In such instance, the current value shall be established at the time of application for a hearing before the Board of Adjustments (BOA). If such expansion or enlargement is approved by the Board of Adjustments (BOA), all provisions of the district in which such structure is located shall apply to the new construction on the lot or parcel.

(I) *Occupation of an Abandoned Non-Conforming Structure*. To authorize the occupancy of an abandoned nonconforming structure. Such action by the Board of Adjustments (BOA) shall have due regard for the property rights of the person or persons affected, and shall be considered in regard to the public welfare and safety, character or the area surrounding such structure, and the conservation, preservation and protection of property.

(J) *Violation of Other Ordinances*. The Board of Adjustments (BOA) is not authorized to permit or approve any request that would be in violation of any other ordinances or city regulations that would prohibit such improvement or construction to be made.

(Ord. No. 18-13, § 2, 3-5-2018)

SUBSECTION ~~411~~.04: CRITERIA FOR GRANTING VARIANCES

The City's Board of Adjustments (BOA), pursuant to the powers conferred upon it by state law, the ordinances of the City, and this article may grant variances to the provisions of the Unified Development Code ~~this [Unified Development Code]~~ upon finding that:

(A) Such variance will not substantially or permanently injure the appropriate use of adjacent property in the same district;
(B) Such variance will not adversely affect the health, safety or general welfare of the public;
(C) Such variance will not be contrary to the public interest;
(D) Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located~~, except as provided in section 12.3 [of this Unified Development Code]~~;
(E) Such variance will be in harmony with the spirit and purpose of the Unified Development Code ~~this [Unified Development Code]~~;
(F) Such variance will not alter the essential character of the district in which is located the property for which the variance is sought;
(G) Such variance will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located;
(K) Due to special conditions, a literal enforcement of the Unified Development Code ~~this [Unified Development Code]~~ would result in unnecessary hardship;
(H) The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including, but not limited to, the area, shape or slope, and the unique circumstances were not

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created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located;

(I) The variance or exception is not a self-created hardship; and

(J) The variance is clearly identified as a variance to the City's standards on the concept plan, site plan or text of the Unified Development Code.

(Ord. No. 10-14, § 5, 7-6-2010)

SUBSECTION ~~411~~.05: ACTIONS OF THE BOARD

(A) In exercising its powers, the Board of Adjustments (BOA), may, in conformity with the provisions of the Local Government Code, revise or reform, wholly or partly, or may modify the order, requirement, decisions, or determination appealed from, and shall have all the powers of the officer from whom the appeal is taken including the power to impose reasonable conditions to be complied with by the applicant.

(B) The concurring vote of four (4) members of the Board of Adjustments (BOA) shall be necessary to revise any order, requirements, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under the Unified Development Code ~~this [Unified Development Code]~~ or to affect any variance in the Unified Development Code ~~this [Unified Development Code]~~.

(C) Any special exceptions authorized by the Board of Adjustments (BOA), either under the provisions of the Unified Development Code ~~this [Unified Development Code]~~ or under the authority granted to the Board of Adjustments (BOA) under the statutes of the state, shall authorize the issuance of a building permit or a Certificate of Occupancy (CO) or other relief as the case may be for a period of 90-days from the date of the favorable action on the part of the Board of Adjustments (BOA), unless the Board of Adjustments (BOA) in its minutes shall, at the same time, grant a longer period.

(D) If a building permit or Certificate of Occupancy (CO) has not been applied for or issued within a 90-day period or as the Board of Adjustments (BOA) may specifically grant, the special exceptions shall be deemed waived; and all rights hereunder terminated. The Board of Adjustments (BOA) may grant one or more extensions to this time period upon the applicant's request and if due cause is shown.

(E) Such termination and waiver shall be without prejudice to a subsequent appeal to the Board of Adjustments (BOA) in accordance with the rules, and regulations regarding appeals.

SUBSECTION ~~411~~.06: APPEALS ON SAME MATTER

No appeal to the Board of Adjustments (BOA) shall be allowed concerning the same matter prior to the expiration of six months from a ruling of the Board of Adjustments (BOA) on any appeal to such body unless other rulings on the same or similar subject matter have, within such six-month period, been altered or changed by ruling of the Board of Adjustments (BOA), in which case such change of circumstances shall permit the allowance of an appeal, but shall in no way have force in law to compel the Board of Adjustments (BOA), after a hearing, to grant such subsequent appeal, but such appeal shall be considered on its merits as in all other cases.

SUBSECTION ~~411~~.07: EFFECTIVE DATE

A decision on a variance shall be effective upon approval by the Board of Adjustments (BOA).

SUBSECTION ~~411~~.08: APPEAL FROM BOARD

Any person aggrieved by any decision of the Board of Adjustments (BOA) or any officer, department, or board of the municipality pursuant to this section, may present to a court of competent jurisdiction, a petition, duly verified, setting forth that such decision is illegal, in whole or in part, and specifying the grounds of such illegality.

Such petition shall be presented to the court within ten days after the filing of the decision complained of in the office of the City secretary and not thereafter.

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No appeal from a Board of Adjustments (BOA) decision under its jurisdiction, as set out in the ~~this~~ Unified Development Code, shall be heard by the City Council.

(Ord. No. 10-14, § 6, 7-6-2010)

SECTION ~~5~~12: HISTORIC PRESERVATION ADVISORY BOARD

SUBSECTION ~~5~~12.01: ORGANIZATION

(A) *Membership*. There is hereby created a Historic Preservation Advisory Board (HPAB) which shall serve as an advisory body to the City Council. Such board shall consist of seven members to be appointed by the City Council.

(B) *Term of Office; Qualifications*. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term, the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed. The membership shall include:

(1) An architect, planner or representative of a design profession;
(2) A member of the Rockwall County Historical Foundation;
(3) A general contractor;
(4) An owner of property within a historic district;
(5) Three citizens of Rockwall interested in historic preservation.

All board members, regardless of background, shall have a known and demonstrated interest, competence of knowledge of historic preservation within the City. All members must be residents of Rockwall County.

(C) *Duties.* The duties of the Historic Preservation Advisory Board (HPAB) are as follows:

(1) Provide professional recommendations to the City Council and Planning and Zoning Commission as required, regarding site plans, building alternatives, and building plans proposed within the City Historic Overlay (HOV) District ~~(HO)~~. The Historic Preservation Advisory Board (HPAB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission or City Council. The Historic Preservation Advisory Board (HPAB) shall prepare a written assessment of the proposed project regarding compliance with approved guidelines for development within the district, and its applicability in preserving and enhancing the history and culture of the district.
(2) Research, document and maintain in the official files of the City detailed information regarding the original construction and architecture of the district.
(3) Develop and maintain guidelines regarding development and redevelopment within the district including architectural design, materials selections, building styles and other pertinent design considerations. The proposed guidelines shall be submitted to the Planning and Zoning Commission and City Council for approval.
(4) Adopt rules and procedures as necessary to provide for the orderly conduct of board meetings.
(5) Recommend the boundaries of historic districts.
(6) Increase public awareness of the value of historic, cultural, and architectural preservation by encouraging and participating in public education programs developed by the historic preservation office.
(7) Provide recommendations to the Planning and Zoning Commission and City Council concerning the historic preservation impact of proposed, announced or commenced actions by federal, state or local authorities that affect streets, alleys, publicly-maintained utilities and any other public spaces, areas, improvements, other features or zoning within, around or through any district.
(8) Make recommendations to the City for the employment of staff and professional consultants as necessary to carry out the duties of the HPAB.
(9) Review and take action on the designation of landmarks and the delineation of districts, which shall be ratified by the City Council.

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(10) Recommend and confer recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers.
(11) Review and recommend to City Council and other applicable city boards and commissions all proposed changes to the Unified Development Code (UDC) ~~zoning ordinance~~, building code, general plan or other adopted policies of the City than may affect the purpose of the article.
(12) Conduct public hearings and provide comment on buildings, objects, sites, structures, and districts for nomination to the National Register of Historic Places to the Texas Historic Commission. Such recommendations shall be guided by the criteria established in the National Historic Preservation Act of 1966, as amended.
(13) Implement and maintain a system of survey or inventory of significant historic, architectural, and cultural landmarks and all properties located within designated districts located in the City. Such information shall be maintained securely, made accessible to the public and should be updated at least every ten years.
(14) Monitor and report to the Texas Historical Commission all actions affecting any recorded Texas historic landmark, state archaeological landmark, national register property and any locally designated landmark, as deemed necessary.
(15) Create sub-committees from among its membership and delegate to these committees' responsibilities to carry out the purposes of this article.
(16) Maintain written meeting minutes which are recorded by staff and demonstrate all actions taken by the HPAB and the reasons for taking such actions.
(17) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.
(18) Review and take action on all certificates of appropriateness applications for compliance with adopted design guidelines pursuant to this article.
(19) Review and take action on all appeals on action taken by the HPO regarding the administrative review of certificates of appropriateness applications for compliance with adopted design guidelines pursuant to this article.
(20) Develop, prepare and adopt specific design guidelines which shall be ratified by the City Council, for use in the review of all certificates of appropriateness applications.
(21) Prepare and submit annually to the City Council a report summarizing budget costs, goals and objectives and work completed during the previous year, as well as anticipated budgetary requests.
(22) Provide recommendations to the City concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and districts within the City.
(23) Recommend to City Council the acquisition of endangered landmarks by demolition where its preservation is essential to the purpose of this article and where private preservation is not feasible.
(24) Propose incentive program(s) to City Council for local property owners of historic landmarks or within local districts.
(25) Review and take action on all city preservation-related incentive program applications involving work on landmarks and districts for compliance with adopted design guidelines pursuant to this article.
(26) Accept on behalf of the City government donations of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of City Council.

(D) *Officers.* The Historic Preservation Advisory Board (HPAB) shall elect a chair and vice chair at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Historic Preservation Officer shall be secretary of the Historic Preservation Advisory Board (HPAB) and an ex-officio member.

(E) *Voting; meetings.* Each member in attendance shall have a vote on plans submitted to the Historic Preservation Advisory Board (HPAB) with that vote reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Historic Preservation Advisory Board (HPAB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration. Meetings of the Historic Preservation Advisory Board (HPAB) shall be called as needed by the historic preservation officer.

(F) *Attendance.* If a member has three consecutive absences that are not excused by the Historic Preservation Advisory Board (HPAB), or is absent from more than 25% ~~percent~~ of the meetings, he or she may be removed from the Historic Preservation Advisory Board (HPAB); however, if absent from 50% ~~percent~~ of the meetings in any calendar year, the member will automatically be removed from the historic preservation board.

(Ord. No. 10-14, § 7, 7-6-2010; Ord. No. 12-25, § 1, 10-1-2012)

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SUBSECTION ~~512~~.02: DESIGNATION OF LANDMARKS IN THE CITY

(A) The Historic Preservation Advisory Board (HPAB) may recommend to the Planning and Zoning Commission and the City Council that certain properties be "landmark districts" and that specific areas be designated as "historic districts" as provided for in Subsection 6.2 of Article V, *District Development Standards* ~~section 6.2 of this Unified Development Code~~.

(Ord. No. 12-25, § 1, 10-1-2012)

SUBSECTION ~~512~~.03: CERTIFICATES OF APPROPRIATENESS (COA)

For requirements concerning Certificates of Appropriateness (COA) see Section 6, *Certificates of Appropriateness (COA)*, of Article XI, *Development Applications and Review Procedures*.

~~(A) Applicability. Any person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district visible must first obtain a certificate of appropriateness from the historic preservation advisory board as provided for in article V, section 6.2 of this Unified Development Code.~~

~~(B) Criteria for approval of a certificate of appropriateness. The board shall follow the design guidelines as adopted by the City Council in its consideration of all applications for a certificate of appropriateness. These standards shall be made available to the property owners of historic landmarks or within historic districts. The historic preservation officer shall coordinate with the chief building official, and other appropriate city departments, all certificate of appropriateness applications.~~

(Ord. No. 12-25, § 1, 10-1-2012)

SECTION ~~613~~: ARCHITECTURAL REVIEW BOARD

SUBSECTION ~~613~~.01: CREATED

There is hereby created an Architectural Review Board (ARB) of review which shall serve as an advisory body to the Planning and Zoning Commission. Such board shall consist of seven members to be appointed by the City Council after recommendation of the Planning and Zoning Commission.

SUBSECTION ~~613~~.02: TERM OF OFFICE; QUALIFICATIONS

(A) Term. The members shall be appointed for a term of two years with staggered terms and shall be removable for cause by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed.
(B) Qualifications. At least one member shall be a registered architect in the State of Texas. Other members are chosen for qualifications and training in related fields such as landscape architecture, interior or exterior design, municipal planning, municipal government and other professions with related disciplines or civic interest.
(C) Attendance. If a member has three consecutive absences that are not excused by the architectural review board, or is absent from more than 25% ~~percent~~ of the meetings, he may be removed from the Architectural Review Board (ARB); however, if absent from 50% ~~percent~~ of the meetings in any calendar year, the member will automatically be removed from the architectural review board.

(Ord. No. 14-52, § 1, 12-1-2014)

SUBSECTION ~~613~~.03: DUTIES

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The purpose of the Architectural Review Board (ARB)is to provide professional recommendations to the Planning and Zoning Commission and the director of planning regarding site plans and building elevations submitted within any zoning district as may be required. Meetings of the Architectural Review Board (ARB) shall be called as needed. The Architectural Review Board (ARB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission. The review shall evaluate compatibility with existing topography, scenic corridors and landscaping, and with the goals and objectives established in the applicable Overlay District and/or Planned Development District, the comprehensive plan and applicable provisions of the urban design guidelines. The Architectural Review Board (ARB) shall make recommendations on design changes based on its professional experience and knowledge. The Planning and Zoning Commission shall consider the Architectural Review Board's (ARB's) recommendations in its deliberation of the proposed development. The commission may include recommended changes in the proposed building elevations and site plan based upon the recommendations of the Architectural Review Board (ARB) in its recommendation to the City Council, if applicable.

(Ord. No. 06-14, 4-17-2006)

SUBSECTION ~~613~~.04: OFFICERS

The Architectural Review Board (ARB) shall elect a chair and vice chair at the first meeting in August or at the first meeting thereafter for a term of one year. The ~~zoning administrator~~ Director of Planning and Zoning shall be secretary of the Architectural Review Board (ARB) and an ex officio member.

(Ord. No. 10-14, § 8, 7-6-2010)

SUBSECTION ~~613~~.05: VOTING

Each member in attendance shall have a vote on plans submitted to the Architectural Review Board (ARB) with that vote being reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Architectural Review Board (ARB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration.

SECTION ~~714~~: DIRECTOR OF PLANNING~~/ZONING ADMINISTRATOR~~

SUBSECTION ~~714~~.01: QUALIFICATIONS

(A) The Director of Planning and Zoning must be a member in good standing of AICP, AIA or PE.
(B) The Director of Planning and Zoning or his/her designee shall serve as the *Zoning Administrator*.

SUBSECTION ~~714~~.02: POWERS AND DUTIES

(A) The Director of Planning and Zoning shall have the following powers and duties:

(1) To make recommendations and provide assistance to the City Council and Planning and Zoning Commission concerning exercise of their responsibilities under the Unified Development Code ~~this [Unified Development Code]~~;
(2) To develop and recommend to the Planning and Zoning Commission, and the City Council, a Comprehensive Plan for the City or any amendments to the plan and to propose actions to implement the plan;
(3) To coordinate all planning relating to the City's Comprehensive Plan;
(4) To submit recommendations to the Planning and Zoning Commission and City Council on request for zoning changes, variances and exceptions;
(5) To render such administrative decisions as are required of the Director of Planning and Zoning by the Unified Development Code ~~this [Unified Development Code]~~;
(6) To perform such other duties as may be prescribed by ordinance or directed by the City Council or Planning and Zoning Commission.

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SECTION ~~815~~: HISTORIC PRESERVATION OFFICER

SUBSECTION ~~815~~.01: APPOINTMENT

The City Manager shall appoint a qualified staff person, to serve as Historic Preservation Officer (HPO). This officer shall administer the historic preservation provisions of ~~this~~ the Unified Development Code and advise the Historic Preservation Advisory Board (HPAB) on matters submitted to it.

(Ord. No. 12-25, § 1, 10-1-2012)

SUBSECTION ~~815~~.02: POWERS AND DUTIES

In addition to serving as a representative to the Historic Preservation Advisory Board (HPAB), the Historic Preservation Officer (HPO) shall:

(A) Coordinate the City's preservation activities with those of state and federal agencies and with local, state, and national non-profit preservation organizations.
(B) Administer ~~this~~ the Unified Development Code (UDC) and advise the HPAB on matters submitted to it.
(C) To maintain and hold open for public inspection all documents and records pertaining to the provisions of this article.
(D) Receive and review all applications pursuant to this article to ensure their completeness.
(E) Review and take action on all Certificates of Appropriateness (COA) applications subject to administrative review pursuant to this Article.
(F) Review and forward with any recommendations all applications for certificates of appropriateness subject to review by the HPAB pursuant to this article.
(G) Ensure proper posting and noticing of all HPAB meetings, schedule applications for HPAB review, provide packets to its members prior to the meetings, record meeting minutes and facilitate all HPAB meetings.
(H) Review and help coordinate the City's preservation and urban design activities with those of local, state and federal agencies and with local, state, and national preservation organizations in the private sector.

(Ord. No. 12-25, § 1, 10-1-2012)

SECTION ~~916~~: CHIEF BUILDING OFFICIAL

SUBSECTION ~~916~~.01: QUALIFICATIONS

The Chief Building Official must:

(A) Be a licensed architect or engineer in good standing; or
(B) Have a bachelor's degree in urban planning, or related field; supplemented by a minimum six (6) years in a supervisory/management capacity in the field with a municipal or other governmental organization, to include development and implementation of budgetary functions; or an equivalent combination of education, training, and experience which includes the following knowledge, skills, and abilities:

(1) Comprehensive knowledge of modern principles and practices of community development administration.

(2) Thorough knowledge of the federal, state, and local ordinances, laws and regulations relating to departmental activities.

(3) Thorough knowledge of principles of effective administration, to include planning, directing, evaluating, and coordinating.

SUBSECTION ~~916~~.02: POWERS AND DUTIES

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The Chief Building Official shall have the following powers and duties:

(1) To issue permits in accordance with the Unified Development Code ~~this [Unified Development Code]~~;
(2) To issue Certificates of Occupancy (CO) in accordance with the Unified Development Code ~~this [Unified Development Code]~~;
(3) To enforce the provisions of the Unified Development Code ~~this [Unified Development Code]~~;
(4) Such other powers and duties as may be lawfully delegated.

The City Council may designate the City Engineer or Director of Planning and Zoning to perform the duties of the Chief Building Official.

~~SECTION 17. - PROCEDURE IN PLANNING AND ZONING CASES—ADDITIONAL INFORMATION SUBMITTED~~ *[MOVED TO SUBSECTION 2.03(D) OF ARTICLE XI, UDC]*

~~New matters of evidence not present to the Planning and Zoning Commission shall not be heard or considered by the council in its public hearings related to amendments to the Unified Development Code and maps to the City.~~

~~In the event new evidence develops between the date of the hearing by the Planning and Zoning Commission and the hearing of the council on any zoning change, or if for any other valid reason a person wishes to present evidence to the council which had not been presented to the Planning and Zoning Commission, the council shall refer the case back to the Planning and Zoning Commission for further hearings to consider the new evidence.~~

~~Nothing contained herein shall be construed to prohibit anyone from speaking in the public hearing related to changes in zoning.~~

~~*(Ord. No. 10-14, § 9, 7-6-2010)*~~

~~*SECTION 18: COMPUTATION OF TIME*~~

~~Unless otherwise specifically provided, the time within which an act is to be done shall be computed by excluding the first and including the last day. If the last day is a Saturday, a Sunday or a legal holiday as observed by the City of Rockwall, that day shall be excluded. Whenever a person has the right, or is required to perform some act within the prescribed period after the service of a notice or other paper upon him, and the notice or paper is served by mail, three calendar days shall be added to the prescribed time unless otherwise specifically provided.~~

~~*SECTION 19: FEES*~~ *[MOVED TO SECTION 10 OF ARTICLE XI, UDC]*

~~Fees for all applications and appeals referred to in this [Unified Development Code] shall be established by the City Council.~~

~~However, the Planning and Zoning Commission, with the concurrence and approval of the City Council, shall determine and set forth a fee schedule for recovering the administrative cost of processing zoning requests and the public hearings called for by this [Unified Development Code]. Such fee shall be paid by the applicant and shall not be designed for restricting an applicant's ability to seek a hearing. In addition, it may not be designed to generate revenue for the City other than recovery of actual administrative costs. Immediately upon receipt of the application and fee, the zoning administrator shall note the date of filing, and make a permanent record.~~

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Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~
Staff Notes: Highlighted, Red Text
Links/References: Blue, Underlined

ARTICLE IV, PERMISSIBLE USES, UDC

SECTION 1: LAND USE SCHEDULE

SUBSECTION 1.01: USE OF LAND AND BUILDINGS

Buildings, structures, and land uses shall be in conformance with the permitted uses depicted in Subsection 1.02, *Land Use Schedule*, and in compliance with Subsection 2.03, *Conditional Land Use Standards*. The following is the legend for the *Land Use Schedule* contained in Sebsection1.02:

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

~~Buildings, structures and land shall be used only in accordance with the uses permitted in the following "land use schedule," subject to all other applicable requirements of this [Unified Development Code], including article V, Zoning District Development Standards.~~

~~(A) The symbol "P" shall mean that the use is permitted as a principal use in that zoning district by right.~~
~~(B) The symbol "S" shall mean that the principal use is permitted in that zoning district only after first obtaining a "specific use permit" as set forth in this article.~~
~~(C) The symbol "A" shall mean that this use is specifically permitted as an accessory use to a main use in the district. This does not exclude other land uses which are generally considered ancillary to the primary use.~~
~~(D) The symbol "+" shall mean that this use is conditional and has special standards or requirements listed in this section, which it must meet in order to be allowed.~~
~~(E) A blank square shall mean that the use is not allowed in that zoning district as a principal use.~~

~~*Table 1. Land Use Tables (December 12, 2010)*~~

~~*(Ord. No. 06-01, 1-3-2006; Ord. No. 06-14, 4-17-2006; Ord. No. 07-06, 2-5-2007; Ord. No. 07-18, 6-4-2007; Ord. No. 07-41, 10-15-2007; Ord. No. 08-05, 1-22-2008; Ord. No. 08-56, 10-20-2008; Ord. No. 10-14, § 12, 7-6-2010; Ord. No. 10-32, § 1, 12-6-2010; Ord. No. 11-13, § 1, 4-13-2011; Ord. No. 11-29, § 1, 7-5-2011; Ord. No. 11-39, § 1, 9-6-2011; Ord. No. 11-47, § 1, 12-5-2011; Ord. No. 14-52, § 1, 12-1-2014; Ord. No. 15-23, § 1, 8-3-2015; Ord. No. 18-04, § 1, 1-2-2018; Ord. No. 18-26, § 1, 6-14-2018; Ord. No. 18-27, § 1, 6-4-2018; Ord. No. 18-47, § 3, 11-19-2018; Ord. No. 19-12, § 1, 3-4-2019)*~~

SUBSECTION 1.02: LAND USE SCHEDULE

ORDINANCE 08.19

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LAND USE SCHEDULE

LEGEND:

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

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article XIII, *Definitions*]	CONDITIONAL USE REFERENCE Reference Article IV, *Permissible Uses*]	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS ~~COMMERCIAL/INDUSTRIAL~~						OVERLAY DISTRICTS		
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
AGRICULTURAL ~~RURAL~~ AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)																							
Agricultural Uses on Unplatted ~~Un-Platted~~ Land	(1)		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P			
Animal Boarding/Kennel with Outside Pens	(2)	(1)	S	S	S	S																			
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P	S	S	S											S	S	P	P	P	P			
Animal Clinic for Small Animals~~, no~~ without Outdoor Pens	(3)	(3)	S														S	P	P	P	P	S			
Animal Hospital~~,~~ or Clinic	(4)		S															S	S	P	P	P			
Animal Production or Husbandry	(5)		S																						
Animal Shelter or Loafing Shed	(6)		S																		P	P			
Barn or Agricultural Accessory Building	(7)	(4)	S																						
Crop Production	(8)		P																						
Commercial Horse Corral or Stable ~~(Commercial)~~	(9)	(5)	P	S	S	S																			
Private Horse Corral or Stable ~~(Private)~~	(10)	(6)	P	P	P	P	S																		
~~Urban Agriculture -~~ Community Garden	(11)	(7)	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
~~Urban Agriculture -~~ Urban Farm	(12)	(8)	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Wholesale Nursery ~~for Growing of Plants, No~~ (*i.e. without Retail Sale On-Site*)	(13)		S	S	S	S																			
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)																							
Residential Accessory Building or Structure	(1)	(1)		P	P	P	P	P	P	P	P	P	P	P	P	P	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			
Bed and Breakfast ~~Operation~~	(2)	(2)	S	S	S	S					S				S	P	S								
Caretakers Quarters/Domestic or Security Unit	(3)														P			P	P	P	P	P			
Convent~~, or~~ Monastery, or Temple	(4)		P											P		P		P	P						
Duplex	(5)	(3)											P	P											

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LAND USE SCHEDULE

LEGEND:

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

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article XIII, *Definitions*]	CONDITIONAL USE REFERENCE Reference Article IV, *Permissible Uses*]	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS ~~COMMERCIAL/INDUSTRIAL~~						OVERLAY DISTRICTS		
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
Commercial Parking Garage	(6)														A		A	A	A	A	A	A			
Residential Garage	(7)	(4) & (5)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A	A	A	A	A	A	A	S	S	S	S	P											
Home Occupation	(9)	(7)	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
Limited-Service Hotel	(10)														S			S	S		S				
Full-Service Hotel~~, full service~~	(11)	(8)													S			S	S		S				
Residence Hotel~~, residence~~	(12)														S			S	S		S				
Motel	(13)														S			S	S		S				
Multi-Family Development or Structure	(14)	(9)												P											
Portable Building	(15)	(10)		P	P	P	P		P	P	P	P	P												
~~Residential Care Facility~~														~~P~~		~~S~~	~~S~~	~~S~~	~~S~~						
Residential Infill in an Established Subdivision	(16)	(11)	S	S	S	S	S	S	S	S	S	S	S	S	S	S									
~~Single-family on less than the minimum size lot +~~			~~S~~																						
Single-Family~~,~~ Attached Structure	(17)	(12)										P	P	P											
Single-Family~~,~~ Detached Structure	(18)	(13)	P	P	P	P	P	P	P	P	P	P	P	P		P									
Single-Family~~,~~ Zero Lot Line Structure	(19)	(14)										P	P	P		P									
Private Swimming Pool~~, private~~	(20)		A	A	A	A	A	A	A	A	A	A	A	A	A	A									
Private Tennis Court ~~private~~	(21)		A	S	S	S	S	S	S	S	S	S	S	S		S									
Townhouse	(22)	(15)												P	P	P									
Urban Residential	(23)	(16)												S	P										
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)																							
Assisted Living Facility	(1)	(1)												P	S	S	S	S	S		S				

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LAND USE SCHEDULE

LEGEND:

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

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article XIII, *Definitions*]	CONDITIONAL USE REFERENCE Reference Article IV, *Permissible Uses*]	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS ~~COMMERCIAL/INDUSTRIAL~~						OVERLAY DISTRICTS		
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
Blood Plasma Donor Center	(2)																	P	P	P	P	P			
Cemetery/Mausoleum	(3)		S														P	P	P	P	P	P			
Church/House of Worship	(4)	(2)	S	S	S	S	S	S	S	S	S	S	S	P	S		P	~~P~~S	~~P~~S	P	~~P~~S	P			
College, University, or Seminary	(5)														P				S	P	P	P			
Convalescent Care Facility/Nursing Home	(6)													S	S	P	P	P	P	P	S				
Congregate Care Facility/Elderly Housing	(7)	(3)												P	S	S	S	S	S		S				
Crematorium	(8)																				S	P			
Daycare with Seven (7) or More Children	(9)	(4)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S			
Emergency Ground Ambulance Services ~~ground~~	(10)																	P	P	P	P	P			
Group or Community Home	(11)	(5)	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P							
Government Facility	(12)														S			P	P	P	P	P			
Halfway House	(13)	(6)														S									
Hospice	(14)													S			P	P	P	P	S	S			
Hospital	(15)																	P	P	P	P	S			
Public Library, Art Gallery or Museum ~~(public)~~	(16)														P	P	P	P	P	P	P	P			
Mortuary or Funeral Chapel ~~(stand-alone)~~	(17)																	P	P	P	P				
Local Post Office~~, local service~~	(18)														P		P	P	P	P	P	P			
Regional Post Office~~, regional~~	(19)																			P	P	P			
Prison/Custodial Institution	(20)																			P	P	P			
Public or Private Primary School~~, primary~~	(21)	(7)	S	S	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P	P				
Public or Private Secondary School~~, secondary~~	(22)	(8)	S	S	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P	P				
~~Public or Private School~~ Temporary Education Building for a Public or Private School	(23)	(9)	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S					

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LAND USE SCHEDULE

LEGEND:

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

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article XIII, *Definitions*]	CONDITIONAL USE REFERENCE Reference Article IV, *Permissible Uses*]	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS ~~COMMERCIAL/INDUSTRIAL~~						OVERLAY DISTRICTS		
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
Rescue Mission or Shelter for the Homeless	(24)																			S	P	P			
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)																S			P	P	P			
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)																							
Financial Institution with Drive-Through	(1)	(1)															S	P	P	P	P	P			
Financial Institution without Drive-Through	(1)														P		P	P	P	P	P	P			
~~Office, general~~															~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			
Office Building less than 5,000 SF	(2)														P	P	P	P	P	P	P	P			
Office Building 5,000 SF or ~~More~~ Greater	(2)														P	S	S	P	P	P	P	P			
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)																							
Temporary Carnival, Circus, or Amusement Ride~~, temporary~~	(1)	(1)													S		S	P	P	P	P	P			
Indoor Commercial Amusement/Recreation ~~(inside)~~	(2)	(2)													S			S	P	P	P	P			
Outdoor Commercial Amusement/Recreation ~~(outside)~~	(3)	(3)																S	S	P	S	P			
Public or Private Community or Recreation Club as an Accessory Use~~, public or private (accessory)~~	(4)		S	S	S	S	S	S	S	S	S	S	S	S	S		S	P	P	P	P	P			
Private Country Club~~, private~~	(5)		S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	P	P	P			
Golf Driving Range	(6)																S	S	S	P	P	P			
Temporary Fundraising Events by Non-Profit~~, indoor or outdoor, temporary~~	(7)	(4)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Indoor Gun Club with Skeet or Target Range ~~(indoor)~~	(8)	(5)																S	P	P	P	P			
Outdoor Gun Club with Skeet or Target Range ~~(outdoor)~~	(8)		S																			S			
Health Club or Gym	(9)													A	P		S	P	P	P	P	P			
Private Club, Lodge or Fraternal Organization	(10)	(6)													~~P~~ S		S	~~P~~ S	P	P	P	S			
Private Sports Arena, Stadium, and/or Track	(11)																		S	P	P	P			
Public Park or Playground	(12)		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P			

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08.18.2020

LAND USE SCHEDULE

LEGEND:

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

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article XIII, *Definitions*]	CONDITIONAL USE REFERENCE Reference Article IV, *Permissible Uses*]	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS ~~COMMERCIAL/INDUSTRIAL~~						OVERLAY DISTRICTS		
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
~~Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code] Uses as defined in chapter 12, article XI of Code of Ordinances +~~	(13)	(7)																			S	S			
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	P	P	P			
Theater	(15)														P			S	P	P	P	P			
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)																							
Antique/Collectible Store	(1)														S		S	P	P	P					
Astrologer, Hypnotist, or Psychic ~~Art and Science~~	(2)														S	P	P	P	P	P					
Banquet Facility/Event Hall	(3)														S			P	P	P					
Portable Beverage Service Facility~~, portable~~	(4)	(1)													S	S		S	S	S	S	P			
Brew Pub	(5)														P		P	P	P	P	P	P			
Business School	(6)														P			P	P	P	P				
Catering Service	(7)														A		S	P	P	P	P				
Temporary Christmas Tree Sales Lot and/or Similar Uses~~, temporary~~	(8)	(2)													S		S	P	P	P	P	P			
Copy Center	(9)														P		P	P	P	P	P	P			
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)													S			S	S		P	P			
Incidental Display~~, incidental~~	(11)	(4)													P		P	P	P	P	P				
Food Trucks/Trailers	(12)	(5)													P	S	S	P	P	P	P	P			
Garden Supply/Plant Nursery	(13)																S	P	P	P	P				
General Personal Service	(14)	(6)													P		P	P	P	P	S				
General Retail Store	(15)														P	S	P	P	P	P	S	S			
Hair Salon and/or Manicurist	(16)														P	S	P	P	P	P	S				
~~Laundry, dropoff/pickup~~ Laundromat with Dropoff/Pickup Services	(17)														P		P	P	P	P	P	P			

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08.13.2020

LAND USE SCHEDULE

LEGEND:

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

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article XIII, *Definitions*]	CONDITIONAL USE REFERENCE Reference Article IV, *Permissible Uses*]	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS ~~COMMERCIAL/INDUSTRIAL~~						OVERLAY DISTRICTS		
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~~Laundry, self-service~~ Self Service Laundromat	(18)														P		P	P	P	P	P	P			
Massage Therapist	(19)														P	P	P	P	P	P					
Private Museum or Art Gallery ~~(private)~~	(20)														P	P	S	P	P		P				
Night Club, Discotheque, or Dance Hall	(21)														S			S	P	P	S	S			
Pawn Shop	(22)																		S	S	P	P			
Permanent Cosmetics	(23)	(7)													A	A	A	A	A	A	A				
Pet Shop	(24)																P	P	P	P					
~~Private Club~~															~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			
Temporary Real Estate Sales Office~~, on-site, temporary~~	(25)		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P			
Rental Store without Outside Storage and/or Display	(26)	(8)																S	P	P	P	P			
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)															S	S	S	S	S	S			
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)														P	S	P	P	P	P	P	P			
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)															S	S	P	P	P	P			
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)														P		S	P	P	P	P	P			
Retail Store with Gasoline ~~Product~~ Sales that has ~~Limited to~~ Two (2) or less Dispensers ~~and~~ (*i.e. a Maximum of Four [4] Vehicles*)	(29)																S	P	P	P	P	P	S	S	
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)																	S	P	P	P	P	S	S	
Secondhand Dealer	(30)														S			P	P	P	P	P			
~~Studio —~~Art, Photography, or Music Studio	(31)														P	P	P	P	P	P	P				
Tailor, Clothing, and/or Apparel Shop	(32)														P		P	P	P	P					

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Tattoo and/or Body Piercing	(33)																			P					
Taxidermist Shop	(34)																			P	P				
~~Winery +~~			~~S~~												~~S~~			~~S~~	~~S~~		~~P~~	~~P~~			
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)																							
Bail Bond Service	(1)																		S	P	P	P			
Building and Landscape Material without Outside Storage	(2)	(1)																			P	P			
Building and Landscape Material with Limited Outside Storage	(2)	(2)																	P	P	P	P			
Building Maintenance, Service, and Sales with Outside Storage	(3)	(3)																			P	P			
Building Maintenance, Service, and Sales without Outside Storage	(3)																		P	P	P	P			
Commercial Cleaners~~, commercial~~	(4)																			S	P	P			
~~Commercial Uses other than Listed~~																				~~P~~	~~P~~	~~P~~			
Custom and Craft Work	(5)																			P	P	P			
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)														P		S	P	P	P	P	P			
Feed Store or Ranch Supply	(7)																			P	S	P			
~~Food Processing~~																				~~S~~	~~P~~	~~P~~			
~~Furniture or Cabinet Repair~~																				~~P~~	~~P~~				
Furniture Upholstery/Refinishing and Resale	(8)	(4)																	S	P	P				
Gunsmith Repair and Sales	(9)																			P	P				
Rental, Sales and Service of Heavy Machinery and Equipment ~~(rental, sales and service)~~	(10)																			P	S	P			
Locksmith	(11)														P			P	P	P	P	P			
Machine Shop	(12)																			P	P	P			
Medical or Scientific Research Lab	(13)																			P	P	P			

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Manufactured Home Sales	(14)																			S		P			
Research and Technology or Light Assembly	(15)																		S	P	P	P			
Shoe and Boot Repair and Sales	(16)														P	S	P	P	P	P					
Trade School	(17)														S			S	P	P	P	P			
Temporary On-Site Construction Office	(18)		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P			
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)																							
Major Auto Repair Garage~~, major~~	(1)	(1)																		P	S ~~P~~	P			
Minor Auto repair garage~~, minor~~	(2)	(2)													S			S	S	P	S ~~P~~	P			
Automobile Rental	(3)																		S	P	S	P			
New or Used Boat and Trailer Dealership ~~(new and used)~~	(4)	(3)																	S	P	S	P	X	X	
Full Service Car Wash and Auto Detail	(5)	(4)															S	S	P	P	P	P	S	S	
Self Service Car Wash~~, self-service~~	(5)	(4)																S	P	P	P	P	S	S	
New and/or Used Indoor Motor Vehicle Dealership/Showroom~~, new and/or used~~	(6)	(5)																	S	S	S	S			
New Motor Vehicle Dealership~~, new (~~ for Cars and Light Trucks~~)~~	(7)	(6)																	S	P	S	P			
Used Motor Vehicle Dealership~~, used (~~ for Cars and Light Trucks~~)~~	(7)	(7)																	A	A	A	A			
Commercial Parking~~, commercial~~	(8)														S				P	P	P	P			
Non-Commercial Parking Lot~~, noncommercial~~	(9)														A		S	P	P	P	P	P			
Recreational Vehicle (RV) Sales and Service	(10)																		S	P	S	P			
Service Station	(11)	(8)															S	P	P	P	P	P			
Towing and Impound Yard	(12)	(9)																		S	S	P			
Towing Service~~, no~~ without Storage	(13)	(10)																		P	P	P			
Truck Rental	(14)																			P	S	P			

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Truck Stop with ~~fuel~~ Gasoline Sales and Accessory Services	(15)	(11)																		S	S	P			
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)																							
Asphalt or Concrete Batch Plant	(1)	(1)	S																		S	S			
Temporary Asphalt or Concrete Batch Plant~~, temporary~~	(2)	(2)	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P			
Bottle Works for Milk or Soft Drinks	(3)																				P	P			
Brewery or Distillery	(4)	(3)																			P	P			
Carpet and Rug Cleaning	(5)																			S	P	P			
Environmentally Hazardous Materials	(6)	(4)																		S	S	P			
Food Processing with ~~(~~No Animal Slaughtering~~)~~	(7)																			S	P	P			
Light Assembly and Fabrication	(8)																			P	P	P			
Heavy Manufacturing~~, heavy~~	(9)																			S	S	P			
Light Manufacturing~~, light~~	(10)																			P	P	P			
Metal Plating or Electroplating~~, electro-plating~~	(11)																				S	P			
Mining and Extraction of ~~(~~Sand, Gravel, Oil and/or Other Materials~~)~~	(12)	(5)	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S			
~~Monument Works, stone and metal~~																				~~S~~		~~P~~			
Printing and Publishing	(13)																			P	P	P			
Salvage or Reclamation of Products ~~(~~Indoors~~)~~	(14)																			S	P	P			
Salvage or Reclamation of Products ~~(~~Outdoors~~)~~	(15)																				S	P			
Sheet Metal Shop	(16)																			P	P	P			
Tool, Dye, Gauge and/or Machine Shop	(17)																				P				
Welding Repair	(18)																			P	P	P			
Winery	(19)	(6)	S																		P	P			

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WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)																							
Cold Storage Plant	(1)																			P	P	P			
Heavy Construction/Trade Yard	(2)																			S	P	P			
Landfill~~, sanitary~~	(3)		S																						
Mini-Warehouse	(4)	(1)																	S	P	P	P			
Outside Storage and/or Outside Display	(5)	(2)																		P	P	P			S
Recycling Collection Center	(6)																			S	P	P			
Warehouse/Distribution Center	(7)																			P	P	P			
Wholesale Showroom Facility	(8)																		S	P	P	P			
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)																							
Airport, Heliport or Landing Field	(1)																			S	S	S			
Antenna~~, as an~~ Accessory	(2)	(1)	P	S	S	S	S	S	S	S	S	S	S	P		P	P	P	P	P	P	P			
Commercial Antenna~~, commercial~~	(3)	(2)													S	S		S	S	S	S	P			
Antenna~~, for an~~ Amateur Radio	(4)	(3)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A P	A P	A P	A P	A P			
Antenna Dish	(5)	(4)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A P	A P	A P	A P	A P			
Commercial Freestanding Antenna~~, commercial, freestanding~~	(6)	(5)	S															S	S	S	P	P			
Mounted Commercial Antenna~~, commercial, mounted~~	(7)	(6)													S			S	S	S	P	P			
Bus Charter Service and Service Facility	(8)																			P	P	P			
Helipad	(9)																	S	S	S	S	S			
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Private Streets	(12)			S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S			

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Radio Broadcasting	(13)														S			P	P	P	P	P			
Railroad Yard or Shop	(14)		S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S			
Recording Studio	(15)														S			S	P	P	P	P			
Satellite Dish	(16)		~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P			
Solar Energy Collector Panels and Systems	(17)	(7)	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P			
Transit Passenger Facility	(18)														S	S	S	S	S	S	S	S			
Trucking Company	(19)																			P	P	P			
TV Broadcasting and Other Communication Service	(20)														S			S	S	P	P	P			
Utilities Holding a Franchise from the City of Rockwall	(21)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P			
Utility Installation Other than Listed	(22)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Utility/Transmission Lines	(23)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Wireless Communication Tower	(24)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			

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SECTION 2: CONDITIONAL LAND USE STANDARDS AND DEFINITIONS

~~*SUBSECTION 2.01: CONDITIONS*~~

SUBSECTION 2.01: DETERMINATION OF LAND USES

Land uses shall be permitted in a zoning district as indicated in Section 1, *Land Use Schedule*, provided the land use meets the below conditional land use standards and the land use definitions established for such use. Should a new land use -- *not listed in Section 1, Land Use Schedule* -- request to be established in the City, the Director of Planning and Zoning or his/her designee shall determine the closest or most appropriate land use based on the following land use definitions and conditional land use standards. If the Director of Planning and Zoning is unable to classify a land use based on the land uses listed in *Section 1, Land Use Schedule*, then the Director of Planning and Zoning shall defer the decision to the City Council to either [*1*] direct staff to amend the code to incorporate the new land use, or [*2*] deny the request to establish the unlisted land use.

~~The following uses shall be allowed provided the use meets the definition and the standards established of such use.~~

~~*SUBSECTION 2.01.01: RURAL AND ANIMAL RELATED*~~

SUBSECTION 2.02: LAND USE DEFINITIONS

For land use definitions see Section 2.02, *Land Use Definitions*, of Article XIII, *Definitions*.

SUBSECTION 2.03: CONDITIONAL LAND USE STANDARDS

(A) *Agricultural and Animal Related Land Uses*

(1) *Animal Boarding/Kennel with Outside Pens.*

(a) Animals shall be permitted to be in outside pens or kennels.
(b) The outside pens or kennels shall be behind the primary structure and shall be screened from view of adjacent properties, public right-of-way, and parks and open space.

(2) *Animal Boarding/Kennel without Outside Pens.*

(a) Animals shall not be permitted to be in outside pens or kennels.

(3) *Animal Clinic for Small Animals without Outdoor Pens.*

(a) All *Animal Clinics for Small Animals* that incorporate a kennel shall be limited to short-term boarding.
(b) Boarding/kennel land uses should be accessory or incidental to the primary land uses (*i.e. animal clinic*).

~~Animal clinic for small animals, no outdoor pens.~~

~~(1) A place where animals or pets are given medical or surgical treatment and are cared for during the time of~~
~~(2) such treatment.~~
~~(3) Use as a kennel shall be limited to short-time boarding and shall be only incidental to such clinic use.~~

(4) *Barn or Agricultural Accessory Building.*

(a) A *Barn or Agricultural Accessory Building* shall be ~~is~~ a minimum of 2,000 SF and a maximum of 4,999 SF in total size (*i.e. under roof*).
~~(2) A Barn or Agricultural Accessory Building is exempt from the masonry requirements stipulated by Section 7.01 , Residential District Development Standards.~~

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(b) The *Barn or Agricultural Accessory Building* shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure.

~~Barn or agricultural accessory building. A barn or agricultural accessory building is a building that is located on a property that is a minimum of ten acres in size, zoned Agricultural (AG) District, and is intended to be used to store agricultural equipment used for animal production, crop production and/or other agricultural related uses.~~

~~Horse corral or stable (commercial).~~

(5) *Commercial Horse Corral or Stable.*

(a) This use requires a minimum of ten (10) acres to be established.
(b) The ~~Ground~~ ground accumulation~~s~~ of manure shall be collected and properly disposed of so as not to create offensive odors, fly breeding, or in any way pose a health hazard or nuisance to humans and animals.~~; and~~
(c) Fences or pens, corrals or similar enclosures shall be of sufficient height and strength to properly retain the animal.

~~Horse corral or stable (private).~~

(6) *Private Horse Corral or Stable.*

(a) All ~~private horse corrals or stables~~ *Private Horse Corrals or Stables* shall comply with the standards specified in ~~section~~ *Subsection 3.01, Farm Animals and Horses*~~, in this [article]~~.

~~Urban agriculture.~~

~~Urban agriculture is an industry located within or on the fringe of a town, a city or metro area, which grows and raises, processes and distributes a diversity of food and non-food products, using largely human and natural resources, products and services found in and around the urban area, and in turn supplying human and material resources, products and services largely to the urban area.~~

~~"Urban agriculture" uses do not include landscaping or gardening that is incidental to a residential use or business if plants or their products are not sold. Further, "urban agriculture" shall not include crop production and/or agricultural uses on unplatted land as allowed by table 1, land use tables, of article IV of the Unified Development Code, provided plants or their products are not sold onsite.~~

(7) *Community Garden.* ~~"Community garden" means a use in which an area of land is managed and maintained by a group of individuals to grow and harvest food and/or horticultural products for personal or group consumption or for sale or donation. A community garden area may be divided into separated garden plots for cultivation by one or more individuals, or may be farmed collectively by members of the group. A community garden may include common areas (e.g., hand tool storage sheds) maintained and used by the group.~~

(a) *Community Gardens* are permitted in the Agricultural (AG) District *by-right*; however, a Specific Use Permit (SUP) shall be required for any on-site retail sales.
(b) *Community Gardens* are permitted in all other zoning districts by Specific Use Permit (SUP) only, and are subject to the additional following conditions:

(1) The *Community Garden* must comply with the lot and building standards for ~~its~~ the zoning district in which the subject property is located.
(2) Any structure(s) for a *Community Garden* shall be reviewed as part of the Specific Use Permit (SUP), including the size~~, building materials~~ and intended use.
(3) All chemicals and fuels shall be stored in an enclosed, locked structure when the site is unattended.

(4) Sales and donation of ~~only~~ whole, uncut, fresh food and/or horticultural products grown in the *Community Garden* may occur on-site ~~on otherwise vacant property~~, but may not occur on residentially zoned or used property ~~that is developed or occupied for residential use~~.

(5) Retail sales and all other public use of the *Community Garden* shall begin no earlier than 7:00 AM and must end by 7:00 PM every day of the week.

(6) One temporary sign advertising only food or horticultural products grown on-site may be displayed during sale~~s~~ hours. The sign must be on-site, non-illuminated, and must not exceed six (6) square feet in area or three (3) feet in height.

(7) ~~Management plan.~~ The applicant shall provide a ~~proposed~~ *Community Garden Management Plan* that addresses any probable impacts to the subject property or surrounding properties and which includes any proposed mitigation measures. The plan shall include~~, without limitation~~: [*1*] a site plan, [*2*] a description of the type of equipment necessary for all operations of the *Community Garden*, [*3*] the anticipated frequency and duration of use of any equipment used on-site, [*4*] a disclosure statement of any intent to spray or otherwise apply chemicals or pesticides, [*5*] the anticipated frequency and duration of the application of chemicals or pesticides, and [6] a disclosure statement of any land-disturbing activity that could otherwise require drainage improvements per the *Engineering Standards of Design and Construction* manual.

~~(a) A site plan;~~
~~(b) Description of the type of equipment necessary on intended for use in each season and the frequency and duration of anticipated use;~~
~~(c) Disclosure of any intent to spray or otherwise apply agricultural chemicals or pesticides, frequency and duration of application, and the plants, diseases, pests or other purposes they are intended for;~~
~~(d) Disclosure of whether the operation of the community garden would involve land-disturbing activity that would otherwise require drainage approval as per the City of Rockwall Engineering Design Standards.~~

(8) *Urban Farm.* ~~An urban farm means a use in which plants are grown for sale of the plants or their products, and in which the plants or their products are sold at the lot where they are grown or off site, or both, and in which no other items are sold. Examples may include flower and vegetable raising, orchards and vineyards.~~

(a) *Urban Farms* are permitted in the Agricultural (AG) District *by-right*; however, a Specific Use Permit (SUP) shall be required for any on-site retail sales.

(b) *Urban Farms* are permitted in all other zoning districts by Specific Use Permit (SUP) only, and are subject to the additional following conditions:

(1) A site area of not less than one (1) acre and not more than five (5) acres is required, unless otherwise approved by City Council.

(2) ~~Mechanical equipment.~~ Only mechanical equipment designed for residential ~~household~~ use may be used.

(3) ~~Sales.~~ Retail sales and all other public use of the *Urban Farm* shall begin no earlier than 7:00 AM and must end by 7:00 PM every day of the week.

(4) ~~Deliveries.~~ Commercial deliveries and pickups are limited to one (1) per day. On-site sales are not considered commercial pickups.

(5) ~~Signs.~~ One identification sign ~~is permitted,~~ not exceeding 144 square inches in area is permitted.

(6) Any structure(s) for urban farms in residential districts shall be reviewed as part of the SUP, including size, building materials and intended use.

(7) ~~Management plan.~~ The applicant shall provide a ~~proposed~~ *Urban Farm Management Plan* that addresses any probable impacts to the subject property or surrounding properties and which includes any proposed mitigation measures. The plan shall include~~, without limitation~~: [*1*] a site plan, [*2*] a description of the type of equipment necessary for all operations of the *Community Garden*, [*3*] the anticipated frequency and duration of use of any equipment used on-site, [*4*] a disclosure statement of any intent to spray or otherwise apply chemicals or pesticides, [*5*] the anticipated frequency and duration of the application of chemicals or pesticides, and [6] a disclosure statement of any land-disturbing activity that could otherwise require drainage improvements per the *Engineering Standards of Design and Construction* manual.

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~~(a) A site plan;~~
~~(b) Description of the type of equipment necessary or intended for use in each season and the frequency and duration of anticipated use;~~
~~(c) Disclosure of any intent to spray or otherwise apply agricultural chemicals or pesticides, frequency and duration of application, and the plants, diseases, pests or other purposes they are intended for;~~
~~(d) Disclosure of whether the operation of the farm would involve land-disturbing activity that would otherwise require drainage approval as per the City of Rockwall Engineering Design Standards.~~

(c) *Urban Farms* are permitted in non-residential zoning districts by Specific Use Permit (SUP) only and are subject to the additional following conditions:

(1) A minimum site area of one (1) acre is required.
(2) ~~Sales.~~ Retail sales and all other public use of the *Urban Farm* shall begin no earlier than 7:00 AM and must end by 7:00 PM every day of the week.
(3) Any structure(s) for a *Community Garden* shall be reviewed as part of the Specific Use Permit (SUP), including the size~~, building materials~~ and intended use.
(4) ~~Management plan.~~ The applicant shall provide a ~~proposed~~ *Urban Farm Management Plan* that addresses any probable impacts to the subject property or surrounding properties and which includes any proposed mitigation measures. The plan shall include~~, without limitation~~: [*1*] a site plan, [*2*] a description of the type of equipment necessary for all operations of the *Community Garden*, [*3*] the anticipated frequency and duration of use of any equipment used on-site, [*4*] a disclosure statement of any intent to spray or otherwise apply chemicals or pesticides, [*5*] the anticipated frequency and duration of the application of chemicals or pesticides, and [6] a disclosure statement of any land-disturbing activity that could otherwise require drainage improvements per the *Engineering Standards of Design and Construction* manual.

~~(a) A site plan;~~
~~(b) Description of the type of equipment necessary on intended for use in each season and the frequency and duration of anticipated use;~~
~~(c) Disclosure of any intent to spray or otherwise apply agricultural chemicals or pesticides, frequency and duration of application, and the plants, diseases, pests or other purposes they are intended for;~~
~~(d) Disclosure of whether the operation of the farm would involve land-disturbing activity that would otherwise require drainage approval as per the City of Rockwall Engineering Design Standards.~~

(B) *Residential and Lodging Land Uses*

(1) *Residential Accessory Building or Structure.*

(a) See Subsection 7.04, *Accessory Structure Development Standards*, of Article V, *District Development Standards*.

~~Accessory Building (Accessory to Residential Use). See Section 7.04, Accessory Structure Development Standards.~~

(2) *Bed and Breakfast.*

(a) The *Bed and Breakfast* land use is permitted ~~Permitted~~ in the ~~Historic Overlay District~~ Old Town Rockwall (OTR) Historic District *by-right*~~, and in SF-7 by specific use permit, and must be located on an owner-occupied single-family lot.~~
(b) A *Bed and Breakfast* may only be established on an owner-occupied, single-family lot.
(c) In addition to the single-family parking requirements, one (1) parking space per bedroom shall be provided. ~~One parking space per bedroom to be rented shall be provided above the single-family parking requirement~~
(d) No signage and/or outside advertising shall be ~~allowed~~ permitted for a *Bed and Breakfast* ~~on the lot~~ unless located in a non-residential zoning district or as permitted by a Specific Use Permit (SUP)~~an SUP~~.
~~(e) A permanent wired smoke alarm system meeting all city codes shall be installed.~~ A *Bed and Breakfast* shall be required to meet all applicable City Fire Codes, including providing a smoke alarm system.

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(f) A *Bed and Breakfast* shall be subject to an annual inspection by the Fire Department. ~~The premises shall pass a fire code inspection before opening and on an annual basis thereafter.~~
(g) All applicable hotel/motel taxes shall be paid.
(h) The maximum length of a guests stay ~~is~~ shall be limited to 14 consecutive days in any 30-day period.
(i) A Specific Use Permit (SUP) for a Bed and Breakfast ~~Any bed and breakfast specific use permit (SUP)~~ shall be reviewed six (6) months after the adoption of the Specific Use Permit (SUP) ~~after an initial six-month period~~ and annually thereafter unless otherwise stipulated by the Specific Use Permit (SUP) ordinance ~~in the permit~~.

~~Carport (Residential). See Section 7.04, Accessory Structure Development Standards.~~

(3) *Duplex*.

(a) ~~Limited to two families.~~ Duplexes shall be limited to two (2) dwelling units (*i.e. two [2] families*) per lot or parcel of land.
(b) See the standards for the Two-Family (2F) District Subsection 7.01, *Residential District Development Standards*, of Article V, *District Development Standards*.
~~(2) The dwelling must be permanently attached to a concrete foundation.~~
~~(3) The primary roof pitch must be at least three in 12 inches.~~
~~(4) At least 80 percent of the exterior materials, excluding doors and windows, must be comprised of brick, stone or cast stone. Additional materials like concrete board such as Hardy Board, and stucco or synthetic stucco such as Synergy or Drivet, may be permitted as specified in article V, section 3.1, General Residential Standards, to comprise a portion of the entire exterior wall.~~

(4) *Attached Garage*.

(a) See Section 7.04, *Accessory Structure Development Standards*, of Article V, *District Development Standards*.

(5) *Detached Garage*.

(a) See Section 7.04, *Accessory Structure Development Standards*, of Article V, *District Development Standards*.

(6) *Guest Quarters/Secondary Living Unit*.

(a) *Guest Quarters* or *Secondary Living Units* may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
(b) The area of such quarters shall not exceed 30 percent of the area of the main structure.
(c) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
(d) *Guest Quarters* or *Secondary Living Units* not meeting the requirements stated above shall require a Specific Use Permit (SUP).

(7) *Home Occupation*.

(a) ~~*Incidental to Primary Use.*~~ The *Home Occupation* use must clearly be incidental and secondary to the primary use of the property as a residence.
(b) ~~*Employees.*~~ No person~~(s)~~ outside the family may be employed in the *Home Occupation* use.
(c) ~~*Exterior Indication.*~~ There shall be no exterior display, signage, exterior storage of materials, and/or ~~no~~ other exterior indication of the *Home Occupation* use or variation from the residential character of the principal building.
(d) ~~*Traffic.*~~ No traffic shall be generated by such *Home Occupation* than would normally be expected in the neighborhood.
(e) ~~*Nuisance.*~~ No nuisance, offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be generated.
(f) ~~*Excluded Uses.*~~ A *Home Occupation* may not be interpreted to include ~~the following:~~ facilities for the repair of motor vehicles, repair of small motors, or a daycare center.

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(8) *Full-Service Hotel*.

(a) The minimum room count for a *Full-Service Hotel* shall be 250-rooms.
(b) Each guestroom shall have a minimum square footage of 380 SF.
(c) A *Full-Service Hotel* shall have a full-service restaurant and kitchen that provides service to the general public.
(d) A *Full-Service Hotel* shall have staff that is present 24-hours a day, seven (7) days a week.
(e) A *Full-Service Hotel* shall have the following minimum amenities: [*1*] a minimum 10,000 SF meeting or conference room, and [*2*] a swimming pool with a minimum area of 1,000 SF.

(9) *Multi-Family Structure or Development*.

(a) See Subsection 7.02, *Multi-Family District Development Standards*, of Article V, *District Development Standards*.

(10) *Portable Building*.

(a) See Subsection 7.04, *Accessory Structure Development Standards*, of Article V, *District Development Standards*.

~~(1) On residentially zoned properties:~~
~~(1) One portable building shall be allowed as an accessory to a residential use on the same lot except for multi-family districts, which shall not contain portable buildings.~~
~~(2) Such building shall not exceed 120 feet in floor area or ten feet in height. In 2F, such building shall be limited to 100 square feet in area.~~

~~Single-family dwelling (attached, detached, zero lot line).~~
~~(1) The dwelling must be permanently attached to a concrete foundation.~~
~~(2) The primary roof pitch must be at least three in 12 inches.~~
~~(3) At least 80 percent of the exterior materials, excluding doors and windows, must be comprised of brick, stone or cast stone. Additional materials like concrete board such as Hardy Board, and stucco or synthetic stucco such as Synergy or Drivet, may be permitted as specified in article V, section 3.1, General Residential Standards, to comprise a portion of the entire exterior wall.~~

(11) *Residential Infill in or Adjacent to an Established Subdivision*.

(a) For the purposes of this Article, an *Established Subdivision* shall be defined as a subdivision that consists of five (5) or more lots, that is 90% or more developed, and that has been in existence for more than ten (10) years.
(b) All proposed residential infill housing that is located within an *Established Subdivision* or a lot or tract of land that is located with 500-feet of an *Established Subdivision* shall be required to apply for a Specific Use Permit (SUP).
(c) As part of the Specific Use Permit (SUP) request the applicant shall be required to submit a residential plot plan or site plan, landscape plans, and building elevations of the proposed home.
(d) In reviewing the proposed Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the *Established Subdivision*.
(e) All housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the *Established Subdivision*.

(12) *Single-Family Attached Structure*.

(a) See Section 3, *Residential Districts*, of Article V, *District Development Standards*.
(b) See Subsection 7.01, *Residential District Development Standards*, of Article V, *District Development Standards*.

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(13) *Single-Family Detached Structure*.

(a) See Section 3, *Residential Districts,* of Article V, *District Development Standards*.
(b) See Subsection 7.01, *Residential District Development Standards,* of Article V, *District Development Standards*.

(14) *Single-Family Zero Lot Line Structure*.

(a) A five (5) foot maintenance easement is required on the non-zero-lot-line side of the structure.
(b) See Section 3, *Residential Districts,* of Article V, *District Development Standards*.
(c) See Subsection 7.01, *Residential District Development Standards,* of Article V, *District Development Standards*.

(15) *Townhouse*.

(a) See Section 3, *Residential Districts,* of Article V, *District Development Standards*.
(b) See the standards for the Two-Family (2F) District Subsection 7.01, *Residential District Development Standards,* of Article V, *District Development Standards*.

(16) *Urban Residential*.

(a) *Urban Residential* includes residential development ~~which~~ that at least partly face streets, public sidewalks, or common open space, and/or which are located above retail, office or service uses.
(b) Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.

(C) *Institutional and Community Service Land Uses*

(1) *Assisted Living Facility.*

~~(1) A facility licensed under V.T.C.A., Health and Safety Code, ch. 247, that furnishes in one or more buildings, food and shelter to persons who are unrelated to the proprietor of the establishment, and also provides personal care services as defined by state law.~~
(a) ~~For purposes of this [Unified Development Code], "assisted living facility" shall~~ These facilities shall include establishments that accommodate seven (7) or more residents. For facilities with six (6) or fewer residents see *Group or Community Home* ~~below~~ in Subsection 2.04(11).

(2) *Church/House of Worship*.

~~(1) A building used for nonprofit purposes by a recognized and legally established sect solely for the purpose of worship.~~
(a) Significant accessory uses such as schools, coffee houses, daycare centers, bingo parlors and halls may only be allowed in a zoning district that allows such uses.

(3) *Congregate Care Facility/Elderly Housing.*

(a) A *Congregate Care Facility/Elderly Housing* facility may have up to two (2) units for on-site managers, which contain full kitchen facilities.
(b) Full-time medical or nursing care shall not be provided by the facility; however, medical and nursing care may be privately arranged for individual residents on a part-time or temporary basis (*e.g. visiting nurse or home health care*).
(c) These facilities shall incorporate special safety, accessibility and convenience features that may include but are not limited to emergency call systems, grab bars and handrails, and/or special door hardware, cabinets, appliances, passageways and doorways designed to accommodate wheelchairs.

~~In addition, a congregate care facility may have up to two units for onsite managers which contain full kitchen facilities. Full-time medical or nursing care is not typically provided by the facility, but may be privately arranged for by individual~~

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~~residents on a part-time or temporary basis (e.g. visiting nurse or home health care). It is typical for such facilities to have special safety, accessibility and convenience features designed for the needs of the elderly, such as emergency call systems to onsite staff, grab bars and handrails, and/or special door hardware, cabinets, appliances, passageways and doorways designed to accommodate wheelchairs.~~

(4) *Daycare with Seven (7) or More Children*.

(a) An adequate pickup and drop-off area providing a minimum cuing space for four (4) standard sized vehicles shall be provided.

~~(1) Day care is a facility that:~~

~~(a) Is licensed by the state;~~
~~(b) Provides care for seven or more children or adults who do not reside in the facility, who are present primarily during daytime hours, and who do not regularly stay over night; and~~
~~(c) May provide some instruction.~~

~~(2) Adequate provision for pickup and dropoff shall be provided, as determined by the director of planning.~~

(5) *Group or Community Home*.

~~(1) A home for disabled persons whose ability to care for himself, perform manual tasks, learn, work, walk, see, hear, speak or breath is substantially limited because the person has an orthopedic, visual, speech, or hearing impairment, Alzheimer's disease, pre-senile dementia, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, autism, or emotional illness.~~

(a) The facility must be a ~~community-based residential home~~ operated by:

(1) The Texas Department of Mental Health and Metal Retardation (MHMR);
(2) A Community Center organized under Subchapter A, *Community Centers*, of Chapter 534, *Community Services*, of the Health and Safety Code, that provides services to persons with disabilities;
(3) An entity subject to the Texas Non-Profit Corporation Act; or
(4) An entity certified by the Texas Department of Human Services as a provider under the medical assistance program service persons in intermediate care facilities for persons with mental retardation; or
(5) An entity operating an Assisted Living Facility licensed under Chapter 247, *Assisted Living Facilities*, of the Texas Health and Safety Code ~~V.T.C.A., Health and Safety Code, ch. 247~~, and with six (6) or fewer residents. For an assisted living facility with more than six (6) residents see *Assisted Living Facility* ~~above~~ in Subsection 2.04(1).

(b) When the facility is located within a ~~single-family or duplex~~ residential zoning district:

(1) The exterior structure must retain compatibility with the surrounding residential dwellings, and
(2) Not more than six (6) persons with disabilities and two supervisors may reside in the facility at the same time. The limitation on the number of persons with disabilities applies regardless of the legal relationship of those persons to one another.

(c) A ~~community or group home~~ *Group or Community Home* may not be established within one-half (½) mile of an existing ~~community or group home~~ *Group or Community Home* unless a Specific Use Permit (SUP) is approved by the City Council.

(d) The residents of a ~~community or group home~~ *Group or Community Home* may not keep for the use of the residents of the home, either on the premises or on a public right-of-way adjacent to the home, motor vehicles in numbers that exceed the number of bedrooms in the home.

(6) *Halfway House*.

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~~(1) A place where persons are aided in readjusting to society following a period of imprisonment, hospitalization, or institutionalized treatment.~~

(a) ~~Such~~ These facilities shall not be located within a ~~may be located no closer than within a~~ 1,000-foot radius ~~to~~ of another *Halfway House* (as measured from parcel to parcel ~~building to building~~). ~~An~~ A Specific Use Permit (SUP) shall be required for any facility located closer than 1,000-feet.

(b) Such facilities shall be licensed as a Community Residential Facility under Chapter 508, Parole and Mandatory Supervision, of the Texas Health and Safety Code.

(7) *Public or Private Primary School*.

(a) ~~Must provide adequate drop-off areas so as not to unnecessarily impede street traffic.~~ Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

~~(b) Dropoff and access provisions must be approved by the director of planning.~~

~~(c) Other sections of this [Unified Development Code] shall apply to screening, landscaping and cladding.~~

(8) *Public or Private Secondary School*.

(a) The school shall ~~Must~~ be located on a *Minor Collector* or larger roadway.

(b) ~~Must provide adequate drop-off areas so as not to unnecessarily impede street traffic.~~ Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

~~(c) Drop-off and access provisions must be approved by the director of planning.~~

~~(d) Other sections of this [Unified Development Code] shall apply to screening, landscaping and cladding.~~

(9) *Temporary Education Buildings for a Public or Private School*.

(a) The City Manager or his/her designee may approve temporary educational buildings for a public school pending the submission of a letter from the independent school district indicating the duration the buildings will remain on-site. The City Manager or his/her designee may also require the temporary buildings to adhere to the procedures and requirements of Subsection 2.04(23)(A)(b) below.

(b) All other applications of temporary educational buildings will require a Specific Use Permit (SUP) that shall be approved by the Planning and Zoning Commission and City Council, and that shall include the following operational conditions:

(1) The buildings shall be screened from the view of adjacent properties, public right-of-way, and parks and open space by the primary structure or landscape screening that incorporates three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*).

(2) The applicant shall provide a plan indicating the expected phasing-out of all temporary structures.

(3) The Specific Use Permit (SUP) shall be valid for a period not to exceed five (5) years.

~~Private or Public School Temporary Education Buildings. Temporary buildings for classrooms, recreation and administration needs for public school districts may be located on public school district sites when approved by the city manager or his appointed designee. However, the city manager or designee may at their discretion, require a recommendation of the planning and zoning commission and approval by the city council. An application for "temporary education building" must be submitted on forms supplied by the building official's office and shall include a schedule indicating the expected phasing out of all temporary structures. Such permit shall be valid for a period of five years. All temporary structures should be located so that they are screened by the permanent buildings whenever possible.~~

(D) *Office and Professional Land Uses.*

(1) *Financial Institution with Drive-Through.*

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~~(1) A financial institution is an establishment for the custody, loan, exchange or issuance of money, and/or the extension of credit that facilitates the transmission of funds. This shall not include pawn shops or businesses that advertise check cashing services.~~

(a) Drive-throughs shall not be located on a property adjacent to a residentially zoned or used property ~~uses~~. Drive-throughs shall be separated from residentially zoned or used properties by an intervening building or parcel of land.

(b) Drive-throughs shall not have access to local residential streets.

(c) Stacking lanes for drive-through service windows shall accommodate at least six (6) standard sized motor vehicles ~~cars~~ per lane, unless specifically approved by the Planning and Zoning Commission ~~director of planning~~.

(E) *Recreation, Entertainment and Amusement Land Uses.*

(1) *Temporary Carnival, Circus, or Amusement Ride* ~~(temporary)~~.

(a) ~~A promotional event intended to attract people to a site where there may or may not be an admission charge, and which may include such activities as rides, entertainment, game booths, food stands, exhibitions, and animal displays, and not extending greater than 14 days in duration~~ The duration of these temporary uses shall not exceed 14-days.

(b) Carnival, circus and amusement ride uses shall be no closer than 300-feet to a residentially zoned or used property ~~land~~ unless otherwise approved ~~such setback is reduced or waived~~ by the Planning and Zoning Commission and City Council.

(c) Such events must obtain a permit from the City of Rockwall.

(2) *Indoor Commercial Amusement/Recreation* ~~(indoor)~~.

(a) Exemptions to this use include:

(1) Skill or coin-operated machines kept in private residences or apartments and used without charge by members of the family or bona fide guests.

(2) Skill or coin-operated machines on the premises of religious, charitable, educational or fraternal organizations for the use of members or their guests, and not for private profit, although a charge is made for playing.

(3) Billiard or pool tables on the premises of publicly owned facilities.

(Ord. No. 10-14, § 17, 7-6-2010)

(3) *Outdoor Commercial Amusement/Recreation ~~(outdoor)~~*.

(a) *Outdoor Commercial Amusement/Recreation* includes uses that provide outdoor entertainment (*e.g. amusement parks, golf courses, outdoor music venues, batting cages, miniature golf etc.*), but excludes drive-in movie theaters.

(b) *Outdoor Commercial Amusement/Recreation* includes temporary structures (e.g. tents, canopies, etc.) for events; however, temporary in this case does not include structures intended to serve uses for longer than 14-days.

(c) *Outdoor Commercial Amusement/Recreation* shall be a minimum of 300-feet from all residentially zoned or used property unless otherwise approved by the Planning and Zoning Commission and City Council.

~~(a) Outdoor Commercial recreation and amusements, excluding drive-in theaters, but including golf courses, target ranges and skeet shoots, picnic groves, amusement parks, circus or carnival grounds, commercial amusement or recreational developments or tents, and other similar uses. This includes temporary structures used for meetings. Such uses shall be considered "temporary" if the use does not exceed 14 days. (See carnival, circus, or amusement ride (temporary) above.)~~

~~(b) Outdoor commercial recreational and amusement uses shall be no closer than 300 feet to residentially zoned land unless such setback is reduced or waived by the planning and zoning commission and city council.~~

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(4) *Temporary Fundraising Events by Non-profit~~, indoor or outdoor (temporary)~~.*

(a) Such events must obtain a *Special Event Permit* from the City of Rockwall.

(5) *Indoor Gun Club with Skeet or Target Range.*

(a) All activities shall be done inside an enclosed building.

(6) *Private Club, Lodge or Fraternal Organization.*

(A) *Private Club.*

(a) *Setbacks from Other Uses*. The club must be located not less than 300-feet from a church, public school, or public hospital. For a church or public hospital, the 300-feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. For public schools, the measurement of distance shall be in direct line from the property line of the public school to the property line of the private club and in a direct line across intersections.

(b) *Exterior Signs*. There shall be no exterior signs advertising the sale of alcoholic beverages, provided this does not prohibit using established trademark names (*e.g. Steak and Ale*).

(c) *Alcoholic Sales Revenue*. Revenues from the sale of alcoholic beverages shall not exceed 40 percent of the gross revenues derived from the sale of food and beverages. In the hotels and motels, the gross receipts shall include all restaurants and club operations in the facility as well as room rental charges. The City shall be provided with copies of the reports submitted by the establishment to the Texas Comptroller of Public Accounts and the Texas Alcoholic Beverage Commission within 30-days of the end of each quarter. Combined sales as reflected on the reports for the last two (2) reported quarters shall be used to determine if the sales of alcohol exceeds the maximum allowed percentage.

(d) *Club Boundaries*. The boundaries of a private club are hereby defined to be the building in which the private club is located, or in the case of a multi-tenant building such as a shopping center, only that portion of the building in which the private club is located which is separately leased or owned, or with contiguous internal access should such floor area be leased to more than one party.

(e) *Certificate of Occupancy.* A copy of the permit approved by the state shall be submitted to the city prior to issuance of a Certificate of Occupancy (CO) to ensure that the permit complies with the provisions of the zoning.

(f) *Allowed uses*. No uses meeting the terms and definitions of *Sexually Oriented Business* as defined in Article XI, *Sexually Oriented Businesses*, of Chapter 12, *Businesses and Sales*, of the Municipal Code of Ordinances, as it is currently adopted or as it may hereafter be amended, shall be located in a private club unless such uses are approved as a part of the Specific Use Permit (SUP) authorizing the *Private Club*. Any such approved use shall be in compliance with all requirements of this permit, all applicable requirements of the Unified Development Code (UDC), and any other applicable ordinances.

(7) *Sexually Oriented Businesses ~~Uses as defined in chapter 12, article XI of the Code of Ordinances~~.*

(a) *Sexually Oriented Businesses* ~~No such use~~ shall not be permitted within any Overlay District in ~~of~~ the City of Rockwall.

(F) *Retail and Personal Service Land Uses Conditions.*

(1) *Portable Beverage Service Facility*. ~~Beverage service facility, portable. A portable beverage facility shall meet the following minimum conditions:~~

(a) The service shall be limited to snow cone stands, beverage stands serving non-alcoholic beverages such as coffee, juices or sodas.

(b) The maximum time limit of such temporary use shall not exceed 150-days annually or a time limit otherwise approved by the City Council. At the end of the time period, the structure shall be removed from the property.

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(c) Any temporary power poles will be removed on the date of or immediately following the termination date of the permit.
(d) No additional freestanding signage shall be permitted.
(e) The temporary portable structure or trailer shall meet all health and electrical codes off the City.
(f) Any such temporary facility shall not reduce the number of required parking spaces of any nearby building or use.
(g) Any such temporary facility shall have permanent restrooms for employees available within 300-feet of the door of the portable beverage facility. Written permission from the permanent building owner for restroom use must be submitted to the building official; no portable restroom facility is allowed.
(h) Any such temporary facility shall be located on an all-weather (*i.e. asphalt or concrete*) parking surface with adequate space for parking and circulation, unless alternatively approved by the City Council.

(2) *Temporary Christmas Tree Sales Lot and Similar Uses.* A building or land area that provides seasonal uses such as the sale of Christmas trees, pumpkins, and other temporary uses which occur at certain times of the year.

(a) Any such temporary facility of lot shall be limited to the seasonal sales of Christmas trees.
(b) The maximum time limit of such use shall not exceed 45-days annually. At the end of the 45-day period, the structure and other facilities related to the use shall be removed from the property.
(c) Any temporary power poles will be removed on the date of or immediately following the termination date of the permit.
(d) No additional freestanding signage shall be permitted.
(e) Any such temporary facility shall not reduce the number of required parking spaces of any nearby building or use.
(f) Any such temporary facility shall have permanent restrooms for employees available within 300-feet for which written permission from the permanent building owner for restroom use must be submitted to the Chief Building Official; no portable restroom facility is allowed.

~~Christmas tree sales lot and similar uses (temporary). The temporary sales of Christmas trees may be allowed with a permit approval of the building official provided it meets the following conditions:~~

(3) *Craft/Micro Brewery, Distillery and/or Winery.*

(a) A *Craft/Micro Brewery* areas shall be less than 12,000 SF in total building area.
(b) A maximum of 40 percent of the total floor areas can be dedicated to the direct sale of on-site manufactured product.
(c) A craft or micro-brewery, distillery and/or winery may include the following accessory uses (*in accordance with any applicable land use standards and requirements*): [*1*] a tasting room to dispense beer, wine, and/or spirits for on premise consumption, [*2*] meeting/banquet facilities, [*3*] restaurants, and/or [*4*] retail package sales of on-site manufactured product for off-premise consumption shall be allowed as permitted by the Texas Alcohol Beverage Commission's (TABC) Alcoholic Beverage Code.
(d) A facility that does not have a manufacturing component (*i.e. only provides tasting or retail sales of alcoholic beverages*) shall not be considered a craft or micro-brewery, distillery and/or winery and shall be prohibited.

~~Craft or Micro-Breweries, Distilleries and/or Wineries are small scale manufacturing and retail operations that are less than 12,000 square feet in total building area, and where a maximum of 40 percent of the total floor area can be dedicated to the direct sale of on-site manufactured product. A craft or micro-brewery, distillery and/or winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): (1) a tasting room to dispense beer, wine, and/or spirits for on premise consumption, (2) meeting/banquet facilities, (3) restaurants, and/or (4) retail package sales of on-site manufactured product for off-premise consumption shall be permitted for wineries, but prohibited for breweries, as permitted by Sections 12, 14, and 16 the Texas Alcohol Beverage Commission's (TABC's) Alcoholic Beverage Code. A facility that does not have a manufacturing component (i.e. only provides tasting or retail sales of alcoholic beverages) shall not be considered a craft or micro-brewery, distillery and/or winery and shall be prohibited.~~

(4) *Incidental Display.*

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(a) Outdoor sales and displays are permitted only in areas designated on the Site Plan filed with the City.
(b) Outdoor sales and display may not exceed five (5) percent of the adjacent building floor area (*building area is defined as the entirely enclosed portion of the primary building*).
(c) Outdoor sales and display may occupy up to 30 percent of a covered sidewalk that is located within 20-feet of the building. Such display shall not impede pedestrian use of the sidewalk and at least a five (5) foot passable distance shall be maintained.
(d) Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties. Such screening must:

(1) Be a minimum of eight feet high or one foot taller than the materials being displayed, whichever is greater.
(2) Include a minimum of 20 percent solid screening matching the material of the primary building. The remainder may be solid evergreen planting, or wrought iron or decorative metal fence~~, dark vinyl coated chain link or similar materials~~.

(e) Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure.
(f) No outdoor sales and display may be located in any portion of a parking lot.
(g) Christmas tree sales are exempted from these standards, and such trees may be stored outdoors for sale beginning one week before Thanksgiving and ending December 31st (~~Also,~~ see *Temporary Christmas Tree Sales and Similar Uses* ~~Christmas tree sales lot and similar uses (temporary)~~).
(h) ~~Landscape materials.~~ The accessory seasonal display of plants and related landscape materials such as fertilizer, peat moss, and ornamental landscape items by a permitted retail use may be displayed upon approval by the building inspector only under the following conditions:

(1) The plants and related materials shall be located on an all-weather surface.
(2) All of the plants and related materials shall be located behind the building line.
(3) The storage area for display of plants and related materials shall not occupy any required parking spaces ~~as outlined in article VI [of this Unified Development Code], Parking and Loading~~. Excess, parking spaces may be used if all other requirements ~~in this section~~ are met.
(4) The storage area for display of plants shall not occupy more than five percent of the total lot area.

(i) ~~Trucks and trailers.~~ The restrictions above shall be construed to prohibit the storage and display of rental trailers and trucks except in districts where such uses are indicated as permitted uses.

~~Display, incidental. Outdoor sales and display, excluding vehicles and vehicular machinery, for which the sale of these items are the primary business, shall meet the following standards:~~

(5) *Food Truck/Trailer.*

(a) The *Food Truck/Trailer* shall be located on an improved surface (*i.e. concrete or asphalt*) on private property where an existing business is currently operating with a valid certificate of occupancy (CO). Operation within the public right-of-way is prohibited.
(b) *Food Trucks/Trailers* shall only operate between the hours of 7:00 AM and 10:00 PM, and the *Food Truck/Trailer* shall be required to be removed from the property during non-operation hours (*i.e. overnight storage on the site is prohibited*).
(c) The *Food Truck/Trailer* shall be equipped with trash receptacles approved by the city health inspector and that comply with all other applicable city codes. The outside storage of trash shall be prohibited.
(d) The *Food Truck/Trailer* shall have permanent restrooms (*i.e. public or private*) for employees available within 300-feet of the facility. Portable restrooms facilities are not permitted to meet this requirement.
(e) The *Food Truck/Trailer* shall have access to a minimum of two (2) dedicated parking spaces and shall not reduce the required parking for the existing building/land use.
(f) All noise and lighting shall be subject to the requirements of the Municipal Code of Ordinances and the Unified Development Code. In addition, no lights associated with the operation of a *Food Truck/Trailer* may be directed towards an adjacent property or onto a public right-of-way.

(g) All signage must be attached to the *Food Truck/Trailer* with the exception of one freestanding menu board no greater than eight SF placed adjacent to the *Food Truck/Trailer*.
(h) *Food Truck/Trailer* shall be prohibited from locating within the Downtown Square (*i.e. the properties bounded by N. Alamo Street, E. Interurban Street, S. Fannin Street, and E. Washington Street*); however, the city council may consider allowing a food truck/trailer to locate within the Downtown Square on a *case-by-case* basis through the approval of a Specific Use Permit (SUP).

~~A food truck/trailer shall meet the following conditions:~~

(6) *General Personal Service.*

(a) Outside storage shall be prohibited with this land use.

(7) *Permanent Cosmetics.*

~~Cosmetics, permanent.~~

~~(a) Cosmetics, permanent, as defined by the state department of health.~~
(a) It includes electrolysis, but does not include ornamental tattoos.

~~Private club, lodge or fraternal organization.~~

~~1. Definition. A private club is an establishment providing social and dining facilities as well as alcoholic beverages service to an association of persons and otherwise falling within the definition of and permitted under the provisions of that portion of V.T.C.A., Alcoholic Beverage Code § 32.01 et seq. as it may be amended and as it pertains to the operation of private clubs.~~
~~2. Setbacks from other uses. The club must be located not less than 300 feet from a church, public school, or public hospital. For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. For public schools, the measurement of distance shall be in direct line from the property line of the public school to the property line of the private club and in a direct line across intersections.~~
~~3. Exterior signs. There shall be no exterior signs advertising the sale of alcoholic beverages, provided this does not prohibit using established trademark names (i.e., Steak and Ale).~~
~~4. Alcoholic sales revenue. Revenues from the sale of alcoholic beverages shall not exceed 40 percent of the gross revenues derived from the sale of food and beverages. In the hotels and motels, the gross receipts shall include all restaurants and club operations in the facility as well as room rental charges. The city shall be provided with copies of the reports submitted by the establishment to the Texas Comptroller of Public Accounts and the Texas Alcoholic Beverage Commission within 30 days of the end of each quarter. Combined sales as reflected on the reports for the last two reported quarters shall be used to determine if the sales of alcohol exceeds the maximum allowed percentage specified in this [Unified Development Code].~~
~~5. Club boundaries. For the purposes of this [Unified Development Code], the boundaries of a private club are hereby defined to be the building in which the private club is located, or in the case of a multi-tenant building such as a shopping center, only that portion of the building in which the private club is located which is separately leased or owned, or with contiguous internal access should such floor area be leased to more than one party.~~
~~A copy of the permit approved by the state shall be submitted to the city prior to issuance of a certificate of occupancy to ensure that the permit complies with the provisions of the zoning.~~
~~6. Allowed uses. No uses meeting the terms and definitions of "sexually oriented business" as defined in chapter 12, article XI of the Code of Ordinances, as it is currently adopted or as it may hereafter be amended, shall be located in a private club unless such uses are approved as a part of the specific use permit authorizing the private club. Any such approved use shall be in compliance with all requirements of this permit, all applicable requirements of the Unified Development Code, and any other applicable ordinances.~~

(8) *Rental Store without Outside Storage and/or Display.*

(a) Outside storage and/or display is prohibited for this land use.

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(9) *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In.*

(a) Drive-through lanes shall not have access to a local residential street.
(b) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
(c) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane.

(10) *Restaurant with 2,000 SF or More with Drive-Through or Drive-In.*

(a) Drive-through lanes shall not have access to a local residential street.
(b) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
(c) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane.

~~Restaurant with drive-through.~~

~~1. Drive-throughs shall not have access to local residential streets.~~
~~2. Stacking lanes for drive-through service windows shall accommodate at least six cars per lane, unless specifically approved by the director of planning.~~

~~Restaurant with accessory private club. See "private club" above.~~

(Ord. No. 07-31, 8-20-2007; Ord. No. 10-14, § 19, 7-6-2010; Ord. No. 10-32, § 2, 12-6-2010; Ord. No. 15-23, § 1, 8-3-2015; Ord. No. 18-04, § 1, 1-2-2018; Ord. No. 18-27, § 1, 6-4-2018; Ord. No. 18-37, § 1, 9-4-2018)

(G) *Commercial and Business Services Land Uses.*

~~Building and Landscape Material with Limited Outside Storage. Building and landscape material with outside storage. Outdoor sales and display, excluding vehicles and vehicular machinery for which the sale of these items is the primary business, shall meet the following standards:~~

(1) *Building and Landscape Material with Outside Storage.*

(a) Outside storage shall be permitted in accordance with the requirements for outside storage contained in Article IV, *Permissible Uses*, and Article VIII, *Landscape and Fence Standards*.
(b) All outside storage must be screened from adjacent properties, public right-of-way, and parks and open space.

(2) *Building and Landscape Material with Limited Outside Storage.*

(a) Outdoor sales and displays are permitted only in areas designated on the site plan filed with the City.
(b) Outdoor sales and display may not exceed five (5) percent of the adjacent building floor area (*Building area is defined as the entirely enclosed air-conditioned portion of the primary building*).
(c) Outdoor sales and display may occupy up to 30 percent of a covered sidewalk that is located within 20-feet of the building. Such display shall not impede pedestrian use of the sidewalk and at least a six (6) foot passable distance shall be maintained.
(d) Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties. Such screening must:

(1) Be a minimum of eight (8) feet high or one (1) foot taller than the materials being displayed, whichever is greater.

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(2) Include minimum of 20 percent solid screening matching the material of the primary building. The remainder may be solid evergreen planting, or wrought iron or decorative metal fence~~, dark vinyl coated chain link or similar materials~~.

(e) Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure.
(f) No outdoor sales and display may be located in any portion of a parking lot.

~~Building and landscape material with outside storage.~~

~~1. All outside storage must be screened from adjacent streets and public areas.~~

(3) *Building Maintenance, Service, and Sales with Outside Storage.*

(a) Outside storage shall be permitted in accordance with the requirements for outside storage contained in Article IV, *Permissible Uses*, and Article VIII, *Landscape and Fence Standards*.
(b) All outside storage must be screened from adjacent properties, public right-of-way, and parks and open space.

(4) *Furniture Upholstery/Refinishing and Resale*.

(a) In the Commercial (C) District, the furniture upholstery refinishing or resale land use is only permitted as an ancillary use to a general retail store (*i.e. a business whose primary purpose is to sell finished goods*) by Specific Use Permit (SUP).

(5) *Temporary On-site Construction Office*.

(a) Only one (1) construction or field office shall be allowed per construction site, unless specifically approved by the Chief Building Official.
~~(b)~~ Temporary construction offices shall be limited to the period of construction with a two (2) year initial period and one (1) year extensions being authorized by the Chief Building Official. ~~Such offices shall be maintained at all times.~~

(Ord. No. 18-26, § 1, 6-14-2018)

(H) *Auto and Marine-Related Land Uses.*

(1) *Major Auto Repair Garage~~, major~~*.

(a) Garage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property. ~~the street or a residential lot.~~
(b) Vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through ~~expressly permitted by~~ a Specific Use Permit (SUP).~~this [Unified Development Code].~~ If permitted all stored items ~~In which case, they~~ shall be screened from public right-of-way ~~streets~~, sidewalks and open space, and any residentially zoned or used property ~~lot~~ in accordance with the requirements of Article IV, *Permissible Uses*, and Article VIII, *Landscape and Fence Standards*.

(2) *Minor Auto Repair Garage~~, minor~~*.

(a) The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service. It also includes *quick lube* type businesses. This applies to only to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.
(b) In a General Retail (GR) District, ~~an~~ *Minor Auto Repair Garage* ~~"auto repair garage, minor"~~ is permitted as an accessory to a retail use, when the gross floor area of the auto repair and related storage does not exceed 30 percent of the retail sales floor area. If it is a stand-alone use, it shall require a Specific Use Permit (SUP).

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(c) In a Commercial (C) District, ~~a~~an *Minor Auto Repair Garage* ~~"auto repair garage, minor"~~ is permitted as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building. If it is a stand-alone use, it shall require a Specific Use Permit (SUP).
(d) Garage doors or bays shall not face the street or a residential lot.
(e) Vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through ~~expressly permitted by~~ a Specific Use Permit (SUP).~~this [Unified Development Code].~~ If permitted all stored items ~~In which case, they~~ shall be screened from public right-of-way ~~streets~~, sidewalks and open space, and any residentially zoned or used property ~~lot~~ in accordance with the requirements of Article IV, *Permissible Uses*, and Article VIII, *Landscape and Fence Standards*.
(f) A site plan must be approved ~~by the Director of Planning~~ prior to issuance of any building permit.
(g) In the Downtown (DT) District a~~n~~ *Minor Auto Repair Garage* ~~"auto repair garage, minor"~~ shall not be located within 500-feet of the Historic Courthouse property.

(3) *Boat and Trailer Dealerships (New and Used)*.

(a) The area to be used for outside storage and display shall not exceed 50 percent of the total lot area within 100-feet of any adjacent street.
(b) All such outside storage and display areas must be permanently paved to City standards.
(c) All such outside storage and display areas must be screened along all road frontages with a solid evergreen landscape screen a minimum of three (3) feet in height.
(d) All such outside storage and display areas may be lighted with directed exterior lighting that does not glare onto any adjacent roadways.
(e) A site plan and landscape plan shall be approved prior to issuance of any building permit.
(f) Such uses shall only be permitted along ~~Interstate 30~~ IH-30 and other arterials, as identified on the City's Master Thoroughfare Plan, but shall be excluded within the Scenic Overlay (SOV) District and along FM-740 and SH-66.

(4) *Car Wash (Full-Service or Self-Service).*

~~Carwash/auto detail. The following standards apply to any freestanding or accessory carwash or auto detailing use:~~

(a) Entrances and exits to the car wash shall not directly face any public right-of-way ~~street~~. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume, or as determined by the Director of Planning and Zoning.
(b) The carwash shall be set back a minimum of 50-feet from any street frontage.

(5) *New and/or Used Indoor Motor Vehicle Dealership/Showroom~~, new and/or used~~*.

(a) The sales/storage facility must be a completely enclosed building.
(b) Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.
(c) All activities shall remain inside the building *(i.e. no detailing, sales activities, et cetera shall be performed outside the building*).
(d) Accessory uses may be allowed in compliance with Section 1, *Land Use Schedule* ~~the "permissible use charts" located within section 1.1 of this article~~.

(6) *New Motor Vehicle Dealership for Cars and Light Trucks.*

~~(a) Used vehicles may only be sold as an ancillary use to new vehicle sales.~~
(a) All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.
(b) All vehicle display areas must meet the landscape standards for parking areas.

(7) *Used Motor Vehicle Dealership for Cars and Light Trucks.*

(a) Used vehicles may only be sold as an ancillary use to new vehicle sales.

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(8) *Service Station*.

(a) Service station does not include any premises where retail sales space exceeds 25 percent of the total building area or 500 SF of gross floor area, whichever is less.

(9) *Towing and Impound Yard*.

(a) A towing and impound yard must comply with all requirements, including definitions and permitting procedures for wrecking and towing services, that are specified in Article VI, *Wrecker and Towing Services*, of Chapter 12, *Businesses and Sales*, of the Municipal Code of Ordinances ~~chapter 12, article VI of the Code of Ordinances~~, unless otherwise approved by the Planning and Zoning Commission and City council as part of the Specific Use Permit (SUP) approved for the use.

(10) *Towing Service without~~, no~~ Storage*.

(a) A towing storage with no outside storage must comply with all requirements, including definitions and permitting procedures for wrecking and towing services, that are specified in Article VI, *Wrecker and Towing Services*, of Chapter 12, *Businesses and Sales*, of the Municipal Code of Ordinances ~~chapter 12, article VI of the Code of Ordinances~~,

(11) *Truck Stop with Gasoline Sales ~~fuel~~ and Accessory Services*.

(a) Entrances and exits to the service bays shall not directly face any public street. On corner sites, service bay entrances or exits shall not open toward the street with the highest traffic volume, or as determined by the Director of Planning and Zoning.
(b) The location of access drives from adjacent streets shall be determined by the Director of Planning and Zoning.

(Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 20, 7-6-2010; Ord. No. 11-13, § 2, 4-13-2011; Ord. No. 14-52, § 1, 12-1-2014)

(l) *Industrial and Manufacturing Land Uses.*

(1) *Asphalt or Concrete Batch Plant*.

(a) Any *Asphalt or Concrete Batch Plant* shall meet environmental standards established by ~~this~~ Unified Development Code (UDC) and state and federal agencies.

(2) *Temporary Asphalt or Concrete Batch Plant~~, Temporary~~*.

(a) A permit from the Chief Building Official stating any special conditions relating to its siting and reduction of potential impacts on adjacent uses, shall be required for this use.
(b) *Temporary Asphalt or Concrete Batch Plants* are limited to the period of construction if was constructed to serve.
(c) Any *Asphalt or Concrete Batch Plant* shall meet environmental standards established by ~~this~~ Unified Development Code (UDC) and state and federal agencies.

(3) *Brewery or Distillery*. ~~A brewery or distillery may include the following accessory uses (in accordance with any applicable land use standards and requirements):~~

(a) A brewery or distillery may include a tasting room to dispense beer for on premise consumption as an accessory use (in accordance with any applicable land use standards and requirements).

(4) *Environmentally Hazardous Materials*.

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(a) Any land use which involves environmentally hazardous materials shall meet environmental standards established by ~~this~~ Unified Development Code (UDC) and state and federal agencies.
(b) A permit from the Chief Building Official stating any special conditions relating to its siting and reduction of potential impacts on adjacent uses, shall be required for this use.

(5) *Mining and Extraction (Sand, Gravel, Oil and Other)*.

(a) Any mining and extraction activity shall meet environmental standards established by ~~this~~ Unified Development Code (UDC) and state and federal agencies.
(b) A permit from the Chief Building Official stating any special conditions relating to its siting and reduction of potential impacts on adjacent uses, shall be required for this use.

(6) *Winery*. ~~A winery is the industrial manufacturing, bottling, labeling and packaging of wine in accordance with the Texas Local Government Code (TLGC).~~

(a) A winery may include the following accessory uses (in accordance with any applicable land use standards and requirements): [*1*] a tasting room to dispense wine for on premise consumption, [*2*] meeting/banquet facilities, [*3*] restaurants, and/or [*4*] retail sales of wine for off-premise consumption.

(Ord. No. 18-27, § 1, 6-4-2018)

(J) *Wholesale, Distribution and Storage Land Uses.*

(1) *Mini-Warehouse.* ~~A *Mini-Warehouse* (*or self-storage facility*) is an enclosed storage facility containing independent, fully enclosed bays that are generally leased to individuals for long-term storage of their household goods or personal property.~~

(a) The number of storage units per acre shall not exceed 125, the minimum number of storage units shall be ten (10), and the maximum site area shall be five (5) acres.
(b) Only single-story units are allowed; however, no multistory buildings will be permitted unless an exception is approved by the Planning and Zoning Commission and City Council. If necessary, the office/caretaker residence-unit may exceed one (1) story, but shall not be greater than 36-feet in height.
(c) A minimum of two (2) parking spaces shall be required for the on-site manager (*i.e., caretaker, resident or otherwise*).
(d) No direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549 and John King Boulevard. The City Council may consider granting direct access from the above-mentioned roadways after review and determination of the availability of access to the specific property.
(e) Perimeter walls shall be provided which face the front, rear and side property lines. Overhead doors shall not face adjacent streets. ~~All exteriors perimeter walls facing the front, rear and side property lines shall be 100 percent brick construction unless otherwise approved by the planning and zoning commission and city council.~~ Perimeter walls facing the front yard shall incorporate architectural features to break up the long repetitive nature of self-storage buildings (e.g. ~~such as~~ offsets in buildings, variation of materials, and/or variation of heights, etc.). No ~~pre-engineered metal building components (e.g. such as~~ gutters and downspouts~~)~~ shall be incorporated in the perimeter walls facing the front property line. ~~Interior walls shall be constructed of split face block, brick or stone.~~
(f) The front, side and rear building set back areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the long repetitive nature of self-storage buildings.
(g) The facilities shall incorporate the use of perimeter gates that limit access to the storage areas to customers only. ~~Gates shall conform to all applicable zoning, building and fire code requirements.~~ Special access for fire and police personnel shall be provided as required.
(h) All screening fences shall be wrought iron with landscaping/living screen or masonry walls in accordance with the screening requirements contained in Subsection 5.02, *Landscape Screening*, of Article VIII, *Landscape and Fence Standards*. See-through fencing should be wrought iron, or similar. Chainlink fencing of any kind shall be prohibited.

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(i) Buildings and see-through fencing should be oriented in a manner to restrict the visibility of interior overhead doors and drives from ~~the~~ public right-of-way ~~street~~. The color(s) of the garage doors, as well as other doors within the facility, shall compliment the exterior colors of the main building(s).
(j) The commercial operation of rental trucks and trailers shall be prohibited.
(k) Businesses shall not be allowed to operate in the individual storage units.
(l) No outside storage of any kind shall be allowed (*including the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles*).
(m) Concrete shall be used for all paving.
(n) Roofs shall have a minimum pitch of ~~one in three~~ 1:3 and be constructed with a metal standing seam. Mechanical equipment shall be screened with the roof structure or parapet walls.
(o) Lighting standards shall be limited to a maximum of 20-feet in height.
(p) The residential unit as an accessory to the permitted use shall not exceed 1,600 SF.

(2) *Outside Storage and/or Outside Display*.

(a) ~~Outdoor storage shall be screened to the height of what is being stored from streets and public open space, and from abutting residentially zoned districts, and from an NS, GR, C, DT or RT district.~~ *Outside Storage and/or Outside Display* shall adhere to the requirements of Subsection 1.05, *Screening Standards*, of Article V, *District Development Standards*.
(b) No outside storage shall be allowed in any zoning district adjacent to IH-30. However, on property that is zoned ~~(LI)~~ Light Industrial (LI) District and adjacent to IH-30, a Specific Use Permit (SUP) may be considered on a *case-by-case* basis to allow for *Outside Storage and/or Outside Display* in conjunction with a use that is permitted under Section 1, *Land Use Schedule* ~~this article~~. A Specific Use Permit (SUP) approved for this use may be subject to time limitations, site/landscaping or building enhancements, or other restrictions deemed appropriate by the Planning and Zoning Commission ~~or~~ and City Council.
(c) *Incidental Display*, as defined in Subsection 2.07(11), ~~this article~~ shall not be considered *Outside Storage and/or Outside Display*, and shall be subject to the requirements of Subsection 2.07(11) ~~allowed pursuant to table 1, land use schedules~~.

(Ord. No. 11-47, § 2, 12-5-2011)

SUBSECTION 2.~~01.11~~12: UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES

(1) *Antenna as an Accessory.*

(a) The antenna installation shall comply with the height and area regulations of the applicable zoning district.
(b) Administrative approval of the antenna installation shall be required.
(c) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(2) *Commercial Antenna.*

(a) Located entirely within a non-residential structure as allowed under the applicable zoning district regulations:

(1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
(2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building.
(3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property.
(4) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.
(5) No more than three (3) separate equipment buildings shall be located on a single lot.

(6) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(3) *Antenna for an Amateur Radio.*

(a) Amateur antenna support structures, antenna, or support wires must be located behind the front facade of the main building, and no amateur antenna support structure, antenna, or support wires may be located in the required rear or side yard setback.
(b) No amateur antenna support structure or antenna may be greater than the maximum height of the underlying zoning district. However, the height of such antenna support structure or antenna may be increased up to 70-feet provided the setback from side and rear setback lines is increased by one (1) foot for every foot the height exceeds the limit specified in the underlying zoning district. In addition, the City Council may consider approval of a Specific Use Permit (SUP) for any amateur antenna support structure or antenna that is proposed to exceed these height limits.
(c) Only one (1) amateur radio support structure may be erected on a residential lot. Additional antenna support structures may be allowed with the approval of a Specific Use Permit (SUP).
(d) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(4) *Antenna Dish.*

(a) Dish antennas shall not be located within front or side yards, and shall be fully screened from view from streets and public or common open areas. In all cases, they must be screened to minimize the visual impact from adjacent properties.
(b) In residential districts, they shall be located only in rear yards. However, dish antennas 20-inches or smaller may be roof mounted provided that they are located behind a transverse roof ridge line and screened from adjacent properties.
(c) In commercial districts, if located on ground level, dish antennas shall be screened to the full height of the structure with landscaping. They may also be allowed on roof tops provided that they are located and screened so as to minimize visual impact from other properties in the area.
(d) In industrial districts, dish antennas may be ground or roof mounted but must be screened to minimize the visual impact from adjacent properties.
(e) If the standards above are not reasonably achievable, a Specific Use Permit (SUP) shall be obtained prior to installation of a dish antenna.
(f) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(5) *Commercial Freestanding Antenna.*

(a) *Commercial Freestanding Antenna* attached to a utility installation or a light pole in a public park or on public school property:

(1) The height of the utility installation or light pole upon which the antenna is attached shall be greater than 75-feet but no more than 150-feet.
(2) The antenna shall extend no more than ten feet above the maximum height of the utility structure.
(3) A minimum clearance of 15-feet shall be maintained from the ground to the lowest element of the antenna.
(4) A minimum setback of 20-feet shall be maintained from the utility installation, light pole or any equipment building to the lot line of the nearest property developed for residential occupancy.
(5) Any necessary equipment building may be constructed of metal with a baked-on or pre-painted surface and shall not exceed seven feet in height and 75 SF in area. The exterior surfaces shall be covered in paint or a similar coating; or the building may be built of a material allowed by the applicable zoning district for the principal building; or the necessary equipment may be contained entirely within a principal building on the property or in an underground vault. All equipment buildings shall be maintained free from graffiti.
(6) At least one (1) paved parking space with paved access may be required at the antenna location; this parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property, if any.
(7) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(8) No more than three separate antennas and three (3) equipment buildings shall be located on a single lot or structure.
(9) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(b) *Commercial Freestanding Antenna* that is *not* attached to a utility installation or a light pole in a public park or on public school property:

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district and the support structure shall not exceed 125-feet in height.
(2) The antenna shall not extend more than ten (10) feet above the maximum height of the support structure.
(3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.
(4) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or by a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building and the equipment building.
(5) At least one (1) paved parking space with paved access may be required at the antenna location; this space need not be reserved exclusively for use in conjunction with the antenna facility and may be one (1) of the spaces required for the principal use on the property.
(6) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.
(7) No more than three (3) separate antennas and three equipment buildings shall be located on a single lot or structure.
(8) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(c) *Replacement of an Existing Freestanding Antenna* that is not been permitted this Article -- *but that is considered to be a legally recognized, non-conforming structure or facility* --, the replacement of the antenna installation may be approved by the City Council on a *case-by-case basis* through a Specific Use Permit (SUP) pending the request conforms to the following criteria:

(1) The replacement of any legally recognized, non-conforming antenna installation shall only be permitted within the Heavy Commercial (HC) District, Light Industrial (LI) District, and Heavy Industrial (HI) District.
(2) The replacement antenna installation shall be set back a minimum distance equal to the height of the proposed structure from any residential property or residentially zoned property.
(3) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement antenna installation.
(4) The height of the replacement installation shall be equal to or less than the existing antenna installation, and any additional antennas added to the structure shall not exceed the height of the replacement installation.
(5) Any necessary equipment buildings associated with the replacement installation shall be of a material allowed by the applicable zoning district and be similar in color and character to the principal building on the site. As an alternative, the necessary equipment can be contained entirely within the principal building on the property or in an underground vault.
(6) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a landscape screening that will achieve a height of at least six (6) feet at maturity. As an alternative a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building may be used.
(7) At least one (1) paved parking space with paved access may be required at the antenna location. This parking space does not need to be reserved exclusively for the replacement tower use and may be one of the spaces required for the principal use on the property.
(8) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(6) *Mounted Commercial Antenna.*

(a) *Mounted Commercial Antenna* that 12-feet or less in height, on non-residential structures allowed under the applicable zoning district regulations:

(1) The total height of the structure, including the antenna, shall not exceed the maximum height of the zoning district by more than 12-feet.
(2) A minimum clearance of 15-feet shall be maintained from the ground to the lowest element of the antenna.
(3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.
(4) The antenna and any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building and the equipment building.
(5) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.
(6) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.
(7) The antenna will meet all applicable requirements of Subsection 3.06, *Antennas*.

(7) *Solar Energy Collector Panels and System.*

(a) Solar energy collector panels installed on a pitched roof shall be of a flat configuration and shall be subject to the following requirements:

(1) Configuration of pitched roof solar energy collector panels shall be a regular quadrangular shape, flat to the roof or integrated with the roof, and aligned with the natural roof edges.
(2) The surface of the solar energy collector panel shall not be more than six inches above the surface of the pitched roof.

(b) Solar energy collector panels installed on a flat roof, whether rack-mounted or flat-mounted, shall be screened from public view.

(1) The height of such screening, at the minimum, shall be the height of the solar energy collector panel.
(2) The screening may be by a parapet or screening wall replicating the materials of the building.

(c) Reflective flare of solar energy collector panels shall be minimized by the positioning of the solar collector panels or by the use of nonglare glazing.
(d) Piping, wiring and other mechanical accessories shall be concealed within a roof mounted solar energy collector panel. If some portion of the piping, wiring or other mechanical accessories cannot be practically concealed then those portions shall be painted so as to blend with the roofing material.
(e) Ground mounted or pole mounted solar energy collector panels shall be located behind the primary building, and shall be fully screened from public view by a solid screening fence or wall that meets all code requirements of the city.
(f) The maximum overall height of ground mounted or pole mounted solar energy collector panels shall not exceed 12-feet.
(g) In residential zoning districts, the total coverage area of solar energy collector panels shall not exceed 1,000 SF on a single lot.
(h) Any solar energy collector panels or systems not meeting these requirements, or any installation of solar energy systems as the principal use on any property, shall require approval of a Specific Use Permit (SUP).

~~Antenna.~~

~~2. Definitions.~~

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~~Antenna mast is defined as an antenna, mast or tower, or all or any two of these combined to constitute a structure designed for radio and television reception or transmission.~~

~~Antenna means a device or apparatus consisting of one or more wires or rods arranged to send and receive radio, television, electromagnetic or microwave signals. For purposes of this section, several antenna components may be assembled to perform a single function for a single operator and may be considered one antenna.~~

~~Antenna, accessory, means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, electromagnetic or microwave signals as part of and directly related to a principal activity within an office, retail or industrial building and which itself is not a principal use or unrelated to any principal use on the property.~~

~~Antenna, amateur radio, means a radio communication antenna used by a person holding an amateur station license from the Federal Communications Commission (FCC). An amateur radio antenna shall be allowed as an accessory use in any zoning district, under the following guidelines:~~

~~(a) Amateur antenna support structures, antenna, or support wires must be located behind the front facade of the main building, and no amateur antenna support structure, antenna, or support wires may be located in the required rear or side yard setback.~~
~~(b) No amateur antenna support structure or antenna may be greater than the maximum height of the underlying zoning district. However, the height of such antenna support structure or antenna may be increased up to 70 feet provided the setback from side and rear setback lines is increased by one foot for every foot the height exceeds the limit specified in the underlying zoning district. In addition, the city council may consider approval of a specific use permit for any amateur antenna support structure or antenna that is proposed to exceed these height limits.~~

~~(c) Only one amateur radio support structure may be erected on a residential lot. Additional antenna support structures may be allowed with the approval of a specific use permit.~~

~~Antenna, commercial, means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, cellular, electromagnetic or microwave signals, and any other similar technology, primarily for the purpose of operating a business and/or for financial gain. A commercial antenna may be either mounted or freestanding as described below.~~

~~Antenna, commercial—freestanding, means a commercial antenna supported by or affixed to a freestanding pole, tower, tripod, frame or other similar structure.~~

~~Antenna, commercial—mounted, means a commercial antenna permanently affixed to the roof or other portion of a building.~~

~~3. Antenna standards.~~

~~(a) Antenna, accessory.~~

~~(a) The antenna installation shall comply with the height and area regulations of the applicable zoning district.~~
~~(b) Administrative approval of the antenna installation shall be required.~~

~~(b) Antenna, commercial. Located entirely within any nonresidential structure allowed under the applicable zoning district regulations:~~

~~(1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.~~
~~(2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color with the principal building and the equipment building.~~
~~(3) At least one paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property.~~

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(4) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.
(5) No more than three separate equipment buildings shall be located on a single lot.

(c) Antenna, commercial—freestanding, when attached to a utility installation or a light pole in a public park or on public school property:

(10) The height of the utility installation or light pole upon which the antenna is attached shall be greater than 75 feet but no more than 150 feet.
(11) The antenna shall extend no more than ten feet above the maximum height of the utility structure.
(12) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.
(13) A minimum setback of 20 feet shall be maintained from the utility installation, light pole or any equipment building to the lot line of the nearest property developed for residential occupancy.
(14) Any necessary equipment building may be constructed of metal with a baked-on or pre-painted surface and shall not exceed seven feet in height and 75 square feet in area. The exterior surfaces shall be covered in paint or a similar coating; or the building may be built of a material allowed by the applicable zoning district for the principal building; or the necessary equipment may be contained entirely within a principal building on the property or in an underground vault. All equipment buildings shall be maintained free from graffiti.
(15) At least one paved parking space with paved access may be required at the antenna location; this parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property, if any.
(16) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.
(17) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(d) Antenna, commercial—freestanding, other.

(9) The antenna installation shall comply with the height and area regulations of the applicable zoning district and the support structure shall not exceed 125 feet in height.
(10) The antenna shall not extend more than ten feet above the maximum height of the support structure.
(11) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.
(12) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or by a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.
(13) At least one paved parking space with paved access may be required at the antenna location; this space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.
(14) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.
(15) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(e) Antenna, commercial—mounted, 12 feet or less in height, on nonresidential structures allowed under the applicable zoning district regulations:

(8) The total height of the structure, including the antenna, shall not exceed the maximum height of the zoning district by more than 12 feet.
(9) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(10) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

(11) The antenna and any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.

(12) At least one paved parking space with paved access thereto shall be provided at the antenna location; said space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.

(13) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(f) Replacement of an existing antenna, commercial - freestanding, other . Where an antenna installation has not been permitted under this chapter but that is considered to be a legally recognized, non-conforming structure or facility, the replacement of the antenna installation may be approved by the city council on a case-by-case basis through a specific use permit (SUP) pending the request conforms to the following criteria:

(9) The replacement of any legally recognized, non-conforming antenna installation shall only be permitted within the Heavy Commercial (HC), Light Industrial (LI) and Heavy Industrial (HI) Districts.

(10) The replacement antenna installation shall be set back a minimum distance equal to the height of the proposed structure from any residential property or residentially zoned property.

(11) The existing antenna installation shall be removed from the property within 14 days of the completion of the proposed replacement antenna installation.

(12) The height of the replacement installation shall be equal to or less than the existing antenna installation, and any additional antennas added to the structure shall not exceed the height of the replacement installation.

(13) Any necessary equipment buildings associated with the replacement installation shall be of a material allowed by the applicable zoning district and be similar in color and character to the principal building on the site. As an alternative, the necessary equipment can be contained entirely within the principal building on the property or in an underground vault.

(14) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a landscape screening that will achieve a height of at least six feet at maturity. As an alternative a masonry screening wall at least eight feet in height, compatible in color and character with the principal building may be used.

(15) At least one paved parking space with paved access may be required at the antenna location. This parking space does not need to be reserved exclusively for the replacement tower use and may be one of the spaces required for the principal use on the property.

3. Construction and maintenance requirements. All antenna masts, towers and antenna supports used for television and radio reception or transmission shall be constructed and maintained in accordance with the following requirements:

(a) All electrical specifications of such antenna masts, towers and supports shall comply with the National Electrical Code, the electrical code of the city, Standard Building Code, and the building code of the city.
(b) Antenna structures shall be designed in accordance with section 1205.1 of the Standard Building Code.

4. Permit required. Any person desiring to erect or have erected an antenna more than 25 feet in height above ground level, or an antenna mast 25 feet or less in height but not erected as required by this section, shall make written application to the building inspection department for a permit to erect same. Sufficient plans and specifications, as determined by the chief building official, must accompany each application. It shall be unlawful and a violation of this division to erect, or cause to be erected, or to maintain, or cause to maintain, such antenna mast without first having obtained a permit. It shall be the duty of the permittee to request a final inspection upon completion of the antenna system. Domestic TV antennas are exempt from this section.

5. Restrictions and limitations. All antenna systems constructed and maintained under the provisions of this section shall be subject to the following restrictions and limitations:

(a) No such antenna system shall be more than 99 feet in height.
(b) The location on the lot of such antenna system shall comply with the requirements of this Unified Development Code insofar as the front building line and side yard building line and requirements are concerned. No portion of an antenna system shall extend beyond the front building line on any lot, and on corner lots the side yard setback requirements shall be adhered to on the side adjacent to a public street, and where the front and side yard requirements are applicable, all portions of such structures shall be within the limits fixed by such requirements.
(c) All antenna systems constructed under the provisions of this section shall be maintained so as to at all times comply with the requirements of this section.
(d) The regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.

6. Roof-mounted equipment. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, should be screened to eliminate the view from the ground level of adjacent properties. The screen shall be constructed of materials approved by the director of planning. Roof-mounted equipment should be placed and finished in a manner which minimizes its visibility from overhead views from nearby buildings and elevated thoroughfare sections.

(a) The overall screening height will be the height of the tallest element of roof-mounted equipment.
(b) The outside of the screening device should be painted or finished in a similar color to the building facade, trim or roof surface to minimize the visibility of the equipment and screen the view from ground level.
(c) Roof-mounted equipment and the inside of the screening device should be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening device from overhead views.

Antenna, dish. Dish antennas shall be allowed in any district as an accessory use, provided that they meet the following conditions:

(g) Dish antennas shall not be located within front or side yards, and shall be fully screened from view from streets and public or common open areas. In all cases, they must be screened to minimize the visual impact from adjacent properties.
(h) In residential districts, they shall be located only in rear yards. However, dish antennas 20 inches or smaller may be roof mounted provided that they are located behind a transverse roof ridge line and screened from adjacent properties.
(i) In commercial districts, if located on ground level, dish antennas shall be screened to the full height of the structure with landscaping. They may also be allowed on roof tops provided that they are located and screened so as to minimize visual impact from other properties in the area.
(j) In industrial districts, dish antennas may be ground or roof mounted but must be screened to minimize the visual impact from adjacent properties.
(k) If the standards above are not reasonably achievable, a specific use permit shall be obtained prior to installation of a dish antenna.

Solar energy collector panels and systems. The installation of solar energy panels and systems shall be allowed as an accessory use in all zoning districts, provided they are designed and installed in compliance with the following standards:

(i) Solar energy collector panels installed on a pitched roof shall be of a flat configuration and shall be subject to the following requirements:

(1) Configuration of pitched roof solar energy collector panels shall be a regular quadrangular shape, flat to the roof or integrated with the roof, and aligned with the natural roof edges.
(2) The surface of the solar energy collector panel shall not be more than six inches above the surface of the pitched roof.

(j) Solar energy collector panels installed on a flat roof, whether rack-mounted or flat-mounted, shall be screened from public view.

~~(1) The height of such screening, at the minimum, shall be the height of the solar energy collector panel.~~
~~(2) The screening may be by a parapet or screening wall replicating the materials of the building.~~

~~(k) Reflective flare of solar energy collector panels shall be minimized by the positioning of the solar collector panels or by the use of nonglare glazing.~~

~~(l) Piping, wiring and other mechanical accessories shall be concealed within a roof mounted solar energy collector panel. If some portion of the piping, wiring or other mechanical accessories cannot be practically concealed then those portions shall be painted so as to blend with the roofing material.~~

~~(m) Ground mounted or pole mounted solar energy collector panels shall be located behind the primary building, and shall be fully screened from public view by a solid screening fence or wall that meets all code requirements of the city.~~

~~(n) The maximum overall height of ground mounted or pole mounted solar energy collector panels shall not exceed 12 feet.~~

~~(o) In residential zoning districts, the total coverage area of solar energy collector panels shall not exceed 1,000 square feet on a single lot.~~

~~(p) Any solar energy collector panels or systems not meeting these requirements, or any installation of solar energy systems as the principal use on any property, shall require approval of a specific use permit (SUP).~~

~~*(Ord. No. 10-14, §§ 23—25, 7-6-2010; Ord. No. 10-32, § 3, 12-6-2010; Ord. No. 18-03, § 1, 1-2-2018)*~~

SECTION 3. - OTHER SPECIAL USE STANDARDS

SUBSECTION 3.01: FARM ANIMALS AND HORSES

(A) Grazing animals. In the SF-E and SF-1 Districts, grazing animals 500 pounds or greater, including horses and cattle must have a minimum fenced or enclosed area of 40,000 square feet per animal. Grazing animals of less than 500 pounds, including sheep and goats, must have a minimum fenced or enclosed area of 15,000 square feet per animal.
(B) Other animals. An SUP is required for other farm animals, including chickens and swine (except for "potbellied pigs" as defined in section 6-1 of the Code of Ordinances), and for a reduction in the land area required for grazing farm animals. The city shall not grant an SUP for any farm animal unless it is convinced that the presence of such animals will not injure the use and enjoyment of neighboring properties, including the impact of dust, flies and odor.
(C) General conditions. Notwithstanding the conditions above,

(1) Ground accumulations of manure shall be collected and properly disposed of so as not to create offensive odors, fly breeding, or in any way pose a health hazard or nuisance to humans and animals;
(2) Fences or pens, corrals or similar enclosures shall be of sufficient height and strength to properly retain the animal; and
(3) In SF-E and SF-1 [Districts], no swine or fowl are permitted, except for "potbellied pigs" as defined in section 6-1 of the Code of Ordinances.
(4) In the Agricultural District or on unplatted tracts of land of five acres or more, standards for animals are found in section 6-162 of the Code of Ordinances.

(Ord. No. 06-14, 4-17-2006; Ord. No. 07-18, 6-4-2007; Ord. No. 10-14, § 26, 7-6-2010)

SUBSECTION 3.02: TEMPORARY ACCOMMODATION FOR EMPLOYEES, CUSTOMERS AND VISITORS

(A) Temporary accommodations. Temporary accommodation for employees, customers and visitors may be provided as an ancillary use in commercial zoning districts provided that:

(1) Such accommodation is clearly in support of the business operation;
(2) No rental of such facilities to the general transient public occurs;
(3) Accommodation is for temporary stays, not to exceed 30 days; and
(4) No more than five percent of the building area is utilized for this ancillary use.

SUBSECTION 3.03: UTILITY DISTRIBUTION LINES

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All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the city council based upon a recommendation of the planning and zoning commission.

SUBSECTION 3.04: FLAG POLES

Flag poles are permitted in all districts, but must meet the building height and setback requirements for each district. (See article V [of this Unified Development Code], District Standards.)

SUBSECTION 3.05: ALCOHOLIC BEVERAGE SALES

(A) *Restaurants with alcoholic beverage sales.*

(1) Restaurants may serve alcoholic beverages for on-premises consumption by right if they are located on property that was within the city limits as of November 14, 2007, and are located in a zoning district allowing such use. For restaurants located on property that was annexed after November 14, 2007, a private club permit must be obtained for the ability to serve alcohol and must be located in an appropriate zoning district that allows such use.
(2) Restaurants that sell alcoholic beverages for on-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital. For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. For public schools or private schools, the measurement of distance shall be in direct line from the property line of the public school or private school to the property line of the restaurant and in a direct line across intersections. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.

(Ord. No. 10-14, § 27, 7-6-2010)

The city council may grant a variance to the distance regulations if the city council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.
(3) Restaurants that sell alcoholic beverages for on-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and shall not be permitted to have exterior signs advertising the sale of alcoholic beverages other than those authorized under the Texas Alcoholic Beverage Code and chapter 32 of the Code of Ordinances, pertaining to signs.

(B) *Retail establishments with alcoholic beverage sales.*

(1) Retail establishments may sell beer and wine for off-premises consumption by right if they are located on property that was within the city limits as of November 14, 2007, and are located in a zoning district allowing such use. Retail establishments located on property that was annexed after November 14, 2007, may not engage in the selling of beer and wine for off-premises consumption.
(2) Retail establishments engaged in the selling of beer and wine to the general public for off-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital. For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. For public schools or private schools, the measurement of distance shall be in direct line from the property line of the public school to the property line of the retail establishment and in a direct line across intersections. If the permit or license holder is located on or above the fifth story of a multistory building, the measurement shall be in a direct line from the

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property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.

(Ord. No. 10-14, § 27, 7-6-2010)

The city council may grant a variance to the distance regulations if the city council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

(3) Retail establishments engaged in the selling of beer and wine for off-premise consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and shall not be permitted to have exterior signs advertising the sale of alcoholic beverages other than those authorized under the Texas Alcoholic Beverage Code and chapter 32 of the Code of Ordinances, pertaining to signs.

(Ord. No. 08-05, 1-22-2008)

(C) *Drive-through sales of pre-packaged beverages, convenience stores, retail sales with gasoline.*

(1) An establishment may not offer drive-in, drive-up, drive through, or walk-up sales or service of pre-packaged, sealed, unopened beverages.
(2) A convenience store may not contain less than 1,000 square feet of retail space.
(3) For purposes of this section, the terms "drive-in," "drive-up," "drive-through," and "walk-up" do not prohibit the service of food or beverages to customers:

(a) Who must physically leave their vehicles and enter a building in order to make a purchase; or
(b) As part of a drive-through restaurant in connection with the sale or service of food to the customer.

(Ord. No. 10-14, § 27, 7-6-2010)

State Law reference— Location restrictions, V.T.C.A., Alcoholic Beverage Code § 109.33.

SUBSECTION 3.06: ANTENNAS

(A) *Construction and Maintenance Requirements*. All antenna masts, towers and antenna supports used for television and radio reception or transmission shall be constructed and maintained in accordance with the current National Electrical Code and the Building Code of the City.

(B) Permit Required. Any person desiring to erect or have erected an antenna more than 25-feet in height above ground level, or an antenna mast 25-feet or less in height but not erected as required by this section, shall make written application to the building inspection department for a permit to erect same. Sufficient plans and specifications, as determined by the Chief Building Official, must accompany each application. It shall be unlawful and a violation of this division to erect, or cause to be erected, or to maintain, or cause to maintain, such antenna mast without first having obtained a permit. It shall be the duty of the permittee to request a final inspection upon completion of the antenna system. Domestic TV antennas are exempt from this section.

(C) Restrictions and Limitations. All antenna systems constructed and maintained under the provisions of this section shall be subject to the following restrictions and limitations:

(1) No such antenna system shall be more than 99-feet in height.
(2) The location on the lot of such antenna system shall comply with the requirements of this Unified Development Code insofar as the front building line and side yard building line and requirements are concerned. No portion of an

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antenna system shall extend beyond the front building line on any lot, and on corner lots the side yard setback requirements shall be adhered to on the side adjacent to a public street, and where the front and side yard requirements are applicable, all portions of such structures shall be within the limits fixed by such requirements.

(3) All antenna systems constructed under the provisions of this section shall be maintained so as to at all times comply with the requirements of this section.

(4) The regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.

(D) Roof-Mounted Equipment. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, should be screened to eliminate the view from the ground level of adjacent properties. The screen shall be constructed of materials approved by the director of planning. Roof-mounted equipment should be placed and finished in a manner which minimizes its visibility from overhead views from nearby buildings and elevated thoroughfare sections.

(1) The overall screening height will be the height of the tallest element of roof-mounted equipment.

(2) The outside of the screening device should be painted or finished in a similar color to the building facade, trim or roof surface to minimize the visibility of the equipment and screen the view from ground level.

(3) Roof-mounted equipment and the inside of the screening device should be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening device from overhead views.

~~*SECTION 4: SPECIFIC USE PERMITS*~~ *[MOVED TO SUBSECTION 2.03; ARTICLE XI, UDC]*

~~*SUBSECTION 4.01: PURPOSE*~~

~~The purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions. A SUP does not change the base zoning; it allows a particular use that would not normally be permitted in that zoning district. The SUP requirement for any land use is identified in the Permitted Land Use table contained in Article IV, Permissible Uses, of this Unified Development Code. The discretionary SUP procedure is designed to enable the Planning and Zoning Commission and the City Council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a SUP when it is apparent that a proposed use or structure will or may occasionally harm the community or cause injury to the value, lawful use, and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.~~

~~*(Ord. No. 17-17, § 1, 3-20-2017)*~~

~~*SUBSECTION 4.02: OPERATIONAL CONDITIONS*~~

~~In considering a SUP, staff and/or the Planning and Zoning Commission may recommend and the City Council may adopt additional conditions and operational constraints to ensure compatibility with adjacent land uses. These additional conditions and operational constraints will be incorporated into the SUP ordinance, and may relate to: (1) a property's specific site conditions, (2) increased performance standards, (3) compatibility with adjacent properties, (4) mitigation of potentially negative or adverse effects of a request, and (5) anything that could have a negative impact on the public's health, safety and general welfare.~~

~~*(Ord. No. 17-17, § 1, 3-20-2017)*~~

~~*SUBSECTION 4.03: COMPLIANCE*~~

~~(1) In considering a special use permit application, the planning and zoning commission may recommend, and the city council may impose such conditions, safeguards and restrictions upon the premises benefited by the special use as may be necessary to avoid, minimize, or mitigate any potentially injurious effect of such special uses upon other property in the neighborhood, and to carry out the general purpose and intent of this ordinance. Such conditions shall be set out in the ordinance approving the SUP.~~

(2) Prior to a SUP being issued, the property owner of the affected property shall agree, comply and be bound to the conditions and operational constraints approved by the City Council and contained in the SUP ordinance.
(3) A SUP is considered to be transferable from property owner to property owner; however, the conditions and operational constraints of the SUP shall remain in effect and be applicable to the new property owner(s) and/or occupant(s). SUPs cannot be transferred from property to property.

(Ord. No. 17-17, § 1, 3-20-2017)

SUBSECTION 4.04: ABANDONMENT, EXPIRATION AND REVOCATION OF A SPECIFIC USE PERMIT (SUP)

(1) *Abandonment.* A SUP approved by the City Council that remains vacant or inactive for a period of one (1) year shall be deemed to be abandoned and shall automatically expire. Vacancy or inactivity can be determined by the following:

(a) The water and/or electrical services have been disconnected or discontinued on the property; and/or
(b) The subject property (e.g. lease space, parcel or parcels of land, lot, tract etc.) is unoccupied; and/or
(c) The use is abandon due to the issuance of a Certificate of Occupancy (CO) for a use other than (and exclusive from) the use approved with the SUP.

(2) *Expiration.* A Specific Use Permit (SUP) shall automatically expire due to inactivity if:

(a) A building permit has not been issued within one (1) year of the approval date of the SUP ordinance, and/or a Certificate of Occupancy (CO) has not been issued within one (1) year of a building permit due to inactivity on the site (inactivity in this case is defined as no progress towards construction for six [6] months) — or one (1) year of the approval date of this ordinance if no building permit is necessary; or
(b) A building permit or Certificate of Occupancy (CO) expires, is terminated or revoked under the requirements of the Codes of the City of Rockwall.

(3) *Revocation.* The City Council reserves the right to revoke or rescind any SUP in which the business, property or property owner operating under the guidelines of the SUP ordinance fails to meet the minimum operation requirements set forth in the Specific Use Permit (SUP) ordinance and/or outlined in the Unified Development Code or the Rockwall Municipal Code of Ordinances. The procedure for revocation or rescinding a Specific Use Permit (SUP) shall be the same procedure for requesting a new Specific Use Permit (SUP).

(Ord. No. 17-17, § 1, 3-20-2017)

SUBSECTION 4.05: EXTENSION OF A SPECIFIC USE PERMIT (SUP)

Upon recommendation from the Planning and Zoning Commission, the City Council may grant a one (1) time extension to the expiration requirements stated above for a period not to exceed one (1) year. To apply for an extension a property owner shall file a written request with the Director of Planning or his designee at least ninety (90) days prior to the expiration date. Extension requests shall not require a public hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a SUP.

(Ord. No. 17-17, § 1, 3-20-2017)

SUBSECTION 4.06: EXISTING SPECIFIC USE PERMITS (SUP) AND CONDITIONAL USE PERMITS (CUP)

Specific Use Permits (SUP) and Conditional Use Permits (CUP) in existence at the time this section was adopted by the City Council shall automatically terminate one (1) year from the adoption date of this section if a building permit — or a Certificate of Occupancy (CO) if no building permit is necessary — has not been issued or an extension is not requested under Section 4.5 of this Ordinance.

(Ord. No. 17-17, § 1, 3-20-2017)

SECTION 45. - FLOODPLAIN AREAS

SUBSECTION 45.01: PERMITTED USES

The following uses shall be permitted within that portion of a district which is designated as being within a floodplain by the city engineer, provided they are allowed in the underlying zoning, and that they meet any additional requirements established in the city's floodplain regulations in chapter 20 of the Code of Ordinances:

(Ord. No. 10-14, § 28, 7-6-2010)

(A) *Agriculture.* Agricultural activities including the ordinary cultivation of land or legal forms of animal husbandry.
(B) *Utilities.* Local utilities.
(C) *Parks and recreation.* Public or private parks, community centers, playgrounds, public golf courses.
(D) *Private recreation.* Private commercial open area amusements such as golf courses, driving ranges, archery courses and similar uses when approved by a specific use permit.
(E) *Private open space.* Private open spaces as part of a Planned Development (PD) District, provided such use does not interfere with the continuity of the city's open space system.

SUBSECTION 45.02: DUMPING, EXCAVATING OR FILLING FLOODPLAIN

Any dump, excavation, storage or filling operation within that portion of a district having a floodplain designation shall require a permit, which must be approved by the city council, before such operation is begun. However, if those operations in the floodplain were specifically approved as part of a site plan approval by the city council, then a permit may be issued by the city engineer.

SUBSECTION 45.03: LOCAL FLOODING MAY OCCUR IN OTHER AREAS

The fact that land or property is or is not within a district having a floodplain designation shall not constitute assurance that such land or property is not subject to local flooding and the designation of floodplain in this [Unified Development Code] shall not be so interpreted.

SECTION 56. - TEMPORARY USES AND STRUCTURES

SUBSECTION 56.01: TEMPORARY USES

(A) This subsection includes by reference all temporary uses listed in the land use chart.
(B) The temporary use shall not be intrusive or inconsistent with existing land uses in area, or with anticipated land uses that may be constructed during the life of the temporary use.

SUBSECTION 56.02: TEMPORARY STRUCTURES

All buildings or other structures which are erected or located on the property in connection with the temporary use shall be removed not later than ten days after the expiration of the time period for which the use was approved or as set forth in the conditions of approval.

~~*SECTION 7. - NEW AND UNLISTED USES*~~

~~*SUBSECTION 7.01: REVIEW*~~

~~New and unlisted land uses which were not originally anticipated will likely be considered for location within the city. Such uses shall require an amendment to this Unified Development Code and shall be reviewed by the planning and zoning~~

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~~commission and the city council for inclusion in specific zoning districts or as part of a planned development (PD) zoning request.~~

~~*(Ord. No. 10-14, § 29, 7-6-2010)*~~

~~*SUBSECTION 7.02: CONDITIONS*~~

~~When considering requests for a new land use, the commission and council shall consider the potential effects of the use on adjacent properties in terms of requirements for services, visual impact, traffic generation, the extent to which the use is consistent with other uses allowed in the district, and other issues they deem appropriate.~~

SECTION 68. - NONCONFORMING USES, STRUCTURES AND SITES

SUBSECTION 68.01: INTENT

Within the zoning districts established by this [Unified Development Code], there may exist lots, structures and uses of land which were lawful before the effective date of the ordinance from which this Unified Development Code is derived, or amendment thereto, and which would be prohibited, regulated, or restricted under this [Unified Development Code]. It is generally the intent to permit these nonconformities to continue until they are removed or abandoned, or until such earlier time as they are ordered to be removed, but not to encourage their survival. It is further the intent that such nonconforming lots, buildings, or uses shall not be enlarged upon, expanded or extended, except as otherwise specifically provided, and that such nonconforming lots, buildings or uses may not be used as justification for adding other lots, buildings or uses prohibited elsewhere in the same zoning district. Except as otherwise provided, nonconforming uses are declared to be incompatible with permitted uses in the same zoning districts.

SUBSECTION 68.02: APPLICABILITY

The provisions of this section shall apply to lots, uses and buildings which become nonconforming by reason of the adoption of, or an amendment to, the ordinance from which this Unified Development Code is derived, as of the effective date of such amendment.

SUBSECTION 68.03: NONCONFORMING USES

(A) Exceptions.

(1) Except as specified below, any use, building, or structure lawfully existing at the time of the enactment of this [Unified Development Code] or at the time of annexation into the city may be continued, even though the use, building or structure may not conform to the provisions of this [Unified Development Code] for the district in which it is located.
(2) The right to continue nonconforming uses shall be subject to regulations prohibiting the creation of a nuisance and regulations reasonably protecting adjacent property.

(B) *Cessation of nonconforming use.* For the purposes of this subsection, a use shall be deemed to have ceased or been abandoned when it has been discontinued for 180 days during any three-year period whether with the intent to abandon the use or not.

(C) *Expansion of nonconforming use.* No existing building or premises devoted to a use that is not permitted by this [Unified Development Code] in the district in which such building or premises is located shall be enlarged or altered in a way which increases its nonconformity, except when required to do so by law or order, unless the use is changed to a use that is permitted in the district in which the building or premises is located, and except as follows:

(1) If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of a more restrictive classification when authorized by the board of adjustment; or it may be changed to a conforming use.

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(2) Whenever a nonconforming use has been changed to a conforming use, the use shall not thereafter be changed to a nonconforming use.
(3) When authorized by the board of adjustment, enlargement or completion of a building devoted to a nonconforming use may be made upon the lot occupied by the building, where the extension is necessary and incidental to the existing use of the building and does not exceed 25 percent of its original area of nonconformity.
(4) When authorized by the board of adjustment, a nonconforming use may be extended throughout those parts of a building which were manifestly designed or arranged for such use prior to the date on which the use of the building became nonconforming, if no structural alterations except those required by law, are made.

SUBSECTION 68.4: NONCONFORMING BUILDING OR SITES

(A) City-created nonconformity of structures. In the event that the city takes an act or action which transforms a previously conforming structure for purposes of front, side and rear yard setback requirements into a nonconforming structure for the purposes of front, side and rear yard setbacks, then such structure shall be deemed to be in conformance with the required setback prescribed in this [Unified Development Code]. (For land use nonconformity, see article IV, Permissible Uses, section 7.)

(B) Use of nonconforming buildings, structures or land.

(1) No building or structure which was originally designed for or used as a nonconforming use shall again be put to a nonconforming use, where such use has ceased for 180 days or more during any three-year period.
(2) The use of land, structures, and/or buildings involving individual structures with a replacement cost of $1,000.00 or less, which does not conform to the provisions of this [Unified Development Code] shall be discontinued within six months from the enactment of this [Unified Development Code]. The nonconforming use of land and/or buildings involving individual structures with a replacement cost of $1,000.00 or less, which becomes nonconforming by reason of subsequent amendments to this [Unified Development Code] shall be discontinued within six months from the date of such amendment.

(C) Construction approved prior to [Unified Development Code]. Nothing in this [Unified Development Code] shall be construed to require any change in the overall plans, construction, or designated use of any development, structure, or part thereof, where official approval and the required building permits were granted before the enactment of this [Unified Development Code], or any amendment thereto, where construction, conforming with the plans, shall have been started prior to the effective date of the ordinance from which this Unified Development Code is derived or such amendment, and where such construction shall have been completed in a normal manner within the subsequent 12-month period, with no interruption, except for reasons beyond the builder's control.

(D) Damage due to acts of God. Any nonconforming structure which is damaged more than 75 percent of its then appraised tax value above the foundation, by fire, flood, explosion, wind, earthquake, war, riot or other calamity or act of God, shall not be restored or reconstructed and used as it was before the damaging event. If such structure is damaged less than 75 percent of its then appraised tax value above the foundation, it may be restored, reconstructed, or used as before, provided that the restoration or reconstruction is completed within 12 months of the damaging event. The 12-month period does not include any necessary litigation.

(E) Repair of unsafe buildings, structures and sites. Nothing in this [Unified Development Code] shall be construed to prohibit the strengthening or repair of any part of any building or structure declared unsafe by proper authority, unless such repairs exceed 50 percent of the replacement cost of the building. If the repairs exceed 50 percent, the building shall be brought into conformity with all requirements of the zoning district in which it is located.

(F) General repairs and maintenance.

(1) On any nonconforming structure or portion of a structure containing a nonconforming use, no work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-load-bearing walls, fixture, wiring, or plumbing to an extent exceeding ten percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure as the case may be.

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(2) If 50 percent or more of a nonconforming structure containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs or maintenance, and is declared by a duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of the district in which it is located.

(G) Moving of a nonconforming building or structure. No nonconforming building or structure shall be moved in whole or in part to any other location on the lot, or on any other lot, unless every portion of the building or structure is made to conform to all the regulations of the district.

(H) Nonconforming lot sizes. All lots used for storage that do not require a building and the use of such lot is made nonconforming by this [Unified Development Code] or amendments thereto shall cease to be used for such storage within six months of the date of adoption of the ordinance from which this Unified Development Code is derived, or amendments [thereto].

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Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~
Staff Notes: Highlighted, Red Text
Links/References: Blue, Underlined

ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, UDC

SECTION 1: GENERAL STANDARDS

SUBSECTION 1.01: OPEN SPACE

(A) *Purpose.* The City of Rockwall is a rural and recreation-oriented community with open space that ties into a regional framework of open space, trails, and corridors. Open space corridors link all major areas of the city using primarily floodplain and drainage areas. Since open space and recreational amenities are vital to the City's commercial and residential developments, all projects must provide open space in accordance with the City's *Comprehensive Plan* and the *Parks, Recreation, and Open Space Master Plan*.

(B) *Requirements.* All projects in the city must reserve, dedicate and/or develop public and private open spaces consistent with the requirements of the following sections:

(a) *Residential*. Subsection C, *Open Space,* of Section 3.01, *General Residential District Standards*
(b) *Commercial*. Subsection D, *Open Space Guidelines,* of Section 4.01, *General Commercial District Standards*
(c) *Industrial*. Subsection D, *Open Space Guidelines,* of Section 5.01, *General Industrial District Standards*

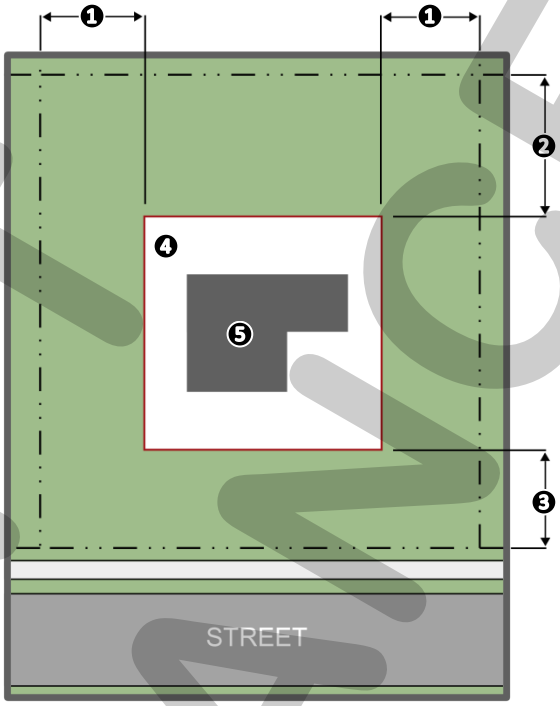
SUBSECTION 1.02: SITE PLANS

All development in the City of Rockwall -- *with the exception of single lot single-family and duplex developments* -- shall require the approval of a site plan in accordance with the requirements of Article XI, *Development Applications and Review Procedures*.

SUBSECTION 1.03: LOT CONFIGURATIONS

(A) *Lots with a Single Street Frontage.* Where lots have a single street frontage, the required setbacks should generally adhere to the following diagram:

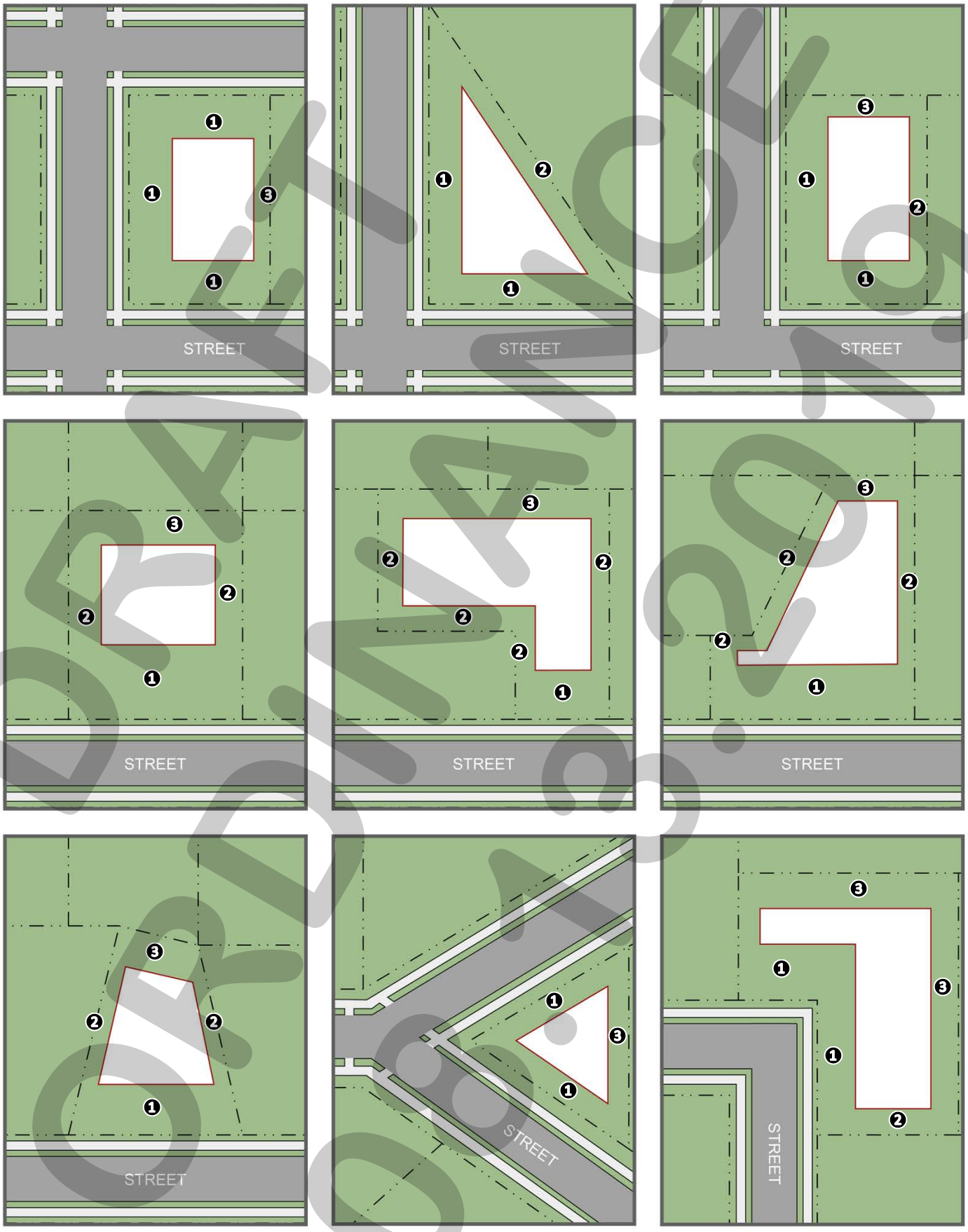
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❶: Required Side Yard Setback
❷: Required Rear Yard Setback
❸: Required Front Yard Setback
❹: Buildable Area
❺: Building Coverage

(B) *Lots with Multiple Street Frontages.* Where lots have multiple street frontages on one (1) or more streets, the required setbacks should generally adhere to the following diagram:

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SUBSECTION 1.04: CALCULATION OF DENSITY

The calculation of the allowable density for residential developments shall be based on the gross site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the city or preserved and maintained by some other mechanism. Despite this calculation requirement, other provisions of this Unified Development Code may limit the actual density allowed on any given property.

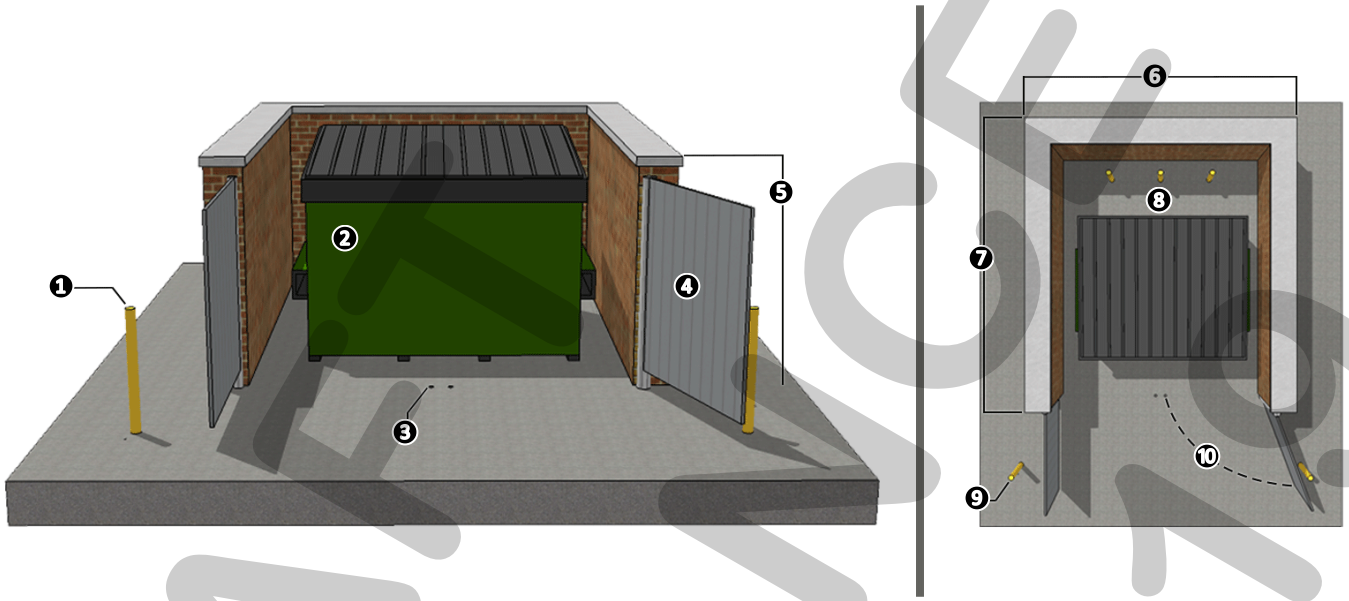
SUBSECTION 1.05: SCREENING STANDARDS

All development shall adhere to the following screening standards:

(1) *Loading Docks.* Off-street loading docks must be screened from all public streets, ~~and~~ any residential zoning district or residentially used property, and any parks and open space that abuts or is directly across a public street or alley from the subject property. The screening must be at least six (6) feet in height and ~~may~~ shall be provided by using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless integral to the buildings design and otherwise approved by the Planning and Zoning Commission*) and *Canopy Trees* on 20-foot centers~~, and/or berms and plantings~~. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 5.02, *Landscape Screening Standards*, of Article VIII, *Landscape Standards*.

(2) *Trash/Recycling Enclosures*. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The opaque, self-latching gate shall not be constructed utilizing wood fencing materials. If the primary building does not use masonry materials, a masonry material that is complimentary in color and scale shall be utilized. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. All trash/recycling enclosures shall be constructed in conformance to the diagram below, unless otherwise approved/required by the City and/or its contractor for trash services.

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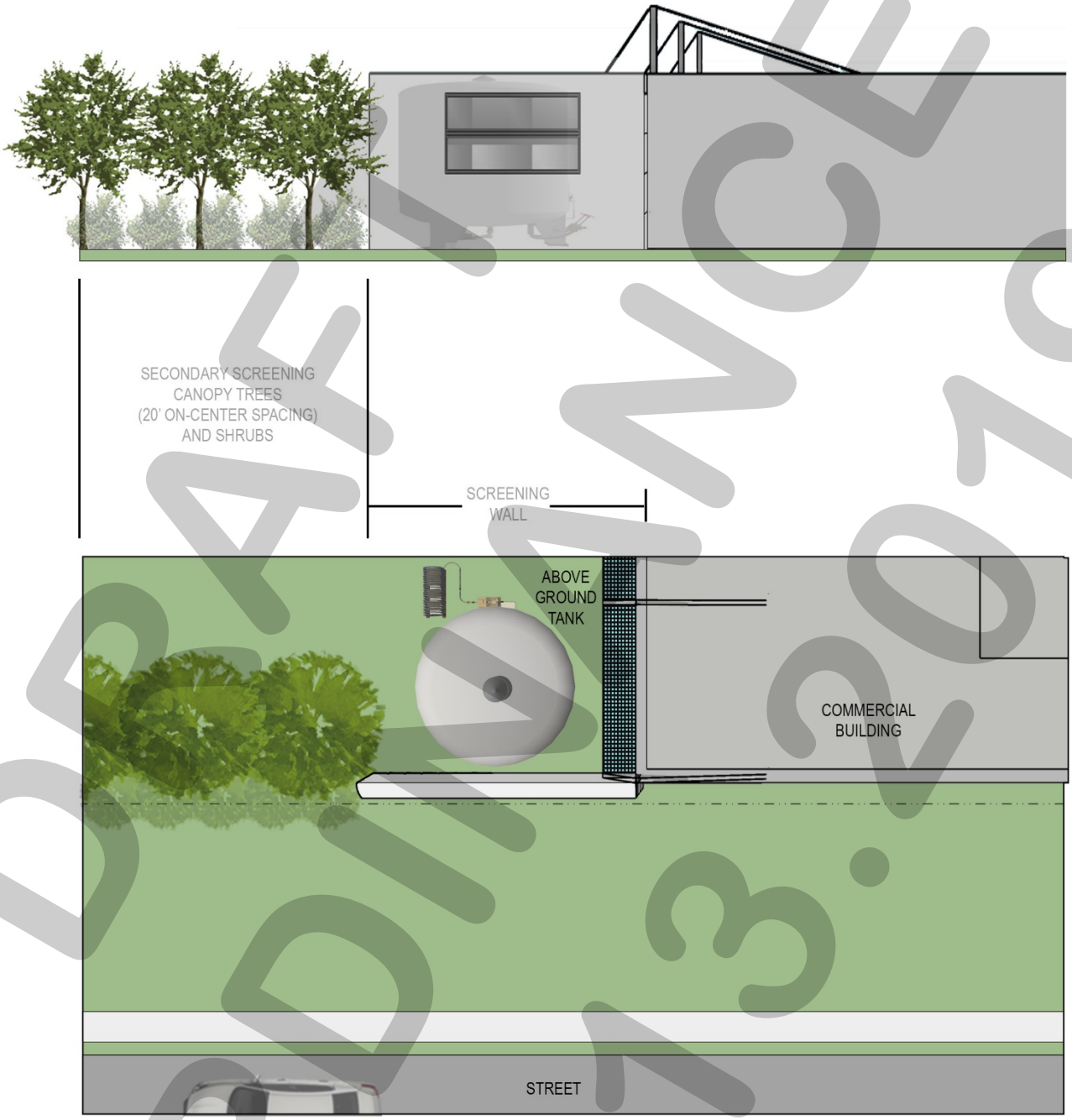


❶: Concrete Filled Steel Protected Pole
❷: Standard End Loading Container
❸: Deep Recesses for Gate Cane Bolts [*If Necessary*]
❹: Opaque Screening Gate
❺: Six (6) Feet in Height [*Eight (8) Feet in Overlay Districts*]
❻: Ten (10) Feet in Width
❼: 12-Feet in Length
❽: Three (3) Concrete Filled Steel Protected Poles
❾: Concrete Filled Steel Protected Pole
❿: 120 Degree Swing on Opaque Screening Gate

(3) *Utility Equipment and Air Condition Units.* Pad or roof mounted utility equipment and air conditioning units shall be screened from the view from of any adjacent public streets or ~~property~~ properties. Roof mounted utility equipment and air conditioning units shall be screened using a parapet wall that completely impairs the visibility of the equipment, and is constructed on all sides of the building. Ground mounted ~~Utility~~ equipment and air conditioning units shall be screened utilizing plantings, berms, walls matching the main structure, or an architectural feature that is integral to the building's design.

(4) *Aboveground Storage Tanks.* Aboveground storage tanks shall be screened utilizing ~~plantings, berms, or~~ walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (*i.e. incorporate primary screening -- screening wall -- and secondary screening*) and be approved by the Planning and Zoning Commission in conjunction with a site plan.

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(5) *Outside Storage.* Outside storage of materials or vehicles shall be screened from all public streets, any residential zoning district or residentially used property, and parks and open space that abuts or is directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and *Canopy Trees* on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 5.02, *Landscape Screening Standards*, of Article VIII, *Landscape Standards*.

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(Ord. No. 06-14, 4-17-2006)

SUBSECTION 1.06: RESIDENTIAL ADJACENCY STANDARDS

Subsection 1.06, *Residential Adjacency Standards*, is omitted from this ordinance change, but is retained in its entirety.

~~*SUBSECTION 1.07: FENCES*~~

~~All fences within the City shall conform to Article XI, *Fences*, of Chapter 10, *Building and Building Regulations*, of the Municipal Code of Ordinances, unless otherwise required by this Unified Development Code.~~

~~*(Ord. No. 10-14, § 30, 7-6-2010)*~~

SUBSECTION 1.07~~8~~: PROJECTIONS INTO REQUIRED YARD OR COURT

(A) Every part of a required yard within a building setback shall be unobstructed and open from its lowest point to the sky, except for the ordinary projections of sills, belt courses, cornices, chimneys, buttresses, ornamental features and eaves; provided, however, that none of the above projections shall extend into a court more than six (6) inches nor into a required yard by more than 30-inches; and provided existing open porches extending into the required yard shall not be enclosed.

An open fire escape may project into a required yard by not more than half the width of the setback, but not more than four (4) feet from the building. Fire escapes, solid floored balconies and enclosed outside stairways may project into a rear yard by a maximum of four (4) feet.

(B) Where a lot abuts a right-of-way line has been established for the future widening or opening of a street or highway, then the depth or width of a yard shall be measured from such right-of-way line to the required building setback.

(Ord. No. 06-14, 4-17-2006)

SUBSECTION 1.08~~9~~: PUBLIC RIGHT-OF-WAY VISIBILITY

(A) *Street/drive intersection visibility obstruction triangles.* A landscape plan showing the plan of the street on both sides of each proposed drive/street to the proposed development with the grades, curb elevations, proposed street/drive locations, and all items (both natural and manmade) within the visibility triangles as prescribed below shall be provided with all site plans, if they are not on engineering plans that are submitted at the same time. this plan shall show no horizontal or vertical restrictions (either existing or future) within the areas defined below.

(B) *Obstruction/interference triangles defined.* No fence, wall screen, billboard, sign face, tree or shrub foliage, berm, or any other item, either manmade or natural, shall be erected, planted, or maintained in such a position or place so as to obstruct or interfere within the following minimum standards; however, on non-residentially zoned lots, a single pole for mounting a sign may be placed within this area provided the pole does not exceed 12-inches in diameter, and provided every portion of the sign has a minimum height clearance of nine (9) feet:

(1) *Visibility Triangles*. Vision at all intersections which intersect at or near right angles shall be clear at elevations between 24-inches and nine (9) feet above the top of the curb elevation, within a

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triangular area formed by extending the two (2) curblines from their point of intersection, for the following minimum distances for the applicable intersection, and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines from their point of intersection for a distance as prescribed below, and connecting these points with an imaginary line, thereby making a triangle as shown below.

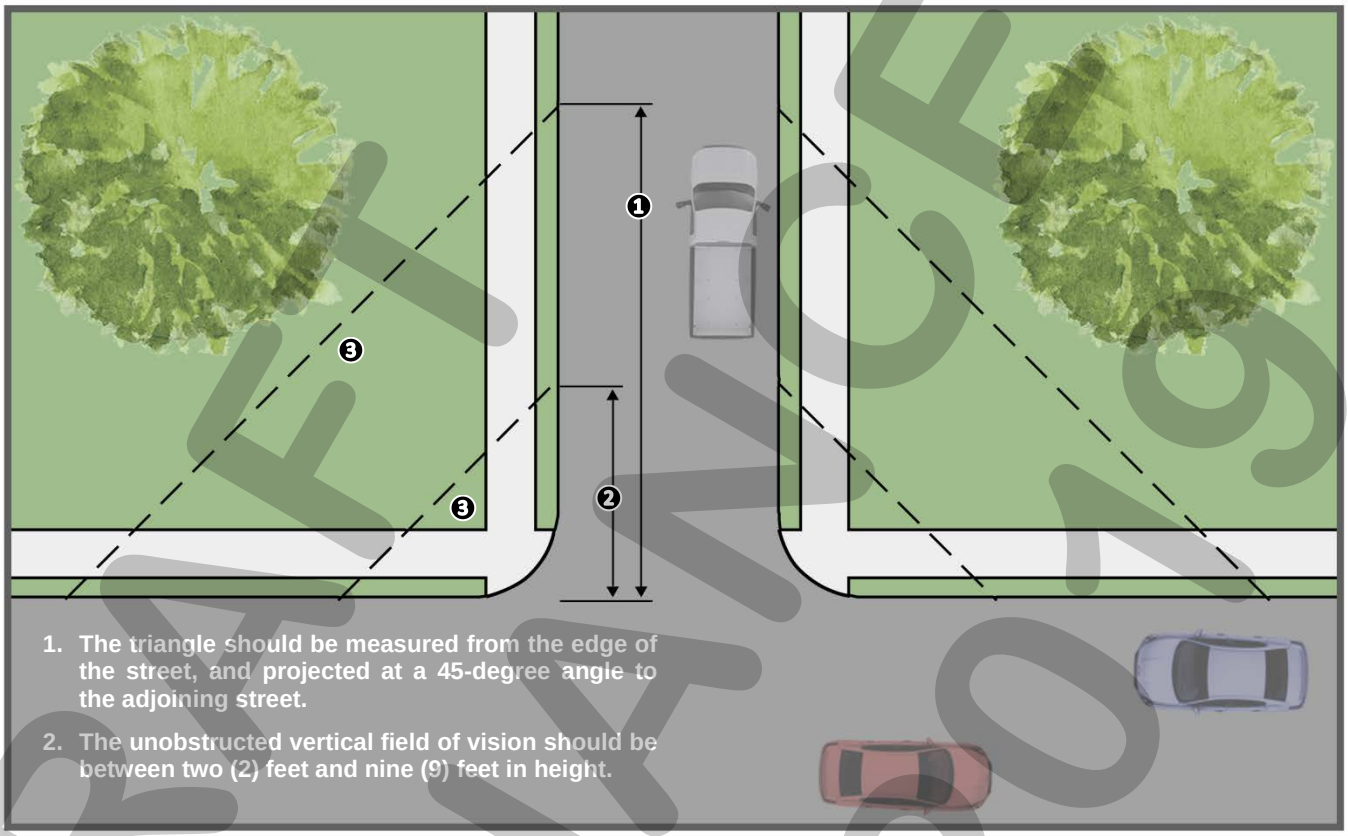
(2) *Intersection of two (2) public streets*. The minimum required distance from the curb shall be 30-feet and the minimum distance from the property line on streets without a curb shall be 20-feet.

(3) *Intersection of a public street and an alley*. The minimum required distance measured from the property line shall be 15-feet, or 25-feet from street curb.

(4) *Intersection of private drive and public street*. The minimum required distance from the curb shall be 15-feet and the minimum distance from the property line on streets without a curb shall be ten (10) feet.

(C) *Sight distance requirements.* The city hereby adopts the standards for both vertical and horizontal sight distance requirements set forth in the latest edition of AASHTO green book "a policy on geometric design of highways and streets" for the construction of both public street intersections and private drive intersections, unless otherwise approved by the city engineer. If, in the opinion of the city engineer, a proposed street or drive intersection does not meet these standards, additional engineering information exhibiting how the standards have been addressed may be required for submission and approval by the city's engineer.

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❶: 30-Foot for Arterials and Collectors and 20-Foot for Residential Distance from Intersection for Streets
❷: 10-Foot Distance from Intersection for Alleyways
❸: Visibility Triangles

SECTION 2: AGRICULTURAL DISTRICTS

SUBSECTION 2.01: AGRICULTURAL (AG) DISTRICT

(A) *Purpose*. The Agricultural (AG) District is a zoning designation used for land that is reserved for the anticipated future growth of the city. This district is intended to be used for raw land or land with agricultural land uses, and is intended to be held in these conditions as long as practical and reasonable to promote the orderly growth of the community. This zoning designation is suitable for areas where development is premature due to lack of utilities, capacity, or service. The Agricultural (AG) District is also used to protect areas that are unsuitable for development due to physical constraints or safety issues (*e.g. topography, floodplain, ecologically sensitive areas, etc.*), or to protect green belts, natural areas and/or open space that might otherwise be developed.

(B) *Permitted Uses*. All land uses permitted within the Agricultural (AG) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within an Agricultural (AG) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SECTION 3: RESIDENTIAL DISTRICTS

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SUBSECTION 3.01: GENERAL RESIDENTIAL DISTRICT STANDARDS

All residential development shall conform to the following standards:

(A) *Construction Standards ~~Materials~~*.

(1) *Roof Pitch*. All residential structures shall be constructed with a minimum *3:12* roof pitch.
(2) *Concrete Foundation*. All residential structures shall be permanently attached to an engineered concrete foundation.

~~*(A) Materials and Masonry Composition*. All buildings with a building footprint of 120 square feet or greater that are over ten (10) feet in height shall consist of a minimum of 80% *Primary Materials* and/or a maximum of 20% *Secondary Materials* -- *excluding doors and windows* -- as defined below.~~

~~a. *Primary Materials*. *Primary Materials* shall include stone, brick, and cementitious materials. Specific requirements for *Primary Materials* are as follows:~~

~~1. *Cementitious Materials*. The use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 60% of the building's exterior façade.~~
~~2. *Chimneys*. All new homes shall be required to incorporate a masonry chimney (*i.e. brick and stone only*).~~

~~b. *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above.~~

~~*(B) Exceptions*. Exceptions to the material requirements -- *including exceptions for buildings for farm animals* -- may be permitted on a case-by-case basis by the Planning and Zoning Commission upon submission and approval of material samples and building elevations of the structure. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).~~

(B) *Accessory Structures.*

(1) *Accessory Structure Standards.* All accessory structures shall conform to the related standards listed within Subsection 7.04, *Accessory Structure Development Standards*.

(C) *Open Space.* On all new subdivisions, ten (10) lots or greater, that are not infill projects (*i.e. projects going into an established area as determined by the Director of Planning and Zoning or his/her designee*) the following open space requirements shall be applied:

(1) Unless otherwise provided by this Unified Development Code, a minimum of 20% of the gross land area within a residential subdivision that is five (5) acres or greater shall be devoted to open space. Where floodplain exists in a proposed subdivision, the floodplain may be used to meet the 20% requirement at a rate of one-half (½) acre for every one (1) acre of floodplain dedicated to open space. Open space requirements for subdivisions may be satisfied by public open space/parkland,

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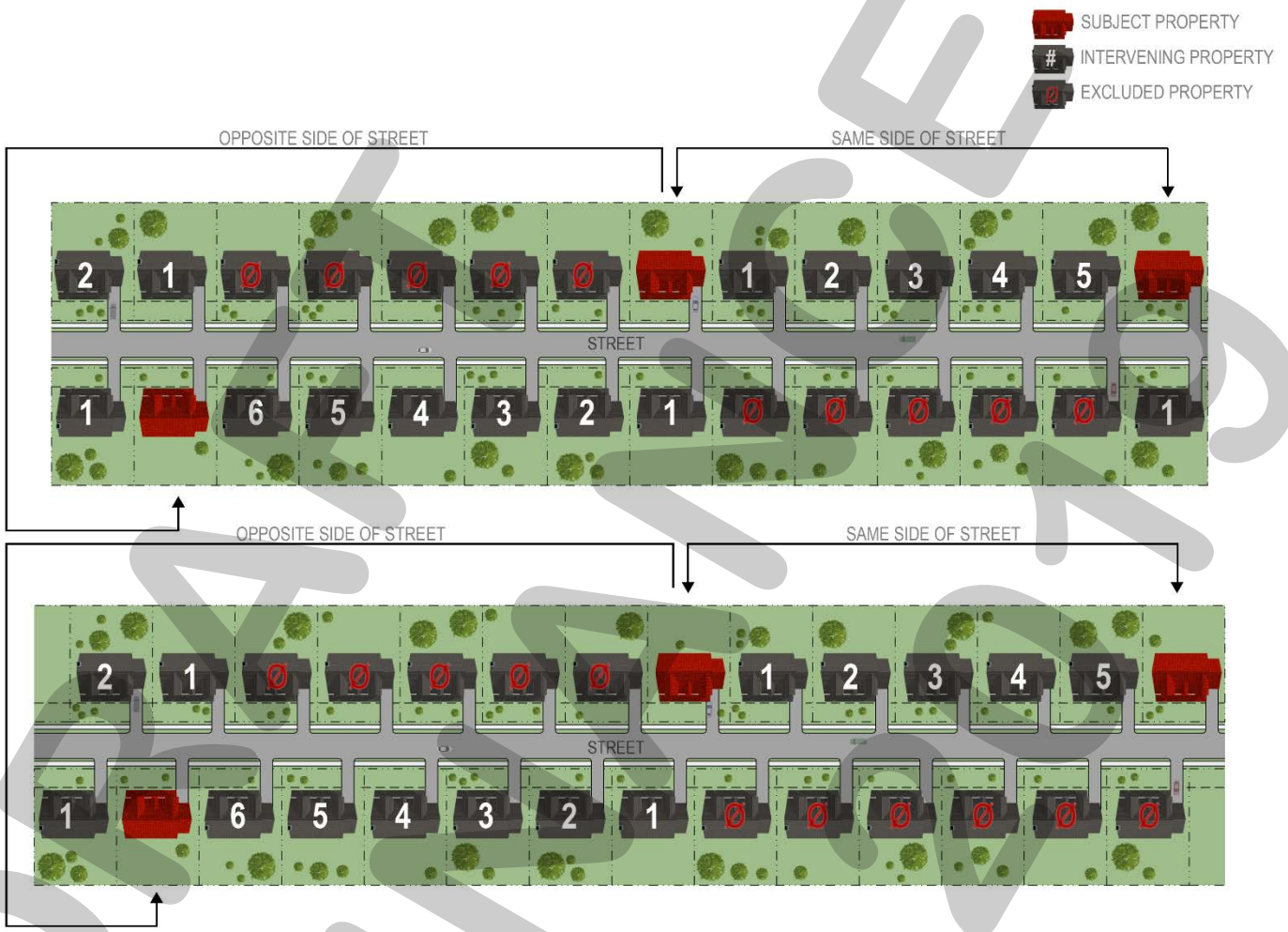
or by a combination of public and private open space. Public open space/parkland shall be dedicated to the city, and shall be approved by the Parks and Recreation Board and the City Council during the platting process. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering.

(2) To encourage the provision of open space, the minimum lot sizes in a residential subdivision may be reduced by up to 20% in order to preserve additional public and/or private open space, provided that the lots being reduced face onto a single loaded street (*i.e. a street with open space and/or a public park on one side of the street and lots on the other side of the street*). This requirement shall be approved by the City Council at the time of preliminary plat, final plat, or site plan whichever comes first.

(D) *Anti-Monotony.* The front building elevations of a home shall not repeat along any block face without at least ~~four (4)~~ five (5) intervening homes of differing appearance on the same side of the street and ~~two (2)~~ six (6) intervening homes of differing appearance on the opposite side of the street (*see Examples 1 & 2 below*). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least ~~two (2)~~ five (5) intervening homes of differing appearance. Identical ~~brick blends~~ building material blends and colors may not occur on adjacent (*side-by-side*) properties. Homes are considered to differ in appearance if any three (3) ~~two (2) of the following~~ elements are different:

(a) The number of stories of the home.
(b) The garage location/orientation on the home.
(c) The roof type and layout of the home.
(d) The articulation of the front façade of the home.

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(E) *Fencing.* All residential fencing shall be subject to the requirements stipulated by Section 8, *Fence Standards*, of Article VIII, *Landscape and Fence Standards*.

~~(a) Solid fencing shall be cedar standard fencing material that is a minimum ½-inch in thickness or more. Spruce fencing is prohibited. All cedar pickets shall be placed on the *public side* (*i.e. facing out*) facing a street or alleyway. All posts and framing shall be placed on the *private side* (*i.e. facing towards the home*) of the fence. Other types of solid fencing (*e.g. vinyl*) may be considered on a *case-by-case basis* by the Planning and Zoning Commission at the time of preliminary plat, final plat, or site plan whichever comes first.~~

~~(b) Tubular steel or wrought iron type fencing shall be allowed.~~

~~(c) Tubular steel or wrought iron type fencing shall be required on all lots located adjacent to perimeter roadways, open spaces, greenbelts and/or parks.~~

~~(d) Split rail fencing shall be allowed on lots containing 20,000 SF or more.~~

~~(e) Fencing on corner lots constructed adjacent to the street shall provide masonry columns at 45-feet off-center spacing that begins at the rear property line corner and terminates at least 15-feet behind the front yard building setback line. A maximum six (6) foot tall, solid board-on-board, panel cedar fencing or wrought iron type fencing shall be allowed between the masonry columns along the side and/or rear yard adjacent to a street.~~

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1. ~~On corner lots that have rear lot lines adjacent to alleyways or other rear lot lines, fences may be constructed along the side yard adjacent to the street, subject to a minimum five (5) foot setback from the right-of-way. The property owner shall maintain that portion of the property outside of the fence.~~

2. ~~On corner lots that have rear lot lines adjacent to a side lot line of an adjoining lot(s), only tubular steel or wrought iron type fences not exceeding 42 inches in height may be constructed beyond the building line. Fences constructed on or behind the building line shall comply with the material requirements detailed above.~~

~~(f) All common areas and perimeter fencing shall be maintained by a Homeowners Association (HOA) as specified in the City's subdivision regulations. Perimeter fencing shall be constructed of six (6) foot tall tubular steel or wrought-iron type fencing with masonry columns and entry features. The Planning and Zoning Commission may consider alternative perimeter screening such as earthen berms with landscaping at the time of preliminary plat, final plat, or site plan whichever comes first.~~

SUBSECTION 3.02: SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT

(A) *Purpose*. The Single-Family Estate 1.5 (SFE-1.5) District is the proper zoning classification for rural, estate lots that are a minimum of 1½-acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family Estate 1.5 (SFE-1.5) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements.* All development within a Single-Family Estate 1.5 (SFE-1.5) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.03: SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT

(A) *Purpose*. The Single-Family Estate 2.0 (SFE-2.0) District is the proper zoning classification for rural, estate lots that are a minimum of two (2) acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family Estate 2.0 (SFE-2.0) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements.* All development within a Single-Family Estate 2.0 (SFE-2.0) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.04: SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT

(A) *Purpose*. The Single-Family Estate 4.0 (SFE-4.0) District is the proper zoning classification for rural, estate lots that are a minimum of four (4) acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential

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development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage. Developers wishing to restrict their subdivision to a lot size greater than four (4) acres shall be required to use restrictive covenants.

(B) *Permitted Uses*. All land uses permitted within the Single-Family Estate 4.0 (SFE-4.0) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements.* All development within a Single-Family Estate 4.0 (SFE-4.0) District shall conform to the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.05: SINGLE-FAMILY 1 (SF-1) DISTRICT

(A) *Purpose*. The Single-Family 1 (SF-1) District is the proper zoning classification for larger, single-family lots that are a minimum of one (1) acre in size or clustered developments that have a gross density of one (1) dwelling unit per acre. Cluster developments should conserve open space, floodplains, tree groupings, natural slopes and wildlife habitats to achieve the desired density. The Single-Family 1 (SF-1) District is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit. These developments are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area. These developments should provide access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family 1 (SF-1) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Single-Family 1 (SF-1) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.06: SINGLE-FAMILY 16 (SF-16) DISTRICT

(A) *Purpose*. The Single-Family 16 (SF-16) District is the proper zoning classification for larger lot, single-family developments. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family 16 (SF-16) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Single-Family 16 (SF-16) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.07: SINGLE-FAMILY 10 (SF-10) DISTRICT

(A) *Purpose*. The Single-Family 10 (SF-10) District is the proper zoning classification for the majority of the City's existing single-family residential development, and is the appropriate zoning classification for

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single-family developments with medium sized lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family 10 (SF-10) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Single-Family 10 (SF-10) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.08: SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT

(A) *Purpose*. The Single-Family 8.4 (SF-8.4) District is the proper zoning classification for areas of undeveloped land remaining in the City deemed appropriate for medium sized, single-family lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family 8.4 (SF-8.4) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Single-Family 8.4 (SF-8.4) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.09: SINGLE-FAMILY 7 (SF-7) DISTRICT

(A) *Purpose*. The Single-Family 7 (SF-7) District is the proper zoning classification for single-family developments with smaller lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas adjacent to low intensity non-residential land uses, in and around the Old Town Rockwall (OTR) Historic District, and/or where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.

(B) *Permitted Uses*. All land uses permitted within the Single-Family 7 (SF-7) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Single-Family 7 (SF-7) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.10: ZERO LOT LINE (ZL-5) DISTRICT

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(A) *Purpose*. The Zero Lot Line (ZL-5) District is the proper zoning classification for medium-density residential developments that are on separate lots (*i.e. single-family*), and are typically owner occupied. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, adjacent to low intensity non-residential land uses, and/or where they will serve as a logical transition from higher to lower density residential zoning districts. These developments have increased requirements for public roadways, water, wastewater, and drainage due to their density.

(B) *Permitted Uses*. All land uses permitted within the Zero Lot Line (ZL-5) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Zero Lot Line (ZL-5) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.11: TWO-FAMILY (2F) DISTRICT

(A) *Purpose*. The Two-Family (2F) District is the proper zoning classification for medium-density, duplex developments (*i.e. two [2] dwelling units per lot*). This zoning district accommodates low to medium-density developments and allows public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, but may be located directly adjacent to low intensity non-residential land uses. These areas are also located where they will serve as a logical transition from higher to lower density residential zoning districts. These developments have increased requirements for public roadways, water, wastewater, drainage, open space and fire protection due to their density.

(B) *Permitted Uses*. All land uses permitted within the Two-Family (2F) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Two-Family (2F) District shall conform to Subsection 3.01, *General Residential District Standards*, and the related standards listed within Subsection 7.01, *Residential District Development Standards*.

SUBSECTION 3.12: MULTI-FAMILY 14 (MF-14) DISTRICT

(A) *Purpose*. The Multi-Family 14 (MF-14) District is the proper zoning classification for higher density developments. This zoning district should be located within 1,200-feet of retail and other services, and should not contain more than 500-units within one (1) mile of another multi-family development. These standards are intended to create a strong market for multi-family units, and provide for the ongoing reinvestment in these types developments while helping to ensure that inappropriate concentrations of higher density residential developments are not created. The downtown area shall be exempted from the spacing requirements.

The Multi-Family 14 (MF-14) District allows high density developments that are extremely amenitized, and that necessitate additional requirements for public roadways, water, wastewater, drainage, open space and fire protection. These types of developments should not run traffic through single-family neighborhoods, and should be located close to an arterial or collector street that is capable of carrying the additional traffic.

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(B) *Permitted Uses*. All land uses permitted within the Multi-Family 14 (MF-14) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Multi-Family 14 (MF-14) District shall conform to Subsection 4.01, *General Commercial District Standards*, and the related standards listed within Subsection 7.02, *Multi-Family District Development Standards*.

SECTION 4: COMMERCIAL DISTRICTS

SUBSECTION 4.01: GENERAL COMMERCIAL DISTRICT STANDARDS

All commercial development shall conform to the following standards:

(A) *Construction* *Standards* ~~*Materials*~~.

(1) *Roof Design Standards*. All structures shall have the option of being constructed with either a pitched (*minimum of a 6:12 roof pitch*), parapet, or mansard roof system as long as the roof system is enclosed on all sides. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane-type roofs that are visible from adjacent properties or public right-of-way shall be prohibited. Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.

~~(1) *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials -- excluding doors and windows* -- as defined below.~~

~~(a) *Primary Materials*. *Primary Materials* shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:~~

~~(1) *Stone*. A minimum of 20% stone (*i.e. natural or synthetic/cultured*) is required on all building façades.~~
~~(2) *Cementitious Materials*. The use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.~~
~~(3) *Accent Brick and Stone*. Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of the primary brick or stone materials used on each building elevation.~~

~~(b) *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*), cast stone, or other materials identified by the Director of Planning and Zoning or his/her designee.~~

~~*(2) Exceptions.* Exceptions to the material requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission upon recommendation from the Architectural Review Board (ARB). The submission and approval of material samples and building elevations of the structure shall be required. If the Planning and Zoning Commission denies an exception request,~~

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~~the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).~~

(B) *Maximum Building Height.*

(1) *Setback Exceptions for Building Height in Commercial Districts*. All structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Subsection 7.03, *Non-Residential District Development Standards*; however, the following features may be constructed 12-feet higher than the maximum height requirement if they [*1*] are not more than 33% of the total roof area, and [*2*] are setback from the edge of the roof a minimum of two (2) feet for every one (1) foot that the feature extends above the surface of the roof:

(a) Chimneys, Church Spires, Elevator Shafts, and similar appendages not intended as places of occupancy and/or storage.
(b) Flag Poles.
(c) Solar Collectors and/or Similar Equipment, Fixtures, and Devices.

(C) *Building Articulation.*

(1) *Primary Building Façades.* A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings shall meet the following standards for articulation on primary building façades:

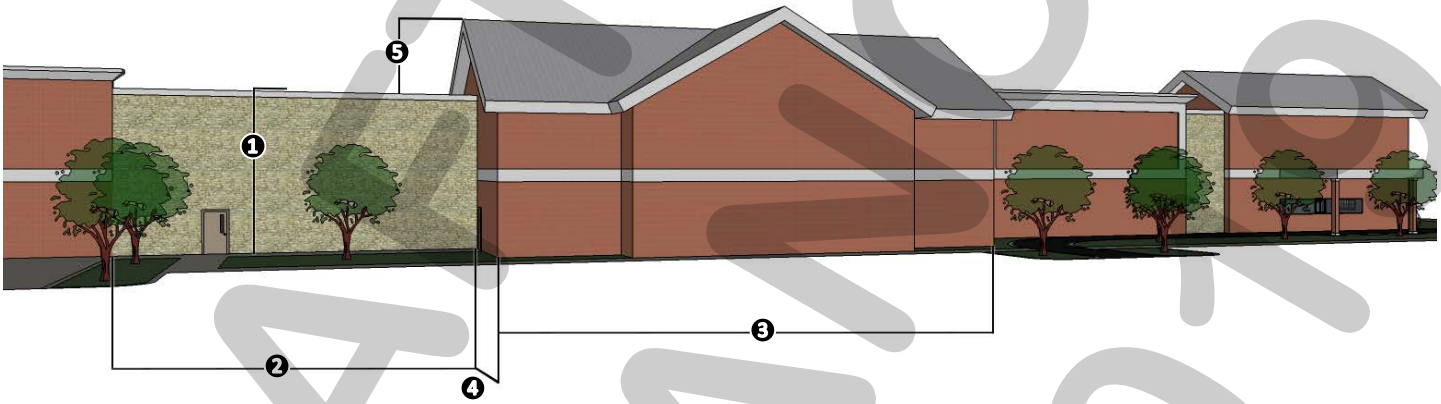


❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).
❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary entryway or projecting architectural element shall be 25% of the wall length *(i.e. 25% x* ❷ ≤ ❸).
❹: *Wall Projection*. The minimum wall projection for a primary and/or secondary entryway/architectural element shall be 25% of the wall height (*i.e. 25% x* ❶ ≤ ❹).
❺: *Primary and/or Secondary Entryway/Architectural Element Width*. The minimum width of the primary and/or secondary entryway/architectural element shall extend for twice the required wall projection (*i.e. 2 x* ❹ ≥ ❺).
❻: *Projection Height*. The primary and secondary entryways/architectural element shall extend a minimum of 25% of the wall height above the top of the wall (*i.e. 25% x* ❶ ≤ ❻).
❼: *Primary Entryway/Architectural Element Length*. The primary entryway/architectural element shall

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meet all of the same projections as the secondary entryway/architectural element, but shall extend for a minimum of twice the length of the secondary element (*i.e. 2 x* ❸ ≥ ❼).

(2) *Secondary Building Façade.* A secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings shall meet the following standards for articulation on secondary building façades:



❶: <u>*Wall Height*</u>. The wall height shall be measured from grade to the top of the wall.
❷: <u>*Wall Length*</u>. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).
❸: <u>*Secondary Entryway/Architectural Element Length*</u>. The minimum length of the secondary entryway or projecting architectural element shall be 15% of the wall length *(i.e. 15% x* ❷ ≤ ❸).
❹: <u>*Secondary Entryway/Architectural Element Width*</u>. The minimum wall projection for a secondary entryway/architectural element shall be 15% of the wall height (*i.e. 15% x* ❶ ≤ ❹).
❺: <u>*Projection Height*</u>. The secondary entryway/architectural element shall extend a minimum of 15% of the wall height above the top of the wall (*i.e. 15% x* ❶ ≤ ❺).

~~(3) *Exceptions*. Exceptions to the building articulation requirements may be permitted on a *case-by-case* basis by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). In determining if an exception to the building articulation requirements is appropriate, the Planning and Zoning Commission should determine if the proposed request is [*1*] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).~~

(D) *Open Space Guidelines*. Commercial land uses should be designed to be integrated with adjacent land uses, as opposed to separating land uses using physical barriers or screening walls (*unless necessary*). This should be achieved by making commercial developments pedestrian-oriented and easily accessible to adjacent developments through the use of natural buffers, open space and trails. This involves creating trails that connect commercial and residential developments, using landscape

buffers that incorporate berms and landscaping to separate residential and non-residential land uses, and utilizing building design to create compatibility with surrounding land uses.

(E) *Commercial Buildings 25,000 SF or Greater.*

(1) *Applicability.* These criteria shall apply to new retail/commercial building construction in all commercial zoning districts. This criteria shall not be applied to the use, re-use, modification or consolidation of existing retail and/or commercial space developed on or before April 2, 2001, or to the expansion of retail space in existence on or before April 2, 2001, that is being expanded by less than ten (10%) percent of the existing floor area.

~~(2) *Exterior Building Materials.* The area of all exterior facades shall consist of 90% brick, stone, cast stone, custom Concrete Masonry Units (CMUs) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*), stucco or a combination of these materials. Each facade shall not contain more than 75% of any single material.~~

~~3~~(2) *Loading Docks.* Loading docks shall not be oriented towards a residential zoning district or residentially used property. Where loading areas are located parallel to a residential zoning district or residentially used property, they must be screened by an architecturally integrated masonry screening wall that is a minimum 14-foot in height and that runs the entire length of the loading space. As an alternative, the Planning and Zoning Commission may approve the use of a berm in conjunction with landscape screening standards detailed in Subsection 5.02, *Landscape Screening*, of Article VIII, *Landscape and Fence Standards*, if it is determined that this screening method will [*1*] provide a suitable substitute to a masonry wall, and [*2*] if the screening method will completely screen the proposed loading docks.

~~4~~(3) *On-Site Circulation Guidelines*.

(a) On-site circulation standards should try to minimize the conflict between pedestrians and vehicles by placing driveways and service areas in locations that reduce the chance of interrupting on-site vehicle movement.
(b) Buildings should be placed in a manner that screens the drive-through lane and creates pedestrian pathways and spaces.
(c) In order to maintain on-site circulation, each drive-through lane is to be separate from pump islands and from routes necessary for entering and exiting the property.

~~5~~(4) *Residential Adjacency Standards*. Where the property immediately abuts a residential zoning district or residentially used property -- *unless separated by an M4D (major collector, four [4] lane, divided roadway) or larger thoroughfare* -- a minimum ~~ten (10)~~ 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF in area, a minimum of a ~~15~~ 50-foot wide landscaped buffer for buildings with a building footprint of 50,000 SF or greater ~~to 79,999 SF in area, and a minimum 30-foot wide landscaped buffer for buildings with a building footprint of 80,000 SF and greater in area~~. This shall be in place of ~~addition to~~ the buffer ~~screening~~ required by Subsection 5.02, *Landscape Screening Standards*, of Article VIII, *Landscape and Fence Standards*, ~~the landscape regulations of the City of Rockwall for all aforementioned building sizes~~. The landscaped buffer must include a combination of berm~~s,~~ and evergreen shrubs~~, and a mix of evergreen and deciduous trees (*minimum four [4] inch caliper*) placed at a minimum 25 feet on center~~ in addition to the requirements of Subsection 5.02, *Landscape Screening Standards*, of Article VIII, *Landscape and Fence Standards*. Planting may be grouped if approved by the Planning and Zoning Commission.

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~~6~~(5) *Outside Storage*. Open storage areas shall be connected to the building and screened with a wall that is constructed of the same building materials as the remainder of the primary structure.

~~5~~(6) *Adaptive Reuse Standards*. For those buildings over 80,000 SF in area, the applicant must demonstrate that the building can be subdivided in a reasonable manner by submitting a plan indicating potential entrances and exits and loading areas for multiple tenants. This plan will need to be submitted at the time of site plan.

(E) *Exceptions.* The Planning and Zoning Commission may consider exceptions to the *General Commercial District Standards* pending a recommendation from the Architectural Review Board (ARB), and in accordance with Section 9.01, *Exceptions to the General Standards*, of Article XI, *Development Applications and Review Procedures*.

(Ord. No. 14-52, § 1, 12-1-2014)

SUBSECTION 4.02: RESIDENTIAL-OFFICE (RO) DISTRICT

(A) *Purpose*. The Residential-Office (RO) District is a zoning district intended to recognize the existence of older residential areas of the city, where larger houses have been or can be converted from single-family and multi-family residences to low-intensity office uses in order to extend the economic life of these structures, and to allow the owners to justify the expenditures for repairs and modernization. The intent of this district is to allow for low intensity office development providing professional, medical and other office services and limited retail businesses to residents in adjacent neighborhoods. The Residential-Office (RO) District shall have principle access to major or secondary thoroughfares, and may serve as an area of transition between residential and high-intensity, non-residential uses or busy arterial thoroughfares.

(B) *Permitted Uses*. All land uses permitted within the Residential-Office (RO) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Residential-Office (RO) District shall conform to Subsection 4.01, *General Commercial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

SUBSECTION 4.03: NEIGHBORHOOD SERVICES (NS) DISTRICT

(A) *Purpose*. The Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the *day-to-day* retail and personal service needs of residents. The Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. The average site is from one-half (½) acre to a maximum of two (2) acres. Since these sites are typically small and surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods. These convenience centers should be constructed to a residential scale, and be visually and dimensionally compatible to adjacent residential developments. The Neighborhood Services (NS) District should not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary.

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(B) *Permitted Uses*. All land uses permitted within the Neighborhood Services (NS) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Neighborhood Services (NS) District shall conform to Subsection 4.01, *General Commercial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

SUBSECTION 4.04: GENERAL RETAIL (GR) DISTRICT

(A) *Purpose.* The General Retail (GR) District is a zoning district intended to provide limited retail and service uses for one (1) or more neighborhoods. The land uses specified in this district include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does ***not*** include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and/or warehouses with high volumes of commercial truck traffic. The General Retail (GR) District is not a major commercial/retail district, and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors. There are restrictions on access to prevent traffic congestion or an adverse effect on major thoroughfares adjacent to residential areas. Areas should not be zoned General Retail (GR) District unless they are located on or close to an arterial or major collector that is capable of carrying increased traffic. Since the General Retail (GR) District will be located close to residential areas, the development standards are stringent and require high standards of development similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts.

(B) *Permitted Uses.* All land uses permitted within the General Retail (GR) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a General Retail (GR) District shall conform to Subsection 4.01, *General Commercial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

SUBSECTION 4.05: COMMERCIAL (C) DISTRICT

(A) *Purpose*. The Commercial (C) District is the proper zoning classification for most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity with some special provisions for wholesale land uses. This district mostly excludes land uses that are not compatible with retail shopping (*e.g. lumberyards, contractor yards, warehousing, or other land uses with high volumes of truck traffic and low volumes of retail traffic*). The noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods require adequate buffering and mitigating factors when locating adjacent to residential areas. Areas should not be zoned to Commercial (C) District unless they are located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by land uses in this district. In addition, these areas may require increased water, fire protection, wastewater and drainage capacity. The Commercial (C) District is a general business zone, and is intended to service most commercial land uses, with the exception of land uses that would fall into the Heavy Commercial (HC) District. Since the Commercial (C) District is general in nature, the development standards are less stringent and do not require as high of standards of development as the Residential-Office (RO), Neighborhood Services (NS) and General Retail (GR) Districts.

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(B) *Permitted Uses*. All land uses permitted within the Commercial (C) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Commercial (C) District shall conform to Subsection 4.01, *General Commercial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

(D) *Special District Requirements.*

(1) *Business Operations and Storage*. All business operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as stipulated in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*. This excludes off-street parking and loading, incidental display of retail items for sale, retail outlets where gasoline products are sold and drive-in businesses.

SUBSECTION 4.06: HEAVY COMMERCIAL (HC) DISTRICT

(A) *Purpose*. The Heavy Commercial (HC) District is the proper zoning classification for commercial establishments that may involve uses that would not be suitable in the other commercial zoning districts. Included in this district are commercial uses that involve large volumes of commercial truck traffic, outside operations, outside storage of materials and equipment, excessive noise from heavy service operations, and/or any other possibly adverse operations. The Heavy Commercial (HC) District is commercial in nature, but has some aspects that are similar to industrial land uses. The zoning district allows noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful if directly adjacent to residential areas, and will require adequate buffering and other mitigating factors if such an adjacency exists. Areas should not be zoned to Heavy Commercial (HC) District unless they are located on or close to an arterial that is capable of carrying large volumes of commercial truck traffic. Businesses locating in the Heavy Commercial (HC) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property, and that streets in and adjacent to this district are of a size and strength to accommodate commercial truck traffic.

(B) *Permitted Uses*. All land uses permitted within the Heavy Commercial (HC) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Commercial (C) District shall conform to Subsection 4.01, *General Commercial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

(D) *Special District Requirements.*

(1) *Outside Storage*.

(a) All outside storage shall be placed behind the front facade of the main structure. This does not apply to uses that allow incidental display, in which case only the amount of goods necessary for display purposes shall be exempt from this requirement.
(b) All outside storage shall be screened from streets and public areas in accordance with the requirements of Subsection 1.05, *Screening Standards*.

SUBSECTION 4.07: DOWNTOWN (DT) DISTRICT

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Subsection 4.07, *Downtown (DT) District*, is omitted from this ordinance change, but is retained in its entirety.

SECTION 5: INDUSTRIAL DISTRICTS

SUBSECTION 5.01: GENERAL INDUSTRIAL DISTRICT STANDARDS

All industrial development shall conform to the following standards:

(A) *Construction* *Standards* ~~*Materials*~~.

(1) *Roof Design Standards*. All structures shall have the option of being constructed with either a pitched (*minimum of a 6:12 roof pitch*), parapet, or mansard roof system as long as the roof system is enclosed on all sides. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane-type roofs that are visible from adjacent properties or public right-of-way shall be prohibited. Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.

~~(1) *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials -- excluding doors and windows* -- as defined below.~~

~~(a) *Primary Materials*. *Primary Materials* shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:~~

~~(1) *Stone.* A minimum of 20% stone (*i.e. natural or synthetic/cultured*) is required on all building façades.~~

~~(2) *Cementitious Materials.* The use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade. The use of concrete tilt-up walls may be permitted on a case-by-case basis in accordance with the exception requirements outlined below.~~

~~(3) *Accent Brick and Stone*. Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of the primary brick or stone materials used on each building elevation.~~

~~(b) *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*) cast stone, or other materials identified by the Director of Planning and Zoning or his/her designee.~~

~~(2) *Exceptions*. Exceptions to the material requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission upon recommendation from the Architectural Review Board (ARB). The submission and approval of material samples and building elevations of the structure shall be required. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the~~

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~~Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).~~

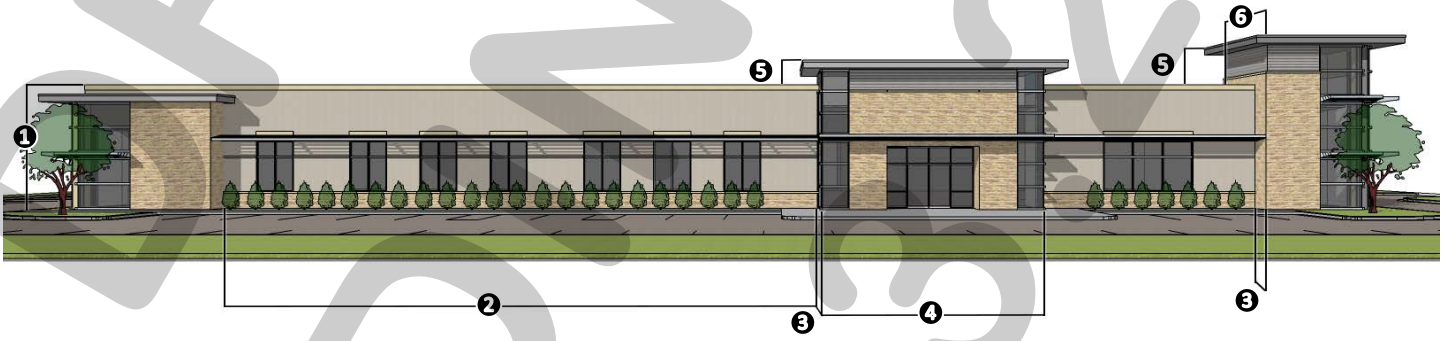
(B) *Maximum Building Height.*

(1) *Setback Exceptions for Building Height in Industrial Districts*. All structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03, *Non-Residential District Development Standards*; however, the following features may be constructed 12-feet higher than the maximum height requirement if they [*1*] are not more than 33% of the total roof area, and [*2*] are setback from the edge of the roof a minimum of two (2) feet for every one (1) foot that the feature extends above the surface of the roof:

(a) Chimneys, Church Spires, Elevator Shafts, and similar appendages not intended as places of occupancy and/or storage.
(b) Flag Poles.
(c) Solar Collectors and/or Similar Equipment, Fixtures, and Devices.

(C) *Building Articulation.*

(1) *Primary Building Façades.* A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All industrial buildings shall meet the following standards for articulation on primary building façades:

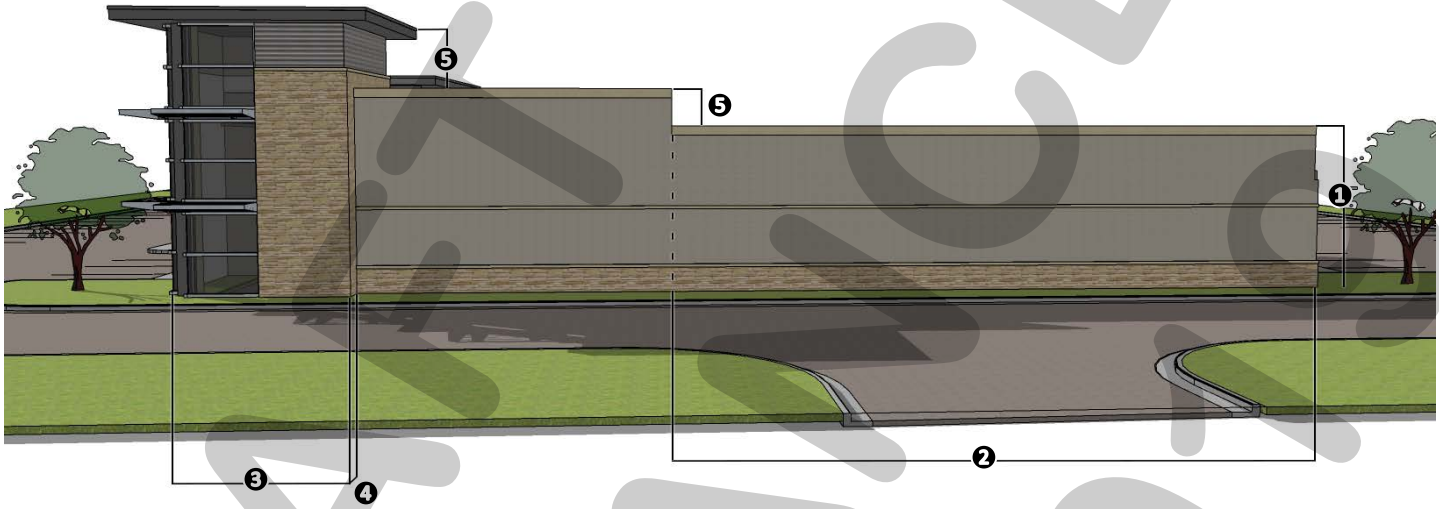


❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed four (4) times the wall height (*i.e. 4 x* ❶ ≥ ❷).
❸: *Wall Projection*. The minimum wall projection for an entryway/architectural element shall be 25% of the wall height (*i.e. 25% x* ❶ ≤ ❸).
❹: *Entryway/Architectural Element Length*. The minimum entryway/architectural element length shall be 33% of the wall height (*i.e. 33% x* ❷ ≥ ❹).
❺: *Projection Height*. The entryways/architectural elements shall extend a minimum of 25% of the wall height above the top of the wall (*i.e. 25% x* ❶ ≤ ❺).
❻: *Entryway/Architectural Element Width*. The minimum width of the entryway/architectural element shall extend for twice the required wall projection (*i.e. 2 x* ❸ ≥ ❻).

(2) Secondary Building Façade. A secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space,

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public/private park, and/or a residentially zoned district or residentially used property. All industrial buildings shall meet the following standards for articulation on secondary building façades:



❶: *Wall Height*. The wall height shall be measured from grade to the top of the wall.
❷: *Wall Length*. The maximum wall length shall not exceed three (3) times the wall height (*i.e. 3 x* ❶ ≥ ❷).
❸: *Secondary Entryway/Architectural Element Length*. The minimum length of the secondary entryway or projecting architectural element shall be 15% of the wall length *(i.e. 15% x* ❷ ≤ ❸).
❹: *Secondary Entryway/Architectural Element Width*. The minimum wall projection for a secondary entryway/architectural element shall be 15% of the wall height (*i.e. 15% x* ❶ ≤ ❹).
❺: *Projection Height*. The secondary entryways/architectural elements shall extend a minimum of 15% of the wall height above the top of the wall (*i.e. 15% x* ❶ ≤ ❺).

~~*(3) Exceptions.* Exceptions to the building articulation requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). In determining if an exception to the building articulation requirements is appropriate the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).~~

(D) *Open Space Guidelines.* Industrial land uses should be designed to be integrated with adjacent land uses, as opposed to separating land uses using physical barriers or screening walls (*unless necessary*). This should be achieved by making industrial developments pedestrian-oriented and easily accessible to adjacent developments through the use of natural buffers, open space and trails. This involves creating trails that connect commercial and residential developments, using landscape buffers that incorporate berms and landscaping to separate residential and non-residential land uses, and utilizing building design to create compatibility with surrounding land uses.

(E) *Exceptions.* The Planning and Zoning Commission may consider exceptions to the *General Industrial District Standards* pending a recommendation from the Architectural Review Board (ARB), and in accordance with Section 9.01, *Exceptions to the General Standards*, of Article XI, *Development Applications and Review Procedures*.

SUBSECTION 5.02: LIGHT INDUSTRIAL (LI) DISTRICT

(A) *Purpose*. The Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses. With the exception of hazardous materials/manufacturing, this zone allows the same uses as the Heavy Industrial (HI) District. Limitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities. The Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building, and any activities conducted outside should be screened and buffered to ensure no external effects (*e.g. excessive noise or odor*) extend beyond the property lines. The locations for these types of industrial land uses are typically a minimum of two (2) acres and average of five (5) to ten (10) acres. These types of development also incorporate open space and significant amounts of land dedicated to landscaping.

Since this zoning district accommodates limited industrial activities that require substantial screening and buffering requirements, the Light Industrial (LI) District is a suitable zoning designation for high visibility locations (*e.g. IH-30 and SH-276*) or within a reasonable distance of residential areas as long as they are separated by an appropriate amount of open space. Residential uses should be discouraged from locating directly adjacent to or near the Light Industrial (LI) District to protect these types of businesses from excessive complaints about performance standards. Areas should not be zoned to Light Industrial (LI) District unless they are located on or close to an arterial capable of carrying commercial truck traffic. In industrial parks, internal streets should be of a size and strength to accommodate commercial truck traffic. Businesses locating in the Light Industrial (LI) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property.

(B) *Permitted Uses*. All land uses permitted within the Light Industrial (LI) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Light Industrial (LI) District shall conform to Subsection 4.01, *General Industrial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

(D) *Special District Requirements.*

(1) *Manufacturing Operations and Storage*. All business and manufacturing operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as listed in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

SUBSECTION 5.03: HEAVY INDUSTRIAL (HI) DISTRICT

(A) *Purpose*. The City of Rockwall recognizes that some industrial uses cannot be conducted within a totally enclosed building, are not visually attractive, may involve hazardous materials, and could have adverse impacts to adjacent land uses due to noise, odor, pollution, and truck traffic. The Heavy

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Industrial (HI) District is intended to provide adequate space and site diversification for these types of developments. The development standards in the Heavy Industrial (HI) District are minimal, and allow both large and small industrial uses either on separate small lots or as part of a larger industrial park. Some screening is required, but because of the potential for hazardous or possibly adverse uses, this district should not be located close to residential areas of any type. Areas should not be zoned Heavy Industrial (HI) District unless they are located on or close to an arterial roadway capable of carrying commercial truck traffic. Internal streets in the Heavy Industrial (HI) District should be of a size and strength to accommodate commercial truck traffic. Businesses locating in the Heavy Industrial (HI) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property.

(B) *Permitted Uses*. All land uses permitted within the Heavy Industrial (HI) District are outlined in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(C) *Area Requirements*. All development within a Heavy Industrial (HI) District shall conform to Subsection 4.01, *General Industrial District Standards*, and the related standards listed within Subsection 7.03, *Non-Residential District Development Standards*.

SECTION 6: OVERLAY DISTRICTS

SUBSECTION 6.01: OVERLAY DISTRICTS

Overlay districts are applied to land that has a traditional zoning district designation already applied to it. It establishes additional uses and standards, which may be either more or less restrictive than the underlying zoning district. The overlay district governs in all cases where it sets out a particular use or standard that conflicts with other sections of this Unified Development Code (UDC). In cases where the overlay district does not specifically address a standard or requirement, the underlying zoning district will govern.

SUBSECTION 6.02: GENERAL OVERLAY DISTRICT STANDARDS

(A) *Applicability*. The *General Overlay District Standards* shall be applied to the following overlay districts:

- ☑ IH-30 Overlay (IH-30 OV) District
- ☑ SH-205 Overlay (SH-205 OV) District
- ☑ Scenic Overlay (SOV) District
- ☑ SH-66 Overlay (SH-66 OV) District
- ☑ SH-205 By-Pass Overlay (SH-205 BY OV) District
- ☑ North SH-205 Overlay (N. SH-205 OV) District
- ☑ East SH-66 Overlay (E. SH-66 OV) District
- ☑ FM-549 Overlay (FM-549 OV) District
- ☑ SH-276 Overlay (SH-276 OV) District

All other overlay district standards are detailed in Sections 6.03 – 6.15.

(B) *Special Use Standards.* Development within the Scenic Overlay (SOV) District and the SH-66 Overlay (SH-66 OV) District shall comply with the *Land Use Schedule* contained in Article IV, *Permissible Uses*, of this Unified Development Code (UDC); however, the following land uses may be considered on a case-by-case basis through a Specific Use Permit:

a. Retail Store with Gasoline Sales (*Any Amount of Dispensers or Vehicles*)

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b. Car Wash (*Any Type*)
c. Structures Over 36-Feet in Height

(C) *Architectural Standards.*

(1) *Materials and Masonry Composition*. Each exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials -- excluding doors and windows* -- as defined below.

(a) *Primary Materials*. *Primary Materials* shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (*i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited*). Specific requirements for *Primary Materials* are as follows:

(1) *Stone*. A minimum of 20% natural or quarried stone is required on all building façades; however, the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building. In making this determination, both the Architectural Review Board (ARB) and the Planning and Zoning Commission should consider the shape, texture, size, quality and warranty of the product being proposed.

(2) *Cementitious Materials.* The use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.

(3) *Accent Brick and Stone.* Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of primary brick or stone materials in an elevation.

(b) *Secondary Materials*. *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (*i.e. EIFS products*) cast stone, cultured stone or other materials identified by the Director of Planning and Zoning or his/her designee.

(2) *Roof Design Standards*. All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane-type roofs that are visible from adjacent public right-of-way shall be prohibited.

(3) *Mechanical Equipment Screening*. All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

(a) Screening of rooftop mechanical equipment and/or other rooftop appurtenances shall be accomplished by either the construction of [*1*] a roof system described in the *Roof Design Standards* above, or [*2*] an architectural feature that is integral to the building's design and

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ensures that such rooftop mechanical equipment is not visible from any direction. Fencing or the enclosing of individual mechanical units shall not be permitted.

(b) All rooftop mechanical equipment or architectural features shall be shown on the required building elevations and submitted along with the site plan for review by City Staff, the Architectural Review Board (ARB), and the Planning and Zoning Commission.

(4) *Required Architectural Elements.* All buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements, buildings over 50,000 SF shall include a minimum of six (6) architectural elements, and buildings over 100,000 SF shall include a minimum of seven (7) architectural elements. The accepted architectural elements for all buildings are as follows:

- ☑ Canopies, Awnings, or Porticos
- ☑ Recesses/Projections
- ☑ Arcades
- ☑ Peaked Roof Forms
- ☑ Arches
- ☑ Outdoor Patios
- ☑ Display Windows
- ☑ Architectural Details (*e.g. Tile Work and Moldings*) Integrated into the Building's Facade
- ☑ Articulated Ground Floor Levels or Bases
- ☑ Articulated Cornice Line
- ☑ Integrated Planters or Wing Walls that Incorporate Landscape and Sitting Areas
- ☑ Offsets, Reveals or Projecting Rib Expressing Architectural or Structural Bays
- ☑ Varied Roof Heights

NOTE: Other architectural features maybe approved by the Director of Planning and Zoning or his/her designee.

(5) *Four (4) Sided Architecture.* All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building.

(6) *Windows.* The color of all windows shall be reviewed by the Architectural Review Board (ARB), and shall have a maximum visible exterior reflectivity of 20%.

(7) *Office Parks, Shopping Centers and Mixed Use Centers.* All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. Staff may require a conceptual façade plan and/or sample boards for these types of developments to ensure consistency and compatibility for all buildings within a proposed development. Conceptual façade plans will be used only to ensure compliance to the minimum standards.

(8) *Corporate Identity.* A company's building corporate identity that conflicts with the *General Overlay District Standards* shall be reviewed *case-by-case* basis as a variance in accordance with the requirements of Subsection 9.02, *Variances to the General Overlay District Standards*, of Article XI, *Development Applications and Review Procedures*.

(D) *Site Design Guidelines and Standards.*

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(1) *Building Setbacks*. The building setbacks adjacent to the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) shall be as follows:

(1) Scenic Overlay (SOV) District: 15-feet
(2) SH-66 Overlay (SH-66 OV) District: 15-feet
(3) IH-30 Overlay (IH-30 OV) District: 25-feet
(4) SH-205 Overlay (SH-205 OV) District: 25-feet
(5) North SH-205 Overlay (N. SH-205 OV) District: 25-feet
(6) SH-205 By-Pass Overlay (SH-205 BY OV) District:

- ☑ Residential Land Uses: *See* *Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District*
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(7) East SH-66 Overlay (E. SH-66 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(8) FM-549 Overlay (FM-549 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(9) SH-276 Overlay (SH-276 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

All other building setback regulations shall be the same as set forth in the underlying zoning district.

(2) *Parking Restrictions*. No more than one (1) full row of parking (*i.e. two rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*).

(3) *Access/Ingress/Egress*. In an effort to minimize potential vehicular and pedestrian conflicts, special attention must be given to the location of median breaks along major thoroughfares, the number and location of driveways providing ingress/egress, the design of driveways providing ingress/egress in relation to the parking areas and sight/visibility distances. Taking this into consideration it is important to review all site plans for the following guidelines:

a. Driveways should be spaced a minimum of 100-feet from the intersection of any major thoroughfare.
b. The ingress/egress driveways shall have a minimum radius of 30-feet;
c. Driveways should maintain an appropriate visibility triangle at ingress/egress driveways.

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d. Main entrances should generally be located at median breaks that provide left turn access into the site.
e. Main entrances should connect to a *straightaway* aisle that does not dead end or require an immediate turn to approach the main building.
f. Aisles intersecting with entrance drives should be spaced at a minimum of 20-feet from the property line to provide for smooth turning movements.

(4) *Cross Access*. *Cross Access Easements* may be required by the Planning and Zoning Commission at the time of site plan approval to ensure access to future median breaks and to reduce the number of curb cuts needed along roadways.

(5) *Shared Parking.* In all office parks, shopping centers and mixed-use centers cross access and shared parking agreements may be required by the City Council along with final plat approval.

(6) *Loading and Service Areas*. All loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*), additional screening of the loading and service area may be required by the Architectural Review Board (ARB) and Planning and Zoning Commission. A minimum of a ten (10) foot masonry screening wall shall be required to screen the view of loading docks and loading spaces intended for tractor/semi-trailer delivery from any public right-of-way. This ten (10) foot masonry screening wall must screen the entire loading dock or loading space. Screening materials shall utilize similar masonry materials as the front façade of the primary building. The accommodation of adequate access for service delivery trucks shall be evaluated to determine the extent of screening required.

(7) *Trash/Recycling Receptacles and Dumpster Enclosures*. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building.

(8) *Play Structures*. Play structures shall not be placed between the primary building façade and a public right-of-way.

(9) *Plan Review*. In addition to the other processes and factors established by this Unified Development Code (UDC), all concept plans, development plans and site plans for property situated within an established overlay district shall be reviewed for the following:

(a) The conformance of the proposed site plan to the site design guidelines and standards.
(b) The conformance of the proposed landscape plan to the intent of the landscaping and screening requirements.
(c) The conformance of the building elevations to the intent of the architectural standards.
(d) The provision of sufficient cross access and circulation on the site plan.
(e) The provision of sufficient visibility triangles to avoid congestion at ingress/egress driveways.

(E) *Landscape Standards*.

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(1) *Landscape Buffers*. The minimum landscape buffer adjacent to *Primary Roadways* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) [*outside of and beyond any required right-of-way dedication*] shall be as follows:

(1) Scenic Overlay (SOV) District: 20-feet
(2) SH-66 Overlay (SH-66 OV) District: 20-feet
(3) IH-30 Overlay (IH-30 OV) District: 20-feet
(4) SH-205 Overlay (SH-205 OV) District: 20-feet
(5) North SH-205 Overlay (N. SH-205 OV) District: 20-feet
(6) SH-205 By-Pass Overlay (SH-205 BY OV) District:

- ☑ Residential Land Uses: 50-feet
- ☑ Retail/Commercial Land Uses: 25-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(7) East SH-66 Overlay (E. SH-66 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(8) FM-549 Overlay (FM-549 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(9) SH-276 Overlay (SH-276 OV) District:

- ☑ Residential Land Uses: 25-feet
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

All landscape buffers shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the *Primary Roadway*. In the E. SH-66 Overlay (E SH-66 OV), FM-549 Overlay (FM-549 OV), and SH-205 By-Pass Overlay (SH-205 BY OV) Districts the required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the *Primary Roadway*.

(2) *Plant Material Sizes and Selection*. All canopy trees, accent trees, shrubs and ground cover proposed to be planted in any overlay district shall be in conformance to the tables depicted in Appendix F, *Landscaping Guidelines and Requirements*, of this Unified Development Code (UDC) and shall be subject to the following sizes:

a. *Canopy Trees* shall be a minimum of four (4) caliper inches at DBH.
b. *Accent Trees* shall be a minimum of four (4) feet in total height.
c. *Deciduous Shrubs* shall be a minimum of ~~two (2)~~ five (5) gallons in size.
d. *Evergreen Shrubs* shall be a minimum of ~~two (2)~~ five (5) gallons in size.

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(3) *Erosion Control/Retaining Walls.* Any slope embankments or retaining walls within the public right-of-way or within the required landscape buffer must be terraced every four (4) feet in height (maximum) with a minimum of a two (2) foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material, which matches the masonry materials used on the primary structure. The planting area must incorporate shrubs, ground cover and grasses.

(F) *Signs.* All signage requirements and variances to these requirements shall conform to Chapter 32, *Signs*, of the Municipal Code of Ordinances; however, approval of any variance to the sign standards for property situated within an established overlay district shall require approval by the City Council by a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

(G) *Lighting Standards.* No light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district with the exception of the IH-30 Overlay (IH-30 OV) District, which shall be limited to a maximum height of 30-feet.

(H) *Utility Placement.* All overhead utilities within any overlay district shall be placed underground.

(I) *Residential Standards.* No screening walls shall be erected adjacent to the *Primary Roadway* (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) in conjunction with any residential development. In addition, *eyebrow drives* with clusters of lots (*i.e. 5 – 12 homes*) shall be utilized along the *Primary Roadway* for residential developments. In lieu of *eyebrow drives,* a 50-foot landscape buffer may be utilized as an alternative. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer. For residential developments within the SH-205 By-Pass Overlay (SH-205 BY OV) District, see *Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District*.

SUBSECTION 6.03: HISTORIC OVERLAY (HO) DISTRICT

Subsection 6.03, *Historic Overlay (HO) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.04: NORTH GOLIAD CORRIDOR OVERLAY (NGC OV) DISTRICT

Subsection 6.04, *North Goliad Corridor Overlay (NGC OV) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

Subsection 6.05, *Southside Residential Neighborhood Overlay (SRO) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

(A) *Purpose.* The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB).

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These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and Boundaries.* The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

(A) *Purpose.* The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and Boundaries.* The SH-205 Overlay (SH-205 OV) District includes the entirety of all properties which adjoin or are located within 200-feet of the future right-of-way of SH-205. The SH-205 Overlay (SH-205 OV) District spans north to south along SH-205 from the intersection point of SH-205 and FM 740, south to the southern city limits (*approximately 2,800-feet south of FM-1139*). The standards and regulations set forth in the SH-205 Overlay (SH-205 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-205 Overlay (SH-205 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.08: SCENIC OVERLAY (SRO) DISTRICT

(A) *Purpose.* The Scenic Overlay (SOV) District is a specialized overlay district along FM-740 which has been identified in the Comprehensive Plan as a scenic thoroughfare. The identified scenic aspects of FM-740 include views of the lake, existing natural topography, and existing natural landscaping. The district has been established to protect scenic or historic qualities through the use of additional development criteria and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along major thoroughfares; however, these uses may be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas. In order to ensure that the visual impact of development does not detrimentally affect the area in which it

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is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB).

(B) *Application and Boundaries.* The Scenic Overlay (SOV) District shall apply to all property located within the established boundary along FM-740 (*as set forth in Ordinance No. 87-64*). Property that has been zoned, platted and site planned at the time of adoption of the ordinance, from which this section is derived, shall be exempted from the provisions of this section unless and until an application for zoning, platting, or site planning is re-submitted on the property. All property developed within the Scenic Overlay (SOV) District must meet both the terms and requirements of the underlying zoning classification applicable to the property and the provisions set forth in the Scenic Overlay (SOV) District. The most restrictive requirement applicable to the property shall apply.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the Scenic Overlay (SOV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.09: SH-66 OVERLAY (SH-66 OV) DISTRICT

(A) *Purpose.* The SH-66 Overlay (SH-66 OV) District is a specialized overlay district along SH-66 and Washington Street between Lake Ray Hubbard and SH-205, which has been identified as one of the important entry points into the City of Rockwall. The identified important scenic aspects of this corridor include views of the lake, existing natural topography, and existing natural landscaping adjacent to residential neighborhoods. The district has been established to protect scenic or historic qualities through the use of additional development criteria, and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along major thoroughfares; however, these uses may be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB).

(B) *Application and Boundaries.* The SH-66 Overlay (SH-66 OV) District shall apply to all property located within the established boundary along SH-66 and Washington Street, between Lake Ray Hubbard and SH-205 (*as set forth in Ordinance No. 01-18*). Property that has been zoned, platted and site planned at the time of adoption of the ordinance, from which this section is derived, shall be exempted from the provisions of this section unless an application for zoning, platting, or site planning is resubmitted on the property. All property developed within the SH-66 Overlay (SH-66 OV) District must meet both the terms and requirements of the underlying zoning classification applicable to the property and the provisions set forth in the SH-66 Overlay (SH-66 OV) District. The most restrictive requirement applicable to the property shall apply.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-66 Overlay (SH-66 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.10: SH-205 BY-PASS OVERLAY (SH-205 BY OV) DISTRICT

(A) *Purpose.* The intent of the SH-205 By-Pass Overlay (SH-205 BY OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically

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pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility and plan review shall be conducted through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family uses only. All other residential uses shall be excluded from these standards except as otherwise stated.

(B) *Application and Boundaries.* The SH-205 By-Pass Overlay (SH-205 BY OV) District includes the entirety of all properties which adjoin or are located within 500 feet of the current and future right-of-way of John King Boulevard. The SH-205 By-Pass Overlay (SH-205 BY OV) District ~~Zone~~ extends along the current and future right-of-way of John King Boulevard. to the existing city limits. The standards and regulations set forth in the SH-205 By-Pass Overlay (SH-205 BY OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the SH-205 By-Pass Overlay (SH-205 BY OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

(D) *Special District Requirements*.

(1) *Residential Frontage Requirements*. To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:

a. *Increased Landscape Buffer*. A minimum of a 100-foot landscape buffer maybe substituted for the required landscape buffer as depicted in *Design Alternative #1*.

b. *Increased Rear Yard Building Setback*. A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer as depicted in *Design Alternative #2.*

b. *Incorporation of a Slip Street*. A slip street -- *meeting the Engineering Department's requirements for right-of-way design* -- may be incorporated adjacent to and running parallel with the required landscape buffer. Homes are permitted to front or side to the slip street. Examples of this design alternative are depicted in *Design Alternative #3* and *Design Alternative #4.*

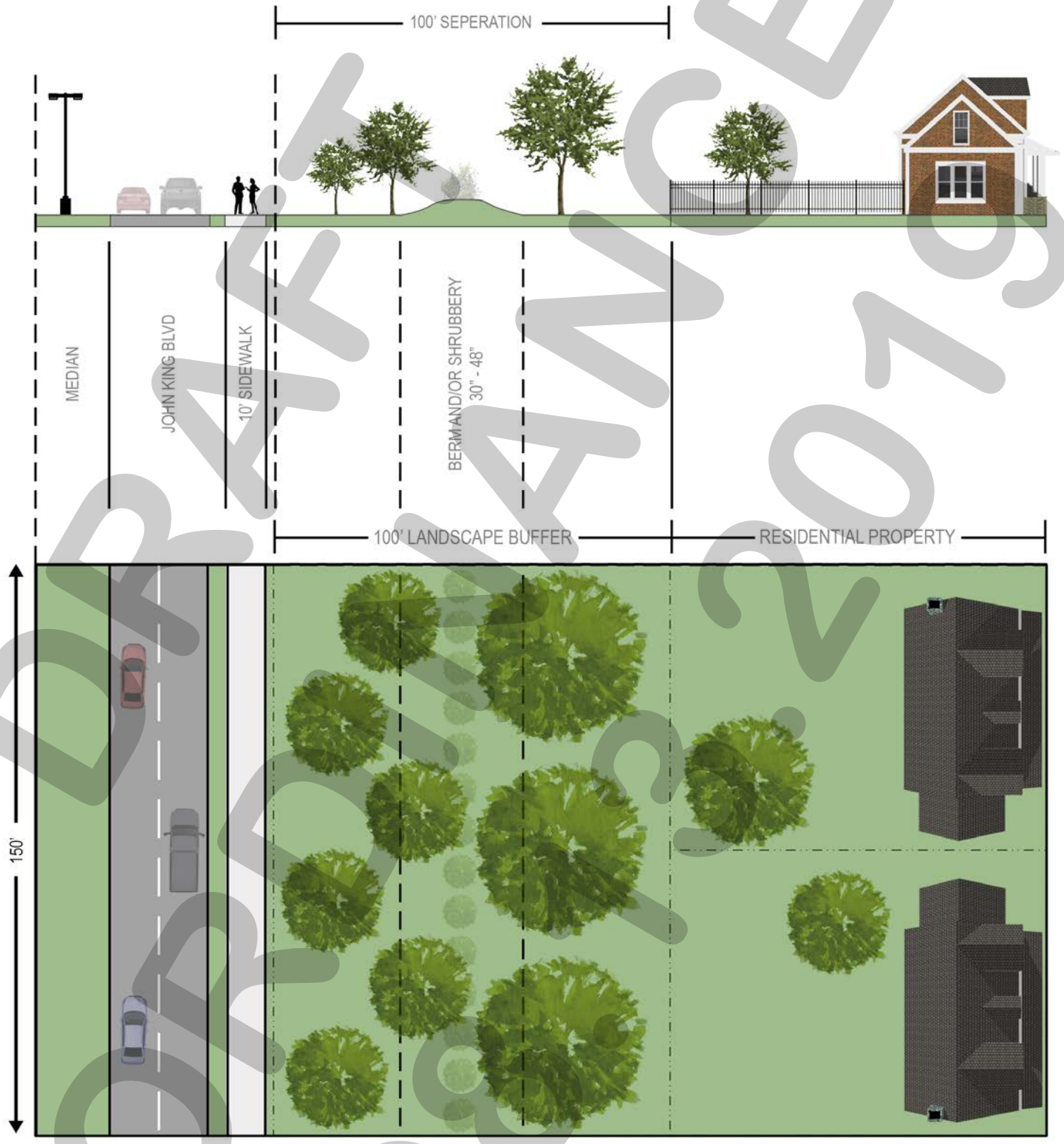
c. *Incorporation of an Eyebrow*. An eyebrow street meeting the -- *Engineering Department's requirements for right-of-way design* -- with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback. An example of this design alternative is depicted *Design Alternative #5.*

(2) *Design Alternatives.*

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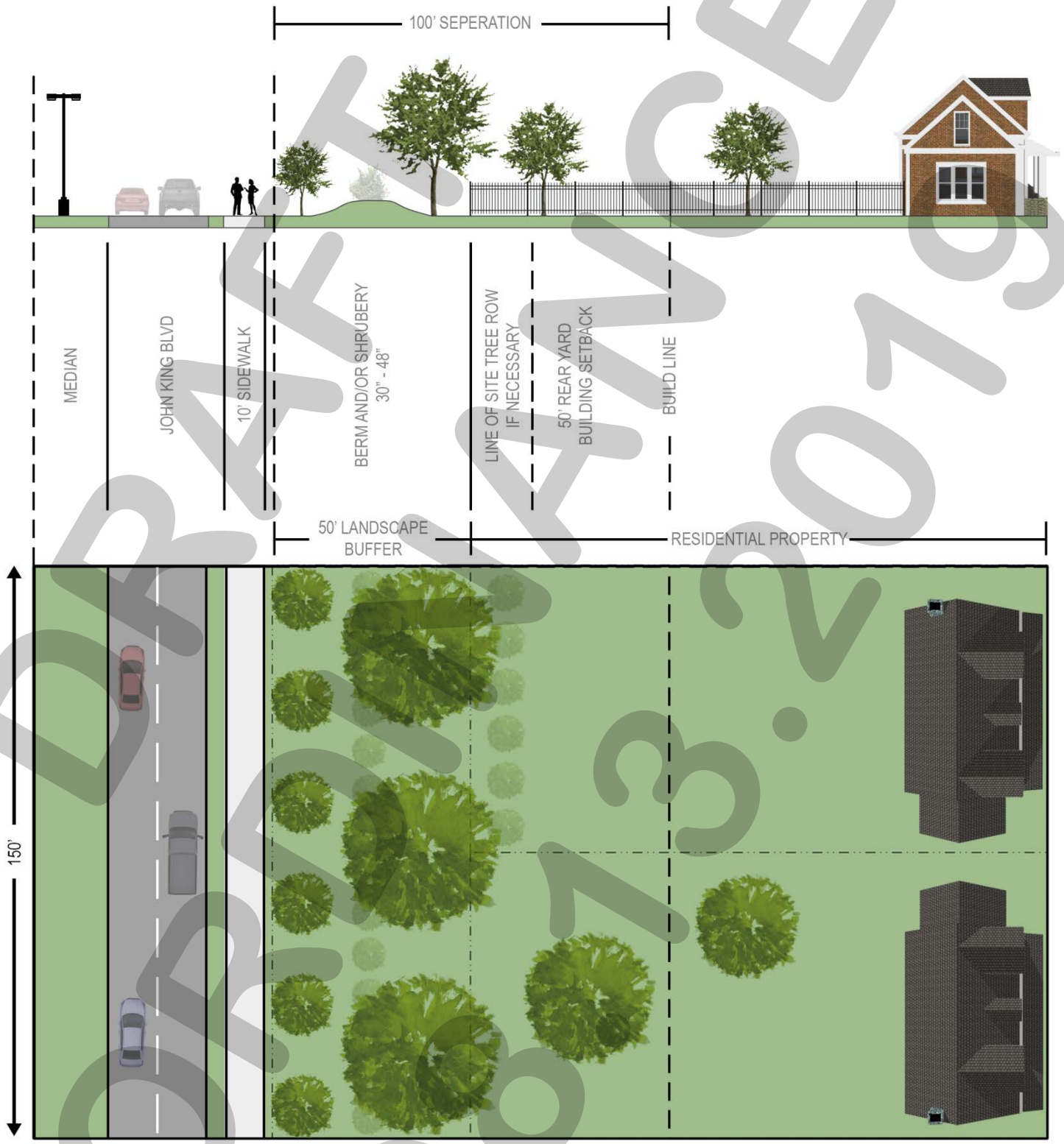
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Design Alternative #1



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Design Alternative #2



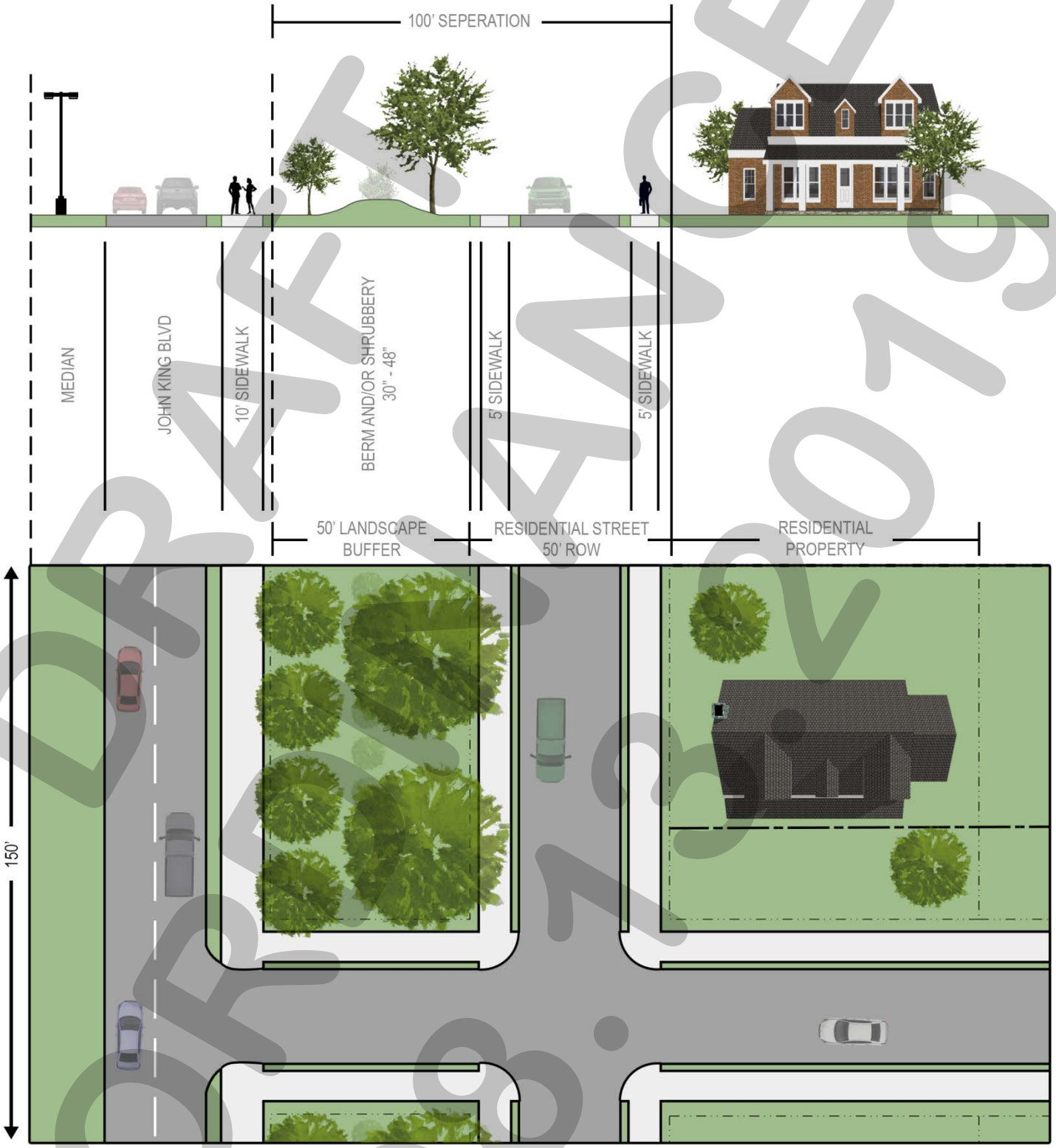
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Design Alternative #3



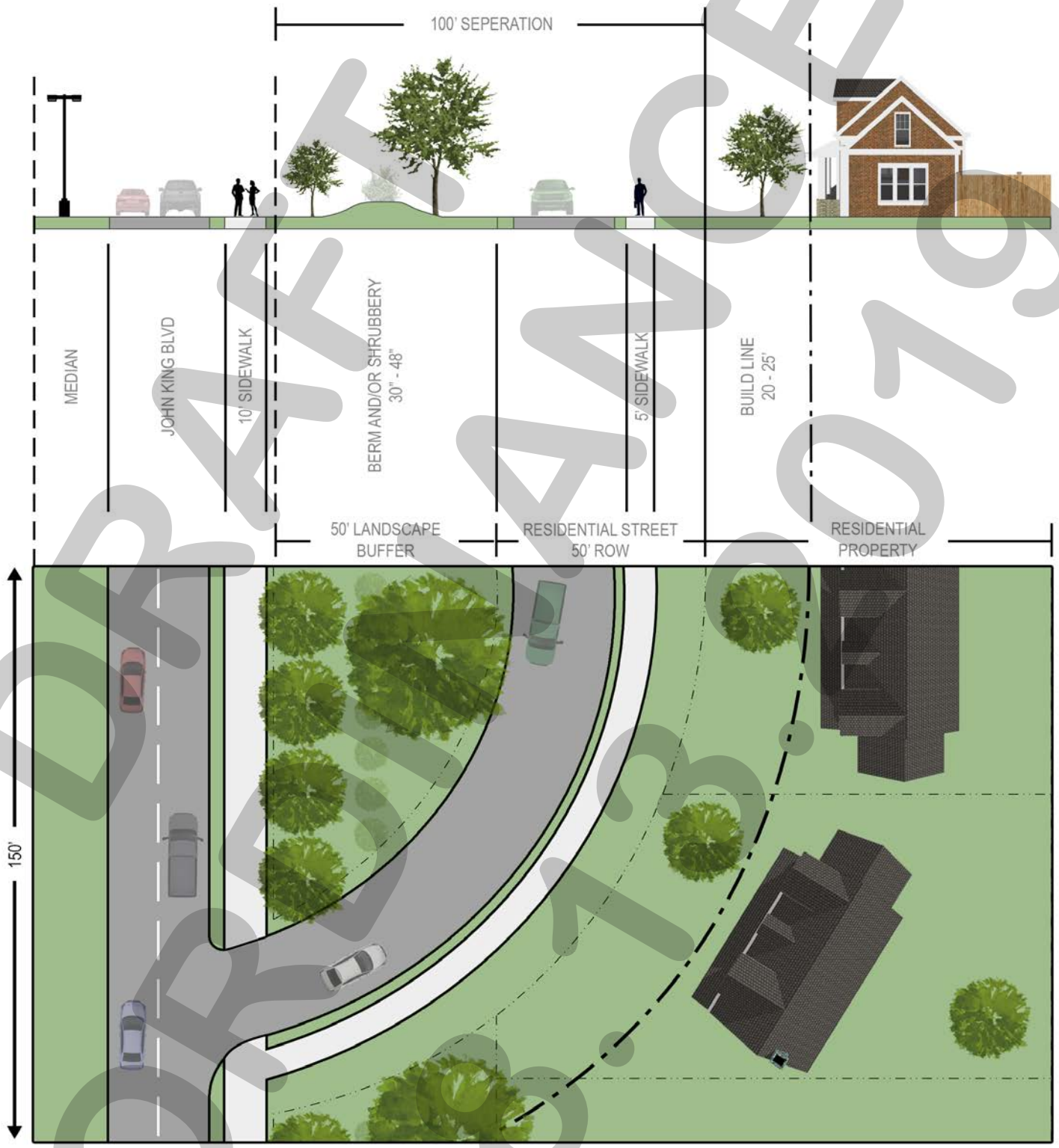
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Design Alternative #4



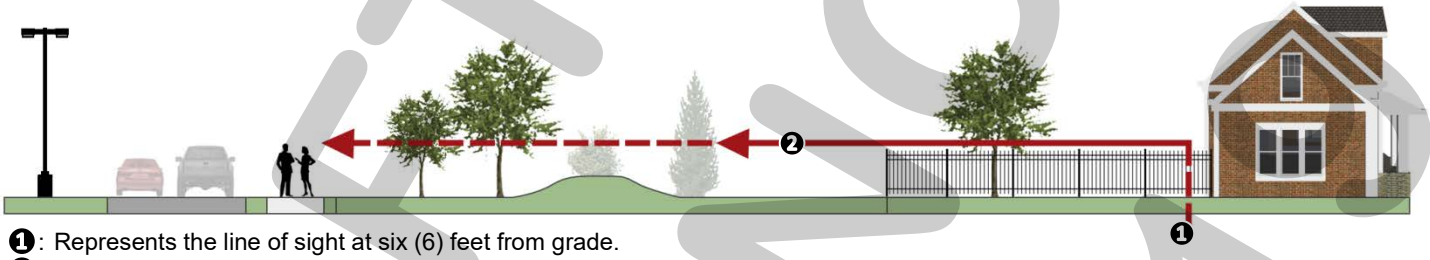
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Design Alternative #5



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(3) *Line of Sight Requirements*. Homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard. In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (*due to topography, height, etc.*) the developer shall be responsible for incorporating additional landscaping to provide sufficient screening in the required landscape buffer. This will be reviewed by the Planning and Zoning Commission at the time of site plan.



❶: Represents the line of sight at six (6) feet from grade.
❷: The solid red line shows that visibility is impaired from John King Boulevard by [*1*] a row of trees or [*2*] a berm and/or row of shrubbery.

SUBSECTION 6.11: NORTH SH-205 OVERLAY (N. SH-205 OV) DISTRICT

(A) *Purpose*. The intent of the North SH-205 Overlay (N. SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and boundaries*. The North SH-205 Overlay (N. SH-205 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of N. SH-205. The North SH-205 Overlay (N. SH-205 OV) District spans north to south along SH-205 from the northern city limits (approximately 4,200-feet north of FM-552), south to the intersection point of SH-205 and Health Street. The standards and regulations set forth in the North SH-205 Overlay (N. SH-205 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the North SH-205 Overlay (N. SH-205 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.12: EAST SH-66 OVERLAY (E. SH-66 OV) DISTRICT

(A) *Purpose*. The intent of the East SH-66 Overlay (E. SH-66 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board

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(ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and boundaries.* The East SH-66 Overlay (E. SH-66 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of E. SH-66. The East SH-66 Overlay (E. SH-66 OV) District extends from FM-1141 to the east approximately 2,700-feet, and on property that lies within 500-feet of the south right-of-way line of SH-66 beginning at a point approximately 2,700-feet east of FM-1141 and then continuing east to FM-549. The standards and regulations set forth in the East SH-66 Overlay (E. SH-66 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the East SH-66 Overlay (E. SH-66 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.13: FM-549 OVERLAY (FM-549 OV) DISTRICT

(A) *Purpose.* The intent of the FM-549 Overlay (FM-549 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and boundaries*. The FM-549 Overlay (FM-549 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of FM-549. The FM-549 Overlay (FM-549 OV) District extends from SH-276 to a point approximately 800-feet north of IH-30 and on property that lies within 500-feet of the west right-of-way line of FM-549 from a point approximately 800-feet north of IH-30 to SH-66. The standards and regulations set forth in the FM-549 Overlay (FM-549 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards*. If any portion of a property is situated within the boundaries of the FM-549 Overlay (FM-549 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.14: SH-276 OVERLAY (SH-276 OV) DISTRICT

(A) *Purpose.* The intent of the SH-276 Overlay (SH-276 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) *Application and boundaries.* The SH-276 Overlay (SH-276 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of SH-276.

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The SH-276 Overlay (SH-276 OV) District extends from SH-205 east to the eastern city limits, as may be extended with future annexation(s). The standards and regulations set forth in the SH-276 Overlay (SH-276 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) *Overlay District Standards.* If any portion of a property is situated within the boundaries of the SH-276 Overlay (SH-276 OV) District, the entire property shall be subject to the requirements of Section 6.01, *General Overlay District Standards*.

SUBSECTION 6.15: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT

Subsection 6.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, is omitted from this ordinance change, but is retained in its entirety.

SUBSECTION 6.16: VARIANCES TO THE GENERAL OVERLAY DISTRICT STANDARDS

See Subsection 9.02, *Variances to the General Overlay Districts Standards, of Article IX, Development Applications and Review Procedures*.

~~Unless otherwise specified in this section, an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in *Section 6.02, General Overlay District Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship. If the Planning and Zoning Commission denies a variance request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the variance or variances being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*). Approval of any variance to the requirements of this section by the Planning and Zoning Commission or City Council shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.~~

SECTION 7: DISTRICT DEVELOPMENT STANDARDS

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SUBSECTION 7.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Residential District Development Standards Zoning Districts → Development Standards ↓		Single-Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single-Family Estate 4.0 (SFE-4.0) District	Single-Family 1 (SF-1) District	Single-Family 16 (SF-16) District	Single-Family 10 (SF-10) District	Single-Family 8.4 (SF-8.4) District	Single-Family 7 (SF-7) District	Zero Lot Line (ZL-5) District	Two-Family (2F) District	Agricultural (AG) District
Abbreviation		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
Dwelling Units/Lot		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
Dwelling Units/Acre		0.67	0.5	0.25	1.0[1]	2.7	4.4	5.2	6.2	8.7	12.4	0.1[11]
Minimum Dwelling Unit (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
Minimum Lot Requirements	Area (Square Feet)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	Width (Feet) [2]	150	150	200	70	90	80	70	60	50	60	100
	Depth (Feet)	250	250	250	100	100	100	100	100	90	100	200
Minimum Setbacks	Front (Feet)	50	50	50	20	25	20	20	20	20	20	40
	Rear (Feet)	10	10	10	10	10	10	10	10	10	10	10
	Side (Feet) [3]	25	25	25	6	8	6	6	6	0/10[4]	0[5]/6[6]	6
Between Buildings (Feet)		10	10	10	10	10	10	10	10	10	10	12
Building Height (Feet)		36	36	36	36	36	36	36	32	30	32	36
~~Minimum Masonry Content (%)~~		~~80~~	~~80~~	~~80~~	~~80~~	~~80~~	~~80~~	~~80~~	~~80~~	~~80~~	~~80~~	~~80~~
Maximum Lot Coverage (%)		35	35	35	45	45	45	45	45	50	45	*N/A*
Required Parking Spaces [7]		2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[8]	2[9]	2[10]	2[8]

ADDITIONAL REQUIREMENTS:

[1]: The Single Family 1 (SF-1) District allows for one (1) unit per gross acre.

[2]: Frontage on a Public Street

[3]: The side setback adjacent to a street is treated the same as a front yard building setback.

[4]: Minimum maintenance easement is ten (10) feet. Minimum maintenance easement on the non-zero lot line side, when adjacent to another lot in the same zoning district is five (5) feet (*this easement shall be maintained as an open space except upon a finding by the building official that the proposed improvements do not impede the use of said easement for maintenance of the adjoining structure*).

[5]: Abutting structures separated by fire retardant walls.

[6]: Townhouses separated by firewall meeting the requirements of the building code may build to the property line where such structures abut.

[7]: Minimum length of driveway pavement from public right-of-way for rear and side yard is 20-feet.

[8]: An enclosed garage shall not be considered in meeting the off-street parking requirements. For all other uses see Article VI, *Parking and Loading*.

[9]: A two (2) car garage is required.

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[10]: Two (2) off-street parking spaces plus one (1) garage parking space for each dwelling unit is required.
[11]: A minimum lot size of ten (10) acres is required for the construction of any single-family dwelling.

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SUBSECTION 7.02: MULTI-FAMILY DISTRICT DEVELOPMENT STANDARDS

Multi-Family District Development Standards Zoning Districts → Development Standards ↓		Multi-Family 14 (MF-14) District [1]
Abbreviation		MF-14
Dwelling Units/Acre		14.0[2]
Minimum Lot Requirements	Site Area (Square Feet)	10,000
	Lot Area (Square Feet)	2,000 (*Per Unit*)
	Width (Feet)[3]	60
	Depth (Feet)	100
Minimum Setbacks	Front (Feet)	25
	Rear (Feet) w/ Residential Adjacency (Feet)[3 & 8]	One Story = 25 Two Stories = 50 Three Stories = 75
	Rear (Feet)	10
	Side w/ Residential Adjacency (Feet)[4 & 8]	One Story = 25 Two Stories = 50 Three Stories = 75
	Side (Feet)	One Story = 10 Two or More Stories = 15
Between Buildings (Feet)		Main to Accessory = 10 Two Main Buildings w/ Doors or Windows in Facing Walls = 20 Two Main Buildings w/o Doors or Windows in Facing Walls = 15
Building Height (Feet)		36
~~Minimum Masonry Content (%)~~		~~100~~
Maximum Lot Coverage (%)		45[5]
Minimum Landscaping (%)[7]		30% ~~25%~~ of Total Lot Area w/ 30% of Total Required in the Front and Alongside Buildings w/ Street Frontage [6]
Required Parking Spaces		See Article VI, *Parking and Loading*

ADDITION REQUIREMENTS:

[1]: Duplexes shall meet the requirements of the Two-Family (2F) District, with only one (1) duplex per lot.

[2]: Density is calculated by gross acre.

[3]: Unenclosed carports may be built within five (5) feet of any property line that abuts an alley, but no closer than 20-feet from any street intersection.

[4]: Side on street is treated the same as a front yard building setback.

[5]: Each development containing over 100 dwelling units shall provide 300 SF of open space per two (2) and three (3) bedroom units, with at least one (1) open area with the minimum dimensions of 200-feet by 150-feet. Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200-feet by 150-feet area.

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[6]: Any parking lot with more than two (2) rows of parking spaces shall have a minimum of two (2) percent of the interior of the parking lot landscaped. Such landscaping shall be counted toward the landscaping requirement.

[7]: All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable city codes.

[8]: Lots with more than five (5) dwelling units that are contiguous to a residential zoning district, must be separated by a buffer as established in Article VIII, *Landscape Standards*.

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SUBSECTION 7.03: NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Non-Residential District Development Standards

*: For development in the Downtown (DT) District see the standards in Section 4.8, *Downtown (DT) District*.

Zoning Districts →

Development Standards ↓

		Residential-Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District
Abbreviation		RO	NS	GR	C	HC	LI	HI
Maximum Building Size (SF)		*N/A*	5,000 [1]	25,000 [2]	*N/A*	*N/A*	*N/A*	*N/A*
Minimum Lot Requirements	Area (SF)	6,000 [3]	6,000	6,000 43,560	10,000 43,560	12,500 43,560	12,500 43,560	87,120
	Width (Feet)	60	60	60 200	60 200	100 200	100 200	200
	Depth (Feet)	100	100	100 200	100 200	125 200	125 200	350
Minimum Setbacks	Front (Feet)	25 [4, 12]	15 [5]	15 [4, 5]	15 [4, 5]	25 [4]	25 [4]	50+1/2*H*>36 [7] 50 [4]
	Rear (Feet)	30	20 w/o FRW & Alley	10 w/o FRW & Alley	10 w/o FRW & Alley	20 w/o FRW & Alley	10 w/o FRW [7]	20 + 1/2*H*>36 w/o FRW [7]
			0 w/ FRW & Alley	0 w/ FRW & Alley	0 w/ FRW & Alley	1/2*H*>36 w/ FRW & Alley	1/2*H*>36 w/ FRW & Alley [7]	8 + 1/2*H*>36 w/ FRW & Alley [7]
	Rear Adjacent Residential (Feet) [6]	*N/A*	20	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	50 + 1/2*H*>36 [7]
	Side (Feet)	10	5 w/o FRW	10 w/o FRW	10 w/o FRW	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]
			0 w/ FRW	0 w/ FRW	0 w/ FRW	1/2*H*>36 w/ FRW [7]	1/2*H*>36 w/ FRW [7]	8 + 1/2*H*>36 w/ FRW [7]
	Side Adjacent Residential (Feet) [6]	20	20	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	20 + 1/2*H*>36 [7]	50
Between Buildings (Feet)		15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 w/o FRW 0 w/ FRW	15 + 1/2*H*>36 w/o FRW [7]	15 + 1/2*H*>36 w/o FRW [7]	25 + 1/2*H*>36 w/o FRW [7]
						1/2*H*>36 w/ FRW [7]	1/2*H*>36 w/ FRW [7]	16 + 1/2*H*>36 w/ FRW [7]
Building Height [*H*] (Feet)		36	36	36 [8]	60 [9]	60 [9]	60 [13]	60 [13]
~~Minimum Masonry Content (%)~~		~~90~~	~~90~~	~~90~~	~~90~~	~~90~~	~~90~~	~~90~~
Maximum Lot Coverage (%)		40	40	40	60	60	60	85
Floor Area Ratio (FAR)		0.33	*N/A*	2:1	4:1	4:1	2:1	4:1
Maximum Impervious Parking (%)		75-80 [11]	80-85	85-90	85-90	90-95	90-95	90-95
Maximum Number of Entrances and/or Exits	Arterial Streets	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]	1/200 [10]
	Collector Streets	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]	1/100 [10]
	Local Streets	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]	1/50 [10]

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Minimum Landscaping (%)	See Article VIII, *Landscape Standards*

NOTES:
Blue: When adjacent to Interstate 30.
H: Building Height
1/2*H*>36: One-Half the Building Height Over 36-Feet
FRW: Fire Retardant Wall
w/o FRW: Without Fire Retardant Wall

ADDITIONAL REQUIREMENTS:

[1]: A maximum building size of 5,000 SF in area, unless otherwise approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[2]: A maximum building size of 25,000 SF in area, unless otherwise approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[3]: Maximum lot area is 43,560 SF.

[4]: From future right-of-way as shown on the adopted Master Thoroughfare Plan or as actually exists, whichever is greater.

[5]: Parking should not be located between the front façade and the property line.

[6]: Lots with non-residential uses that have a side or rear yard contiguous or separated only by an alley, easement, or street, from any residential district must be separated from such residential district by a buffer as defined in Article VIII, *Landscape Standards*, or as approved by the Planning and Zoning Commission.

[7]: Not to exceed 50-Feet.

[8]: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[9]: Building height may be increased up to 240-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

[10]: (or) as approved by Planning and Zoning Commission.

[11]: A minimum of seven (7) percent of the interior of the parking lot -- *not including the setback and landscape buffer* -- shall be pervious land area with additional plantings to create an amenity open space.

[12]: Parking shall not be permitted in the required setback.

[13]: Building height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

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SUBSECTION 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards Zoning Districts or Accessory Structure Type → Development Standards ↓		Accessory Structures & Accessory Buildings [1 & 3 ~~8, & 9~~]							
		Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	All Other Single Family Zoning Districts (i.e. SF-7, SF-8.4, SF-10, SF-16 & SF-1)	Two Family (2F) District	Portable Accessory Building 0 SF – 120 SF [8]	Detached Garage [8 & 9]	Carports [7 & 8]
Number of Accessory Structures or Number of Specific Accessory Structure		2[2]	2[2]	2[2]	2	1	1	1	1
Maximum SF of Accessory Structure [5]		~~1,250~~ 1,000[2]	~~1,500~~ 1,000[2]	~~2,000~~ 1,250[2]	~~225~~ 144[6]	100	120	~~900~~ 625	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20[4]	20[4]	20[4]	3	3	3	20[4]	20
	Side (Feet)	See Zoning District	See Zoning District	See Zoning District	See Zoning District	3	3	See Zoning District	See Zoning District
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet) [8]		15	15	15	15	10	10	15	15
~~Minimum Masonry Content (%) [3]~~		~~80[5]~~	~~80[5]~~	~~80[5]~~	~~80[5]~~	~~80[5]~~	~~0~~	~~80[5]~~	~~80[5]~~

ADDITIONAL REQUIREMENTS:

1: Accessory buildings and accessory structures shall be accessory to a residential use and located on the same lot. Unless stipulated above, only two (2) accessory structures are permitted per single-family lot; excluding carports that are integrated into the main accessory structure.

2: If more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is ~~625~~ 400 SF. If there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.

3: ~~Greenhouses are exempt from the minimum masonry requirements.~~ Accessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.

4: If the accessory building does not have garage doors facing the alleyway the setback is the same as the base zoning district.

5: ~~The exterior of the accessory building or structure shall be clad in the same materials in roughly the same proportions as the primary structure; however, accessory buildings or structures that are less than 120 SF and under ten (10) feet in height may be constructed with non-masonry materials, or may be all metal with a baked-on pre-painted surface.~~ Accessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP).

6: Each property shall be permitted one (1) detached garage up to ~~900~~ 625 SF and one (1) accessory building up to ~~225~~ 144 SF.

7: In residential districts, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the corner of the front façade and meet the garage setback adjacent to an alley. Porte-cocheres are not considered carports, and are allowed, if they are attached and integral with the design of the house.

8: ~~Accessory buildings and accessory structures not meeting the masonry requirements shall require the approval of an exception from the Planning and Zoning Commission.~~ Two (2) story accessory buildings or structures shall be prohibited.

9: ~~Barns used for agricultural and/or farm animal purposes, on sites ten (10) acres or more that are zoned Agricultural (AG) District, are excluded from this masonry requirement.~~ Shall include a minimum of one (1) garage bay door large enough to pull a standard size motor vehicle through.

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Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~
Staff Notes: Highlighted, Red Text
Links/References: Blue, Underlined

ARTICLE VIII, LANDSCAPE AND FENCE STANDARDS, UDC

SECTION 1: PURPOSE

The purpose of Article VIII, *Landscape and Fence Standards*, is to create standards for landscaping and fencing that will complementary to the design and location of existing buildings, streets, sidewalks, and open spaces in the City of Rockwall. By doing this, this Article acknowledges the unique natural beauty of the City, its environment, and the existing vegetation and tree canopy, and sets forth standards that ensure their protection. This article also strives to create natural barriers and soft transition for land uses through the use of natural screening methods and non-transparent fencing.

~~The process of development with its alteration of the natural topography, vegetation, and creation of impervious cover can have a negative effect on the ecological balance of an area by causing increases in air temperatures and accelerating the processes of runoff, erosion, and sedimentation. The economic base of the city can and should be protected through the preservation and enhancement of the unique natural beauty, environment, and vegetative space in this area. Recognizing that the general objectives of this article are to promote and protect the health, safety and welfare of the public, the city council further declares that this article is adopted for the following specific purposes:~~

~~(1) To aid in stabilizing the environment's ecological balance by contributing to the processes of air purification, oxygen regeneration, groundwater recharge, and stormwater runoff retardation, while at the same time aiding in noise, glare, and heat abatement.~~
~~(2) To provide visual buffering between land uses of differing character.~~
~~(3) To enhance the beautification of the city.~~
~~(4) To safeguard and enhance property values and to protect public and private investment.~~
~~(5) To conserve energy.~~

SECTION 2: APPLICATION OF ARTICLE

SUBSECTION 2.01: APPLICABILITY

(A) *Landscape and Screening.*

(1) The landscape and screening provisions of this Article shall apply to:

(a) All new residential or non-residential development within the corporate limits of the City of Rockwall with the exception of the exemptions listed in Subsection 2.01.(A)(2).
(b) The expansion of a non-residential building or structure that increases the existing floor area by 30% or that adds 2,000 SF of floor area.
(c) The expansion of a non-residential parking lot that increases the existing impervious area by 30% or that adds 2,000 SF of impervious coverage.

(2) The landscape and screening provisions of this Article shall ***not*** apply to:

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(a) Any property with a Landscape Plan and/or Site Plan that was approved prior to the adoption of this Article, unless an amended Landscape Plan and/or Site Plan is required by the requirements of Subsection 2.01.A or Article XI, *Development Applications and Review Procedures*.
(b) The restoration of a building or structure that has been damaged by fire, flood, explosion, riot, act of the public enemy, natural disaster, or accident of any kind and is permitted by Section 8, *Non-Conforming Uses, Structures, and Sites*, of Article IV, *Permissible Uses*. For the purposes of this exemption restoration is defined as repairing a building or structure to return it to its former state.
(c) Properties containing only single-family and/or duplex land uses.
(d) Properties zoned Downtown (DT) District, as defined by Subsection 4.07, *Downtown (DT) District*, of Article V, *District Development Standards*.

~~(A) This article does not apply to:~~

~~(1) Any property with a previously approved landscape and/or site plan prior to the adoption of the ordinance from which this article is derived, unless such plan is required to be resubmitted for consideration;~~
~~(2) Lots containing only single-family and/or duplex uses; and~~
~~(3) Lots zoned DT Downtown, as defined in this Unified Development Code.~~

~~(B) Except as otherwise provided in subsection 2.1.A, this article, applies to all uses on a lot when an application for a building permit for work on the lot is made, unless the application is for:~~

~~(1) The restoration of a building that has been damaged by fire, flood, explosion, riot, act of the public enemy, other natural disaster, or accident of any kind, if said structure may be restored under the nonconforming use provisions of this Unified Development Code. For purposes of this subsection, "restoration" means the act of putting back into a former or original state; or~~

~~(2) Construction work on an existing structure that does not increase:~~

~~(a) The number of stories in a building on the lot;~~
~~(b) The total floor area of all buildings on the lot by more than ten percent or 10,000 square feet, whichever is less; or~~
~~(c) The non-permeable coverage of the lot by more than 2,000 square feet.~~

(B) *Fences.*

(1) The fence provisions of this Article shall apply to:

(a) The construction of all new residential or non-residential fences.
(b) The repair of an existing residential or non-residential fence that requires the replacement of 25-linear feet or more.
(c) The repair of an existing residential or non-residential fence that requires the replacement of five (5) or more posts.

(2) The fence provisions of this Article shall ***not*** apply to:

(a) The repair of a residential or non-residential fence that does not require a fence permit and that is not subject to the requirements of Subsection 2.01.B(1).

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(C) *Overlay Districts.* In addition to the requirements contained in this Article, properties within an establish Overlay District shall be subject to the requirements stipulated by Subsection 6.02, *General Overlay District Standards*, of Article V, *District Development Standards*. In instances where the requirements of this Article conflict with the requirements of the *General Overlay District Standards*, the more restrictive standard will apply.

~~*C*~~*(D) Planned Development Districts.* The landscaping requirements contained in this Article shall be incorporated into all new or amended Planned Development Districts, unless otherwise approved by the City Council upon recommendation from the Planning and Zoning Commission. ~~development districts. Landscaping requirements consistent with the standards and purposes of this article shall be a part of all ordinances establishing or amending planned development districts, unless otherwise approved by the city council.~~

~~(D) Special exceptions. The planning and zoning commission and city council may grant a special exception to the landscaping requirements of this article upon making a special finding that the resulting landscape will provide an improved amenity for both the general public and users of the facility being landscaped.~~

~~*(Ord. No. 10-14, § 53, 7-6-2010)*~~

SUBSECTION 2.02: EXCEPTIONS TO THE LANDSCAPING STANDARDS

The Planning and Zoning Commission may grant an exception to the landscaping standards contained in this Article upon a finding that the resulting landscaping or landscaping plan will be equivalent to or exceed the requirements stipulated by this Article, and provide an improvement to the aesthetics of the surrounding area. All exceptions to these requirements will be subject to the approval criteria and voting requirements of Section 9.01, *Exceptions to the General Standards*, of Article XI, *Development Applications and Review Procedures*.

~~The planning and zoning commission and city council may grant a special exception to the landscaping requirements of this article upon making a special finding that the resulting landscape will provide an improved amenity for both the general public and users of the facility being landscaped.~~

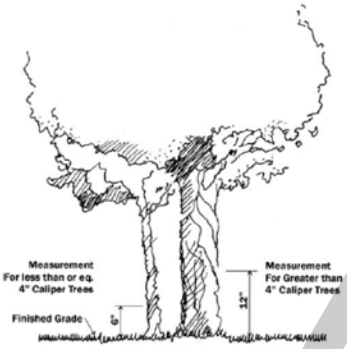
SUBSECTION 2.03: EXCEPTIONS TO THE FENCE STANDARDS

All exceptions to the fence standards contained in this Article will be subject to the requirements of Section 8, *Fence Standards*.

~~*SECTION 3: DEFINITIONS*~~

[MOVED TO ARTICLE XIII, UDC]

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~~Caliper means the diameter of the trunk measured six inches above ground level up to and including four inch caliper size, and measured 12 inches above ground level if the measurement taken at six inches above ground level exceeds four inches. If a tree is of a multi-trunk variety, the caliper of the tree is the total caliper of all of its trunks at the elevation being measured.~~

~~Canopy or shade tree means a species of tree which normally bears crown foliage no lower than six feet above ground level upon maturity.~~

~~Enhanced pavement means any permeable or non-permeable decorative pavement material intended for pedestrian or vehicular use. Examples of enhanced pavement include brick or stone pavers, grass paver, exposed aggregate concrete, and stamped and stained concrete.~~

~~Evergreen tree or shrub means a tree or shrub of a species which normally retains its leaves throughout the year.~~

~~Ground cover means natural mulch or plants of species which normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.~~

~~Landscape architect means a person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.~~

~~Landscape buffer strip means a strip of land:~~
~~a. Which serves a buffer function on the perimeter of a building site adjacent to another building site or to a public or private street or alley; and~~
~~b. At least 80 percent of which is covered by natural grass, ground cover, or other natural plant materials (excluding screening).~~

~~Large shrub means a shrub which normally reaches a height of six feet or more upon maturity.~~

~~Large tree means a tree of a species which normally reaches a height of 30 feet or more upon maturity.~~

~~Non-permeable coverage means coverage with non-permeable pavement.~~

~~Screening means screening that complies with the construction and maintenance regulations in section 5, Mandatory Provisions, except as those regulations may be expressly modified in this article.~~

~~Small tree means a tree of a species which normally reaches a height of less than 30 feet.~~

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~~Soil means a medium that plants will grow in.~~

~~Visibility triangle means the term "visibility triangle" as defined in article V, section 1.9 of this Unified Development Code.~~

~~Xeriscaping means type of landscaping design that uses a combination of native plants and grasses, approved hardscapes and drought tolerant ground covers and planting materials for the purpose of conserving water and protecting the local environment.~~

~~*(Ord. No. 15-32, § 2, 12-7-2015)*~~

SECTION 43: LANDSCAPE PLAN ~~SUBMISSION~~

SUBSECTION 43.01: LANDSCAPE PLAN SUBMITTAL

(A) *Submittal of a Landscape Plan*. A Landscape Plan is required to be submitted as part of an application for a Site Plan or an Amended Site Plan as stipulated by Section 3, *Site Plans*, of Article XI, *Development Applications and Review Procedures*.

(B) *Landscape Plan Content*. The Director of Planning and Zoning or his/her designee shall establish and maintain a list of the required criteria necessary for the submittal of a Landscape Plan.

(C) *Preparation of a Landscape Plan*. Landscape Plans shall be prepared by a *Landscape Architect* or a member in good standing of the American Society of Landscape Architects (ASLA) unless otherwise permitted by the Director of Planning and Zoning.

~~Landscape plans shall be submitted to the director of planning on all sites required to submit a site plan for approval by the planning and zoning commission and city council.~~

SUBSECTION 43.02: APPROVAL OF A LANDSCAPE PLAN

(A) *Administrative Approval*. Landscape Plans that are submitted in conjunction with a Site Plan or an Amended Site Plan that can be reviewed and acted upon at an administrative level -- *as defined in Section 3, Site Plans, of Article XI, Development Applications and Review Procedures* -- may be approved, approved with condition, or denied by the Director of Planning and Zoning or his/her designee.

(B) *Approval by the Planning and Zoning Commission*. The Planning and Zoning Commission may approve a Landscape Plan in accordance with the procedures for approving a Site Plan or an Amended Site Plan as stipulated by Section 3, *Site Plans*, of Article XI, *Development Applications and Review Procedures*.

~~Landscape plans shall be approved or denied by the director of planning or, at his discretion, referred to the planning and zoning commission for approval or denial.~~

~~*SUBSECTION 4.03. PLAN CONTENT*~~

~~The landscape plan shall be submitted in the form and number as prescribed by the city and must contain the following information:~~

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~~(1) Date, scale, north arrow, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.~~
~~(2) Project name, street address, and lot and block description.~~
~~(3) Location of existing boundary lines and dimensions of the lot, street address, approximate centerline of existing water courses and the location of the 100-year floodplain, if applicable; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways and sidewalks on or adjacent to the lot.~~
~~(4) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).~~
~~(5) Locations and dimensions of proposed landscape buffer strips.~~
~~(6) Complete description of plant materials shown on the plan, including names, locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in caliper must be specifically indicated.~~
~~(7) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.~~
~~(8) Location and description, by type and size, of existing trees proposed to be retained. Such trees shall be marked and dripline of said trees shall be protected prior to and during all construction, including all dirt work.~~
~~(9) Size, height, location and material of proposed seating, lighting, planters, sculptures, water features and landscape paving and other site amenities.~~
~~(10) Identification of visibility triangles on the lot for all driveway intersections with public streets.~~

SECTION 4: APPROVED LANDSCAPING MATERIALS

In satisfying the landscape requirements of this Article, it is recommended that all landscaping utilize high-quality, hardy plant materials. Such plant materials shall adhere to the following requirements:

(A) *Approved Planting Materials*.

(1) All planting materials should conform to the recommended planting materials outlined in Appendix F, *Landscape Guidelines and Requirements*; however, alternative tree, shrub, and grass varieties may be approved by the Director of Planning and Zoning pending the submission of a Landscape Plan and/or a written request.

(2) Unless otherwise noted in this Unified Development Code (UDC), the minimum tree and shrub size at the time of installation shall be as follows:

(a) *Canopy Trees* shall be a minimum of four (4) caliper inches at DBH.

(b) *Accent Trees* shall be a minimum of four (4) feet in total height.

(c) Shrubs shall be a minimum of three (3) gallons in size.

Figure 1: Approved Planting Materials and Sizes

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(3) For the purposes of this section, the height of an Accent Tree shall be measured from the root flare or from the soil level if still in the container.

(4) DBH or *Diameter at Breast Height* is the standard dendrometric measurement for trees, and is measured at a height of four (4) feet above grade.

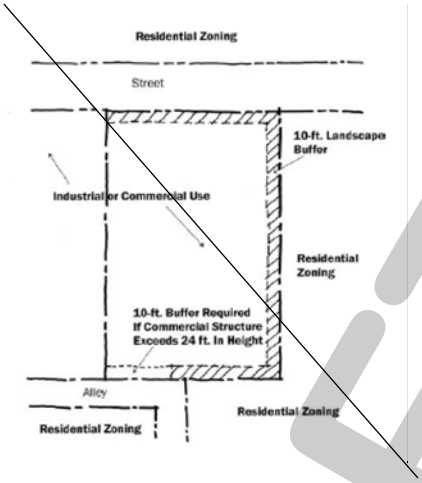
(5) The City of Rockwall encourages developments to incorporate xeriscaping/smartscaping to promote reduced water usage through the use of drought tolerant plants. The City's *Xeriscaping/Smartscaping Standards and Guidelines* are outlined in Section 5.05, *Xeriscaping and Smartscaping Standards*.

(B) Prohibited Planting Materials.

(1) Artificial or synthetic plant materials (*e.g. artificial grass, turf, trees shrubs*) shall be prohibited.

SECTION 5: ~~MANDATORY PROVISIONS~~ LANDSCAPE STANDARDS

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SUBSECTION 5.01: LANDSCAPE BUFFERS~~ STRIP~~

The minimum requirements for landscape buffers shall be as follows:

(A) *Residential Landscape Buffers in Subdivisions*.

(1) *Abutting a Collector Street*. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any residential lot or subdivision that abuts a collector street. All residential lots adjacent to a collector street shall incorporate one (1) canopy tree per 50-linear feet of frontage along the collector street inside the required landscape buffer. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

(2) *Abutting a Perimeter Collector Street or Arterial Roadway*. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any residential lot or subdivision that abuts a perimeter collector street or arterial roadway. All landscape buffers adjacent to a perimeter collector street or arterial roadway shall incorporate ground cover, a *built-up berm* and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In addition, one (1) canopy tree and one (1) accent tree shall be required to be planted in the required landscape buffer per 50-linear feet of frontage along the perimeter collector street or arterial roadway. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

Figure 2: Residential Landscape Buffers Example

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(B) Non-Residential Landscape Buffers.

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(1) *Abutting a Public Right-of-Way*. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (*i.e. collector street, arterial roadway, or alleyway*) or a residentially zoned or used property that is located directly across a public street (*regardless of the size of the street*). All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a *built-up berm* and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

(2) *Abutting Residential*. A minimum of a 20-foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a residentially zoned or used property. For planting requirements in these landscape buffers see Subsection 5.02(B), *Screening from Residential*.

Figure 3: Commercial Landscape Buffers Example

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(C) Buildings and Paving within a Required Landscape Buffer. Buildings and paving (*e.g. parking lots*) shall not be permitted within any required landscape buffer; however, sidewalks and trails shall be permitted.

~~A minimum ten-foot-wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district, exclusive of driveways and access-ways.~~

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~~If the proposed commercial structures exceed 24 feet in height adjacent to an alley, a ten-foot buffer shall also be required along the length of the alley.~~

SUBSECTION 5.02: ~~SCREENING OF OFF-STREET LOADING DOCKS~~ LANDSCAPE SCREENING

(A) *Loading Docks and Outside Storage Areas.* Off-street loading docks and outside storage areas shall be screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 1.05, *Screening Standards*, of Article V, *District Development Standards*. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates one (1) of the following options:

(1) *Alternative #1*. A wrought iron fence and three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers.

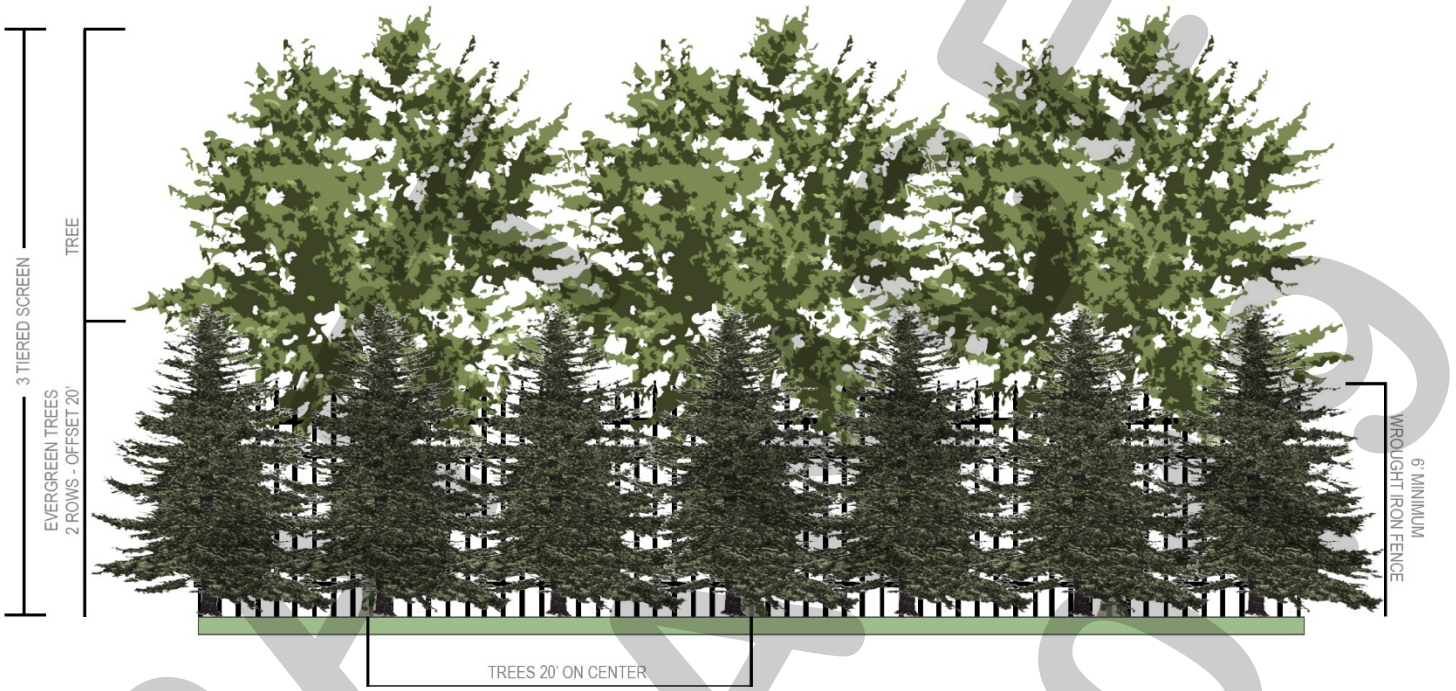
Figure 4: Alternative #1



(2) *Alternative #2*. A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (*a minimum six [6] caliper inches*) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

Figure 5: Alternative #2

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(B) *Screening from Residential.* Any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers (*as depicted in Figures 6 & 7 below*). As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees*) along the entire length of the adjacency (*as depicted in Figure 8, 9, & 10 below*). The canopy trees shall be placed on 20-foot centers.

Figure 6: Masonry Fence with Canopy Trees in Plan View

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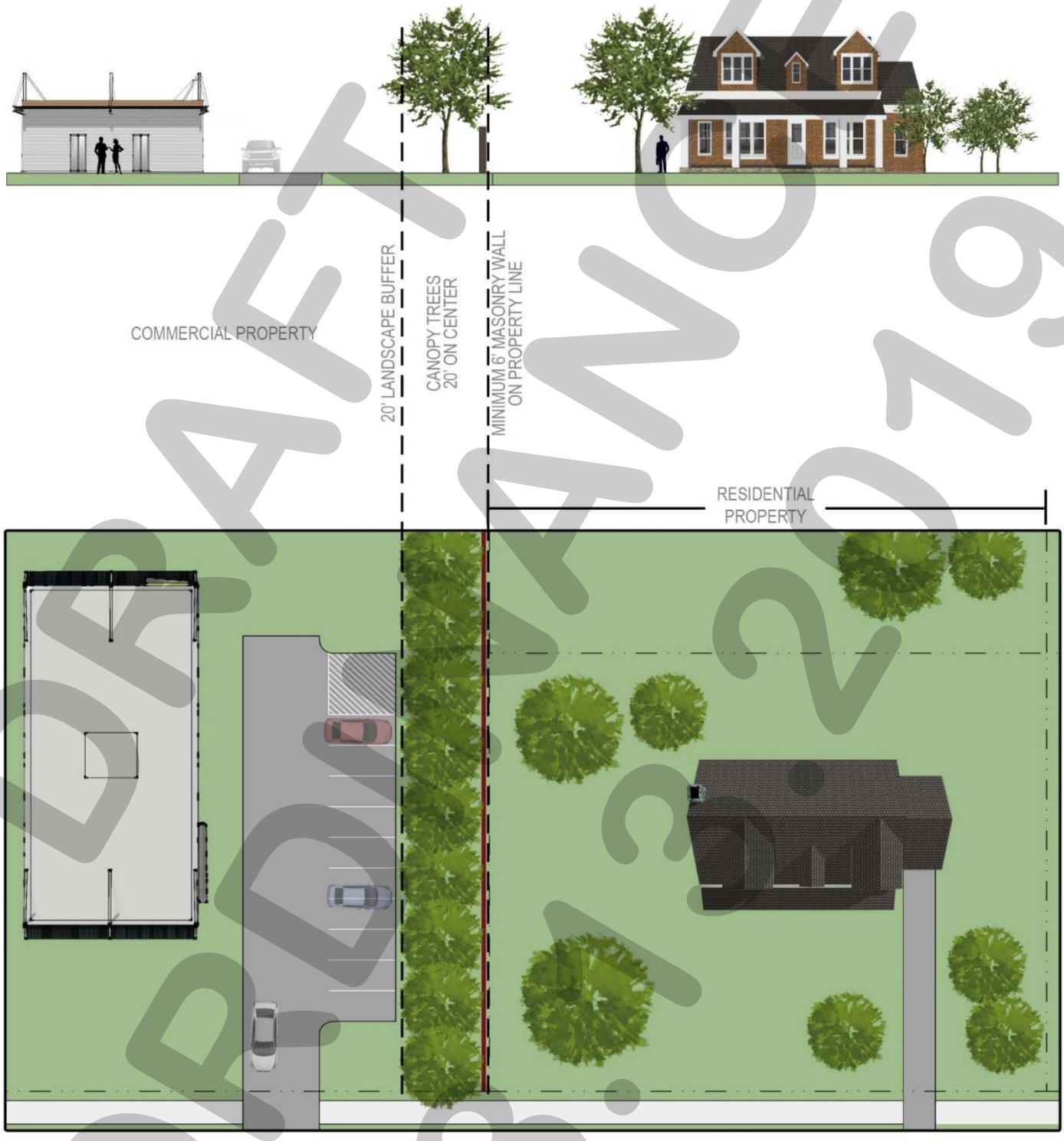


Figure 7: Masonry Fence with Canopy Trees in Perspective View

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Figure 8: Wrought Iron Fence with Three (3) Tiered Screening in Plan View

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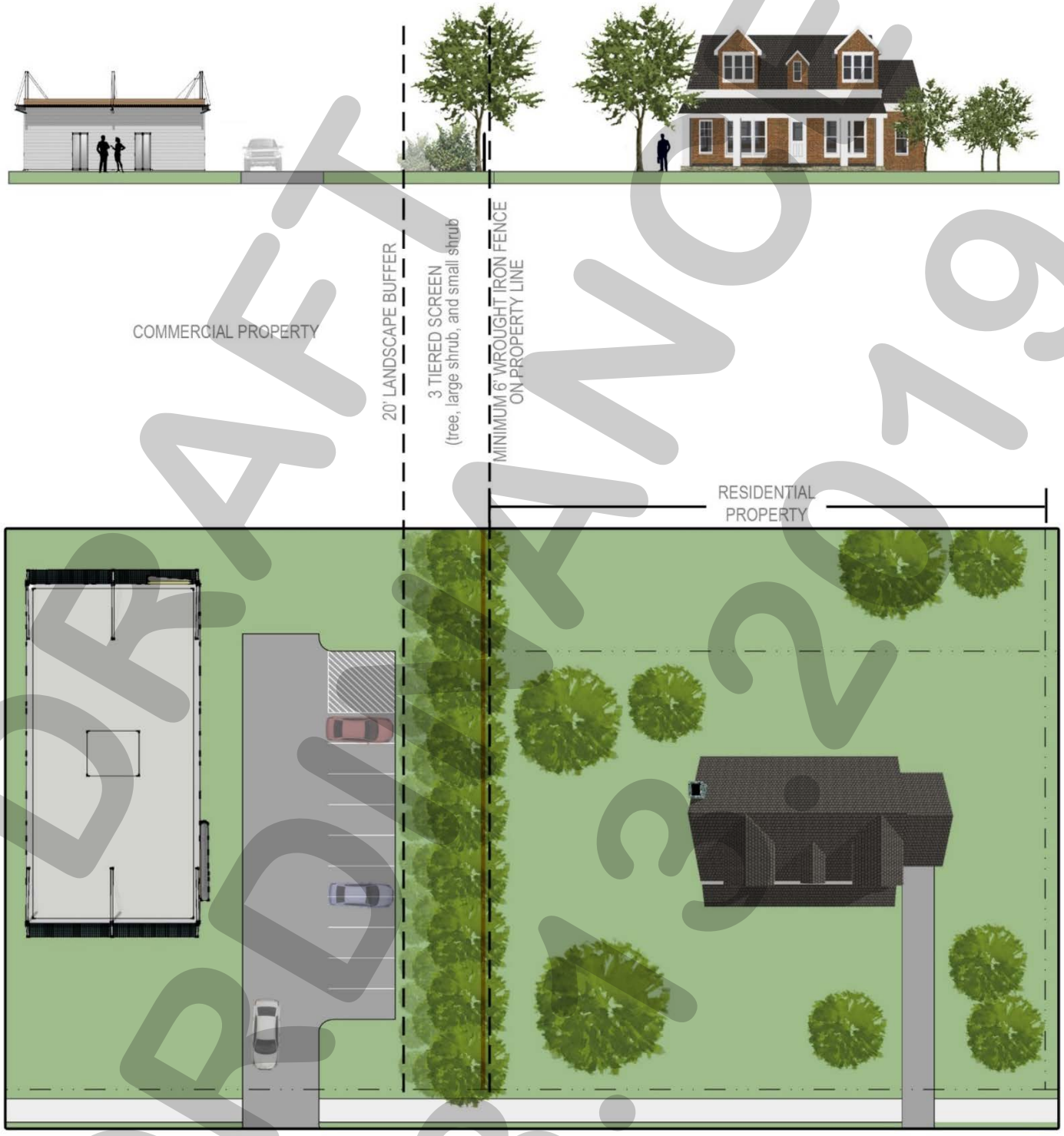
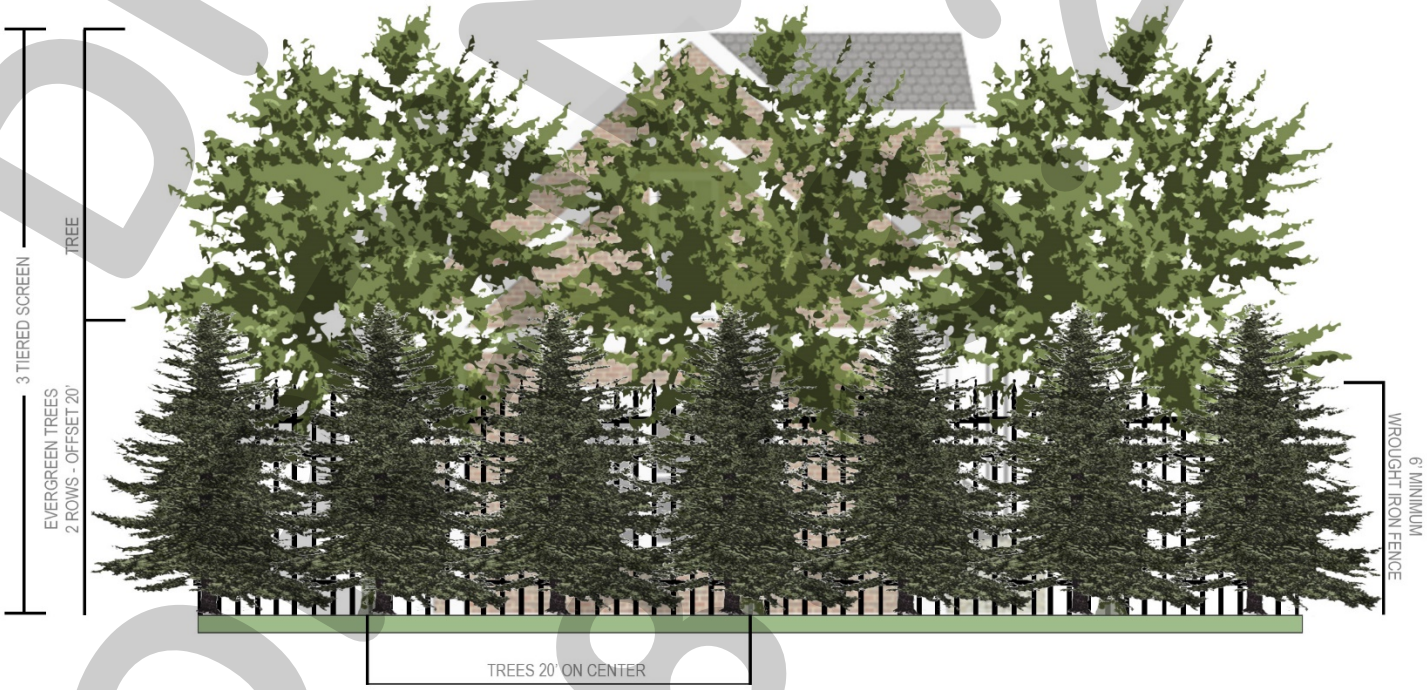


Figure 9: Alternative #1 (Wrought Iron Fence with Three (3) Tiered Screening in Perspective View)

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Figure 10: Alternative #2 (Wrought Iron Fence with Three (3) Tiered Screening in Perspective View)

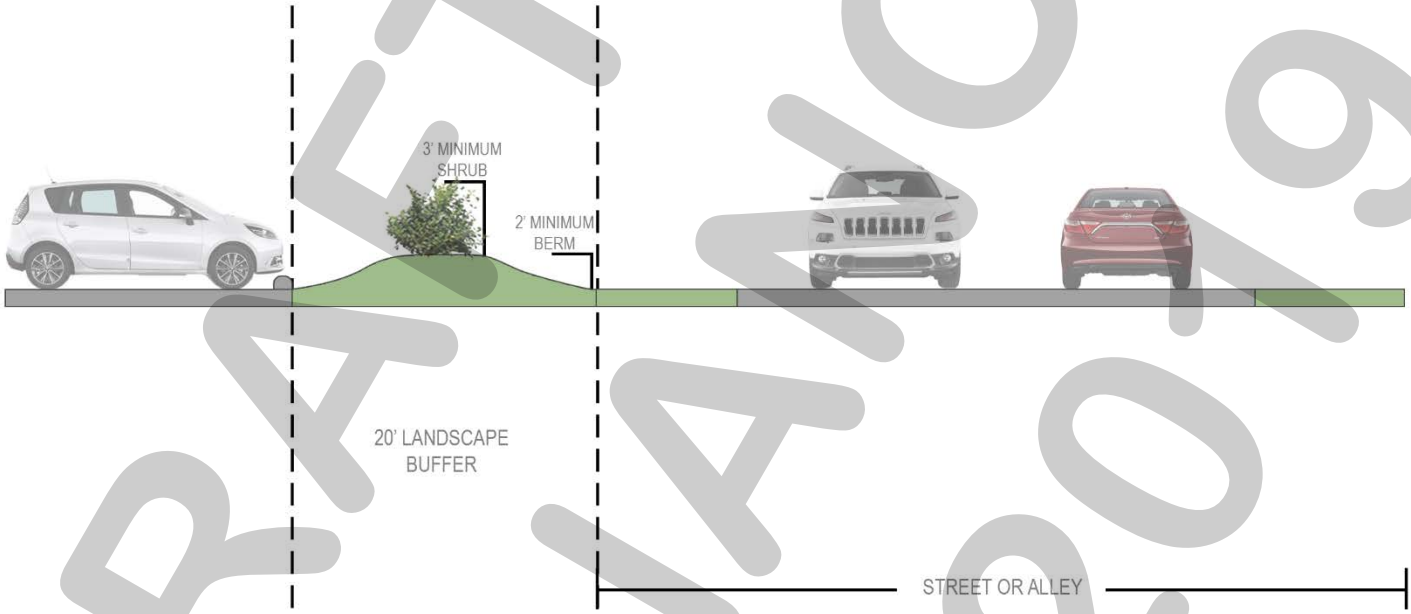


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(C) *Headlight Screening.* Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:

(1) *Alternative #1.* A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas.

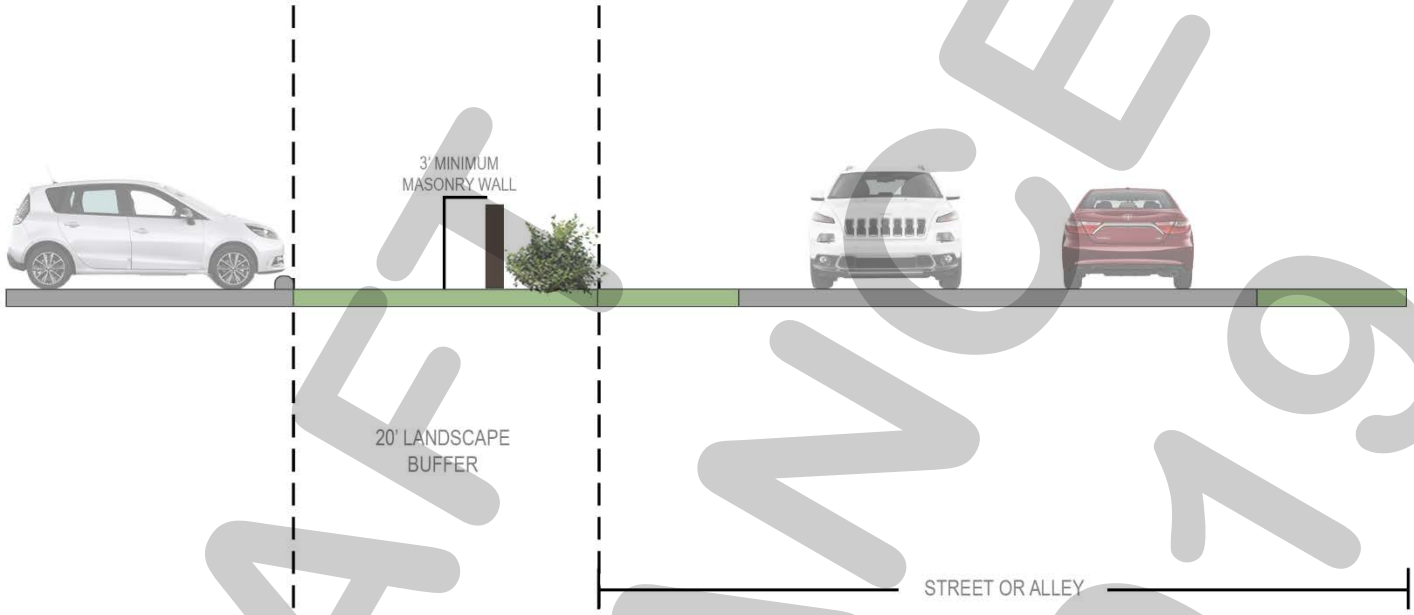
Figure 11: Alternative #1 (Headlight Screening using Landscaping and a Berm)



(2) *Alternative #2.* A minimum of a three (2) foot masonry wall with mature shrubs situated between the wall and the right-of-way along the entire adjacency of the parking areas.

Figure 12: Alternative #2 (Headlight Screening using a Masonry Wall and Landscaping)

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(D) *General Screening Requirements.* All screening shall meet the following requirements:

(1) *Approval of a Screening Plan.* Prior to construction of any required screening, a site plan and landscape plan shall be approved by the Planning and Zoning Commission showing the type of screening, the proposed materials, and the plant spacing. In approving screening plans, the Planning and Zoning Commission shall determine:

(a) If the proposed screening plan will adequately screen the non-residential land use.
(b) If the proposed screening plantings will withstand the pressures of time and nature.

(2) *Certificate of Occupancy (CO).* Prior to the issuance of a Certificate of Occupancy (CO), the proposed screening shall be installed and verified by the Director of Planning and Zoning or his/her designee.

~~A. Off-street loading docks in commercial zoning classifications must be screened from:~~

~~(1) All public streets; and~~
~~(2) Any residential district that abuts or is directly across a public street or alley from the lot.~~

~~B. Off-street loading docks in industrial zoning classifications must be screened from:~~

~~(1) Arterial streets, as indicated on the city's thoroughfare plan; and~~
~~(2) Any residential district that abuts or is directly across a public street or alley from the lot.~~

~~C. The screening required under subsections 5.2.A and B must be at least six feet in height and may be provided by using any of the methods for providing screening described in this section.~~

SUBSECTION 5.03: LANDSCAPE REQUIREMENTS

(A) *Amount of Landscaping.* The following landscaping percentages shall be required and shall apply to the total site area to be developed:

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ZONING DISTRICT	REQUIRED LANDSCAPING (%)	REQUIRED LANDSCAPING WITH MAXIMUM ELIGIBLE CREDITS (%)
Multi-Family 14 (MF-14) District	35	22½
Downtown (DT) District	See Subsection 4.07, *Downtown (DT) District*, of Article V, *District Development Standards*	
Residential Office (RO) District	30	17½
Neighborhood Services (NS) District	25	12½
General Retail (GR) District	20	7½
Commercial (C) District	20	7½
Heavy Commercial (HC) District	15	2½
Light Industrial (LI) District	15	2½
Heavy Industrial (HI) District	10	2½

(B) *Location of Landscaping.* A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage in the Multi-Family 14 (MF-14), Residential Office (RO), Neighborhood Services (NS), General Retail (GR) and Commercial (C) Districts. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.

(C) *Minimum Size of Required Landscape Areas.* All required landscaping shall be no less than five (5) feet wide and be a minimum of 25 SF in area unless it is within ten (10) feet of a building on the same lot.

(D) *Detention Basins.* Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree of detention area.

(E) *Parking Lot Landscaping.* The following landscape requirements will apply to parking lots:

(1) Parking lots with more than two (2) rows of parking spaces (*i.e. one [1] drive isle with rows of parking on either side*) shall have a minimum for five (5) percent or 200 SF of landscaping -- *whichever is greater* -- in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.

(2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas.

(3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe.

(4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.

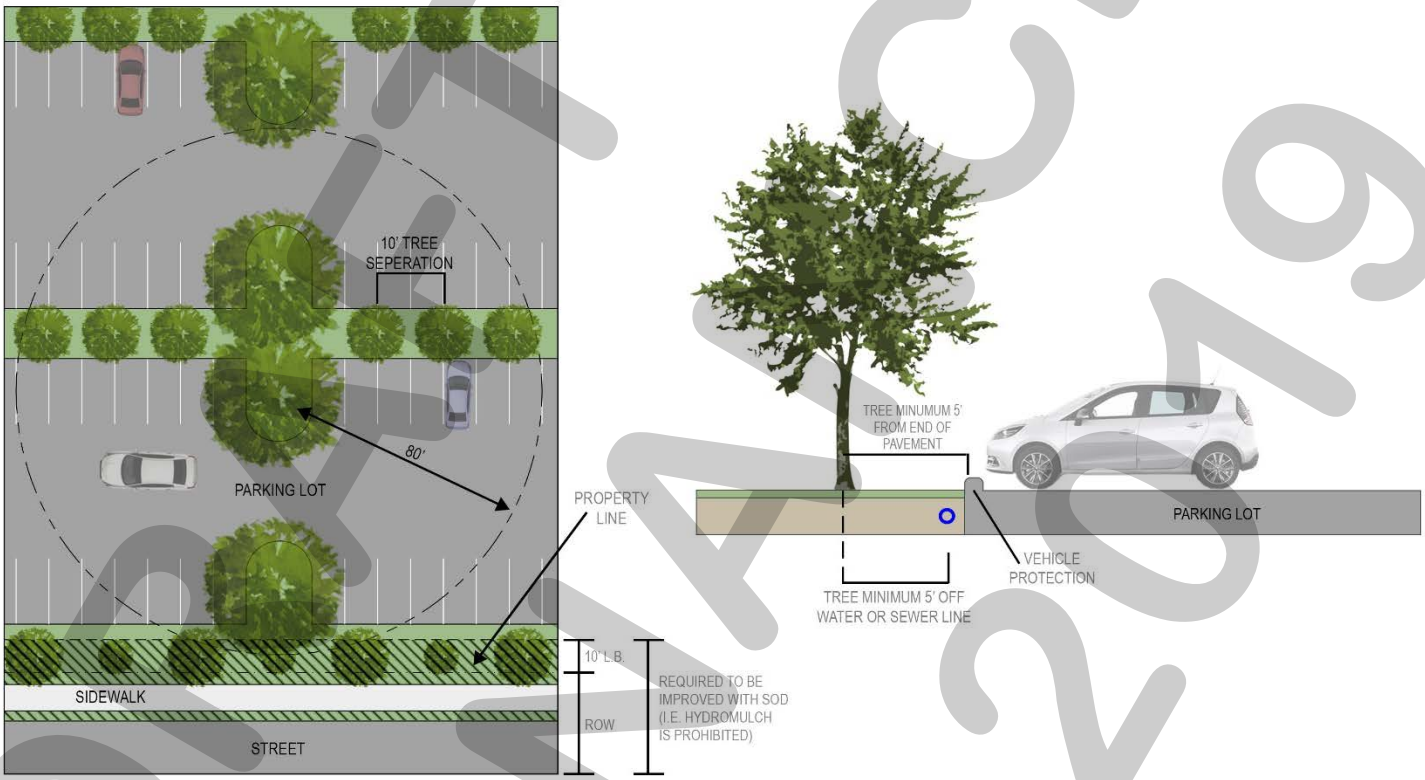
(F) *Protection of Landscape Areas*. Required landscape areas must be protected from vehicular traffic through the use of a concrete curb, or other permanent barrier.

(G) *Landscaping in Landscape Buffers and Public Right-of-Way.* All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (*i.e. sod -- hydro mulch shall be prohibited in these areas*) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street.

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The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

Figure 13: Landscape Requirements



~~*SUBSECTION 5.03: ACCEPTABLE LANDSCAPE MATERIALS*~~ *[MOVED TO SECTION 4]*

~~A. No artificial plant materials may be used to satisfy the requirements of this article.~~

~~B. Plant materials used to satisfy the requirements of this article must comply with the following minimum size requirements at the time of installation:~~

- ~~✓ Large trees must have a minimum caliper of three inches, or a minimum height of six feet, depending on the standard measuring technique for the species.~~
- ~~✓ Shrubs shall be a minimum of three gallons in size.~~

~~C. For purposes of this section, "height" is measured from the root crown or, if the plant is in a container, from the soil level in the container.~~

~~D. In satisfying the landscaping requirements of this article, the use of high-quality, hardy plant materials on the approved plant list below is recommended and encouraged. Plants found on the disapproved plant list below shall not be placed within the right-of-way or within the required building setback along a street.~~

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~~E. As an alternative, the xeriscaping standards in Section 5.10 of this Article have been adopted to encourage new and existing developments to implement landscaping standards targeted at reducing water usage by using drought tolerant plantings and plans.~~

~~F. Trees allowed in street landscape buffer areas. The following trees are allowed within the street landscape buffers along public streets:~~

~~(1) Afghan Pine.~~
~~(2) Bald Cypress.~~
~~(3) Burr Oak.~~
~~(4) Caddo Maple.~~
~~(5) Cedar Elm.~~
~~(6) Chinquapin Oak.~~
~~(7) Eastern Red Cedar.~~
~~(8) Homestead Elm.~~
~~(9) Lace Bark Elm.~~
~~(10) Leyland Cypress.~~
~~(11) Little Gem Magnolia.~~
~~(12) Live Oak.~~
~~(13) October Glory Maple.~~
~~(14) Pecan.~~
~~(15) Red Oak.~~
~~(16) Texas Ash.~~
~~(17) Texas Red Oak.~~

~~and various native understory trees such as:~~

~~(1) Desert Willow.~~
~~(2) Downy Hawthorn.~~
~~(3) Eastern Redbud.~~
~~(4) Eve's Necklace.~~
~~(5) Mexican Buckeye.~~
~~(6) Possumhaw Holly.~~
~~(7) Shantung Maple.~~
~~(8) Yaupon Holly.~~

~~*(Ord. No. 06-14, 4-17-2006; Ord. No. 15-32, § 2, 12-7-2015)*~~

~~*SUBSECTION 5.04: PROTECTION OF LANDSCAPE AREAS* [MOVED TO SECTION 5.03]~~

~~Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, or other permanent barriers. Vehicular wheels shall be prevented from extending into landscaped areas.~~

SUBSECTION 5.0~~5~~4: IRRIGATION REQUIREMENTS

A. ~~*Generally*~~ *General Irrigation Requirements*. The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:

(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).

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(3) Be maintained and kept operational at all times to provide for efficient water distribution.

B. *Irrigation Methods*.

(1) *Landscaped Areas*. One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:

(a) *Conventional System*. An automatic or manual underground irrigation system ~~which~~ that may be a conventional spray or bubbler type heads.
(b) *Drip or Leaky-Pipe System*. An automatic or manual underground irrigation system in conjunction with a water-saving system such as a drip or a leaky pipe system.
(c) *Temporary and Aboveground Watering*. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two (2) growing seasons only.

(2) *Natural and Undisturbed Areas*. No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

(3) *Compliance with State Law*. All irrigation systems shall comply with the irrigation code of Chapter 10, *Buildings and Building Regulations*, Article XVI, *Irrigation Code*, of the City of Rockwall Code of Ordinances, and all applicable state laws, as may be amended.

(Ord. No. 09-23, 6-15-2009)

~~*SUBSECTION 5.06: SCREENING FROM RESIDENTIAL USES*~~ *[MOVED TO SECTION 5.03]*

~~A. Any commercial or industrial use or parking lot that has a side or rear contiguous to any residential district, or any multi-family use with more than five dwelling units or parking lot that has a side or rear contiguous to any single-family, townhouse, or duplex district, shall be screened with a masonry fence (tilt wall or concrete block are prohibited; however, precast walls may be approved by the planning and zoning commission), six feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening. The screen shall be located no closer to the street than the property line. Any ordinances concerning sight obstructions of intersections shall be applicable to the screen where it is intersected by a street or driveway.~~

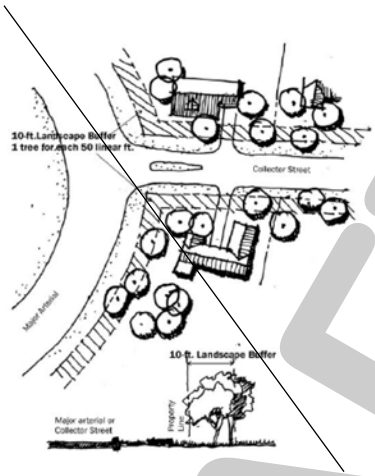
~~B. Prior to construction of any required screens, complete plans showing type of material, depth of beam, and structural support shall be analyzed by the building permit office to determine whether or not:~~

~~(1) The screen will withstand the pressures of time and nature;~~
~~(2) The screen adequately accomplishes the purpose for which it was intended;~~
~~(3) Plans shall be sealed by a registered engineer or they shall conform to the city's standard design for screening walls.~~

~~C. Such screen shall be constructed prior to the issuance of a certificate of occupancy for any building or portion thereof.~~

~~D. The areas adjacent to the required screening wall, or areas adjacent to a public street or right-of-way, shall be maintained by the property owner in a clean and orderly condition, free of debris and trash in accordance with the applicable codes of the city.~~

~~*(Ord. No. 15-32, § 2, 12-7-2015)*~~



~~*SUBSECTION 5.07: STREET LANDSCAPING*~~ *[MOVED TO SECTION 5.03]*

~~A street landscape buffer strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street, as defined in the city's thoroughfare plan, exclusive of driveways and access-ways. Large trees, as herein defined, shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage.~~

~~*SUBSECTION 5.08: RIGHT-OF-WAY LANDSCAPING REQUIREMENTS*~~ *[MOVED TO SECTION 5.03]*

~~All street rights-of-way located adjacent to the proposed development shall be improved with grass or ground cover material and shall be maintained. It shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in the right-of-way is watered and maintained and to ensure that minimal water will enter the street itself. The designer of the irrigation system shall base the design on the ultimate proposed width of the street when designing the system. The plans for design of the irrigation system shall be approved by the city prior to installation.~~

~~*SUBSECTION 5.09: PARKING LOT LANDSCAPING*~~ *[MOVED TO SECTION 5.03]*

~~A. Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 square feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.~~

~~B. If the parking and maneuvering space exceeds 20,000 square feet one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. No tree shall be planted closer than 2½ feet to the pavement.~~

~~(1) No required parking space may be located more than 80 feet from the trunk of a large canopy tree.~~
~~(2) No tree may be planted closer than 2½ feet to the pavement.~~
~~(3) All trees must be internal to the parking lot.~~

*SUBSECTION 5.~~*05*~~*10*: XERISCAPING/SMARTSCAPING STANDARDS*

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Exhibit 'D'
Article VIII, Landscape Standards, of the
Unified Development Code

(A) *Purpose*. The purpose of this section is to promote the establishment of water conscious landscaping through the implementation of xeriscaping/smartscaping principles. Additionally, this section is intended to provide an alternative to the typical landscape requirements for commercial properties.

(B) *Principles*. All xeriscaping/smartscaping plans submitted to the city should demonstrate conformance with the following principles:

(1) *Planning and Design*. Landscape designs and plans should take into account the regional and microclimatic conditions of the site, its existing vegetation and topographical conditions, the intended use, and the zoning (*i.e. vegetation zone*) of plant materials according to their unique water needs. Plans should take into account the various heights of landscaping materials. If the landscape plan is proposed in phases, to account for optimum planting times, all future phases should be included on the submitted landscape plan. In reviewing plans to ensure proper site planning and design, staff shall ensure that the plan: [*1*] preserves and protects existing vegetation, [*2*] preserves and protects topsoil, [*3*] stabilizes and covers all bare soil areas, and [*4*] incorporates energy/water conservation.

(2) *Soil Improvement*. Since soil tends to vary from site to site all soil should be analyzed to determine what plants are suitable to include on the landscape plan and if any soil amendments are required. Soil may require additional organic material be added to ensure the continued health of plants.

(3) *Appropriate Plant Selection*. Plant selection should be based on the plant's adaptability to the existing site conditions and need for supplemental watering. Most xeriscape/smartscaping plants will not require supplemental watering. In selecting plant materials, mature plants and shrubs should be used to ensure establishment after installation. A list of plants that are native and acceptable within the city has been provided in Appendix F, *Recommended Plantings*~~, of the Unified Development Code~~; however, staff may approve alternate plantings if they are deemed appropriate for the site. In reviewing plans for conformance to this principle staff will consider the: [*1*] diversity of the plant species being proposed, [*2*] size, maturity and water requirements of the selected plantings, and [*3*] variation of height, spread and color.

(4) *Practical Turf Areas*. The type and location of turf areas are considered to be a major design element in xeriscape/smartscaping plans. Turf in this case involves typical varieties of Bermuda, St. Augustine, Ryegrass blends, etc. The maintenance needs of turf can be minimized by the shape, area, irrigation equipment, and turf type selected. Drainage areas and sloped areas are especially suited to the use of native grasses as opposed to turf. In reviewing plans to ensure that the turf areas being proposed are practical staff will review: [*1*] the design of the turf areas (with rounded, compact turf areas being more efficient), [*2*] turf areas should be designed to be on a separate zone from other landscaping, [*3*] turf should be appropriate for the selected location, [*4*] turf should be avoided on slopes and drainage areas in favor of native grasses, and [*5*] minimize turf areas by using native grasses, hardscape elements and alternatives.

(5) *Efficient Irrigation*. All landscaping is required to have an irrigation system that is designed by a licensed irrigator. Additionally, all irrigation systems should be designed to be water efficient utilizing low-flow irrigation equipment. The plan should show that turf areas should be watered separately, and plants should be grouped in separate zones based on water need. Finally, all irrigation systems are required to be maintained in proper working order.

(6) *Use of Mulches*. Mulches minimize evaporation, reduce weed growth, slow erosion and help maintain soil temperature. In reviewing the use of mulches in xeriscape/smartscaping plans staff shall ensure: [*1*] the use of a deep layer of mulch in planting beds (*typically three to four inches*) is utilized, and [*2*] mulches

should be locally or regionally derived materials. Additionally, mulches may include the use of pea gravel, crushed granite, rock or pebbles in unplanted areas.

(7) *Appropriate Maintenance*. Proper pruning, weeding and fertilization as required with all landscape plans shall be required. Typically, xeriscape/smartscaping plans require less maintenance, fertilizer and other chemicals and pesticides.

(C) *Standards*.

(1) If approved with a *Landscape Plan* native grasses shall be exempt from the rules and requirements of Section 16-43, *Weeds, Brush and Grass*, of Chapter 16, *Environment*, of the Municipal Code of Ordinances; however, the grass should be maintained to a height typical for the particular native grass.

(2) Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by Section 5.03(E) ~~section 5.12.C~~ (*i.e. one [1] tree per every 750 SF and one [1] accent tree per 1,500 SF of ~~dry land~~ detention area*). Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area.

(3) A maximum of 30% ~~percent~~ mulches or hardscape is permitted to be incorporated into all xeriscape plans. This may be increased by the Planning and Zoning Commission if deemed appropriate and necessary for the proposed plan.

(D) *Approval of Xeriscape/Smartscape Plans*. All xeriscape/smartscape plans shall require approval by the Planning and Zoning Commission, upon a recommendation by staff concerning conformance to the requirements of this section, at the time of site plan approval.

(Ord. No. 15-32, § 2, 12-7-2015)

~~SUBSECTION 5.11: DIMENSIONS OF LANDSCAPING~~ *[MOVED TO SECTION 5.03]*

~~All required landscaping shall be no less than five feet wide and a minimum of 25 square feet in area unless it is within ten feet of the building.~~

~~SUBSECTION 5.12: REQUIRED LANDSCAPING~~ *[MOVED TO SECTION 5.03]*

~~A. Amount of landscaping.~~
~~1. Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts set forth as follows. The requirements shall be applied to the total site area to be developed:~~

	~~Percent Requirement~~	~~Net Percent Requirement with Maximum Credits~~
~~Multi-family~~	~~25~~	~~20~~
~~Residential-office~~	~~25~~	~~20~~
~~Neighborhood service~~	~~20~~	~~15~~
~~Research/technology~~	~~20~~	~~15~~
~~General retail~~	~~15~~	~~10~~
~~Commercial~~	~~15~~	~~10~~
~~Heavy commercial~~	~~10~~	~~5~~

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~~Light industrial~~	~~10~~	~~5~~
~~Heavy industrial~~	~~10~~	~~5~~

~~2. The total site area required for landscaping may be reduced by no more than five percent in accordance with the provisions of section 6. For example, the required percentage of 15 percent for commercial zoning could be reduced to a total of ten percent under the terms of section 6.~~

~~B. Location of landscaping. No less than 50 percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "MF-14," "RO," "NS," "GR," "C" and "RT." One hundred percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "HC," "LI," "HI."~~

~~C. Detention basins. Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of one tree for each 750 square feet of dry land area.~~

~~*(Ord. No. 06-14, 4-17-2006)*~~

SECTION 6. - LANDSCAPE CREDITS

Credits ~~toward achieving~~ to the landscape requirements may be achieved as follows:

SUBSECTION 6.01: CREDIT FOR REQUIRED LANDSCAPE BUFFERS~~-STRIPS~~ BETWEEN NON-RESIDENTIAL AND ~~NON-~~RESIDENTIAL ~~ZONING~~ USED OR ZONED LAND

~~The overall landscaping requirement may be reduced by 2.5 percent when the buffer strip, whether required or not, has a minimum average width of 15 feet or greater and contains at least one large tree every 40 feet, or large shrubs at least every ten feet the entire length of the perimeter adjacent to property with residential zoning. This perimeter must equal at least 25 percent of the total perimeter of all adjacent private property.~~

The overall landscape requirement may be reduced by five (5) percent when the required landscape buffer between a non-residential or multi-family land use and a residentially zoned or used property is increased from 20-feet to 40-feet, and utilizes a berm along the entire length of the required landscape buffer. The length of the landscape buffer must be at least the length of the minimum lot depth of the zoning district for which the subject property is located as stipulated by Article V, *District Development Standards*.

~~*SUBSECTION 6.02: CREDIT FOR SURFACE PARKING SCREENING*~~

~~The overall landscaping requirement may be reduced by 2.5 percent when a surface parking lot located adjacent to a public street is screened as follows:~~

~~A. The screen must be voluntary, not required by this Unified Development Code.~~

~~B. The screening must be located along the entire length of street frontage of the parking lot, exclusive of driveways, accessways, and visibility triangles. Visibility triangles will be maintained at all driveway intersections.~~

~~C. The screening must be at least three feet in height utilizing only evergreen planting materials, berms, and/or masonry walls.~~

~~D. The adjacent street must be generally at the same grade level of the parking lot or below for such credit to qualify.~~

SUBSECTION 6.03: CREDIT FOR ~~RIGHT-OF-WAY LANDSCAPING~~ REQUIRED LANDSCAPE BUFFER ADJACENT TO A PUBLIC STREET

The overall landscape requirement may be reduced by five (5) percent when the required landscape buffer adjacent to a public street is increased from ten (10) feet to 20-feet, and a minimum of two (2) Canopy Trees and four (4) Accent Trees are added per 100-linear feet of frontage. The landscape buffer shall also incorporate a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. The berm and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches.

~~The overall landscaping requirement may be reduced by 2.5 percent when the public right-of-way adjacent to a proposed development is landscaped meeting the following requirements:~~

~~A. All landscaping in the right-of-way shall be provided sufficient irrigation for maintenance.~~
~~B. Plants used in landscaping in the right-of-way shall only be varieties included on the approved plant list.~~
~~C. The plan for landscaping in right-of-way shall be submitted and approved by the city prior to any work being done in the right-of-way.~~
~~D. In certain cases, the city may determine that landscaping in the right-of-way may be infeasible and in such cases this credit shall not apply.~~
~~E. Landscaping shall include ground cover, shrubs, trees and/or other plant materials and must cover at least 50 percent of the adjacent right-of-way, exclusive of driveways, to qualify for this credit. Grass alone shall not qualify for this credit.~~
~~F. If the city has an adopted landscape plan for the street adjacent to the proposed project, any proposed improvements must be in compliance with said plan.~~

SUBSECTION 6.04: CREDIT FOR XERISCAPING/SMARTSCAPING

The overall landscaping requirement may be reduced by 2½% ~~percent~~ when the Director of Planning and Zoning or his/her designee determines that the standards stipulated by Section 5.~~10~~05, *Xeriscaping/Smartscaping Standards*, of this Article have been satisfied.

(Ord. No. 15-32, § 2, 12-7-2015)

SECTION 7. - COMPLETION OF LANDSCAPING

SUBSECTION 7.01: IN ACCORDANCE WITH APPROVED PLANS

Except as otherwise provided in Subsection 7.02, all landscaping must be completed in accordance with the approved *Landscape Plan* before a Certificate of Occupancy (CO) may be issued for any building on the lot; however, during drought or water emergency response stages the Director of Planning and Zoning or his/her designee can grant an applicant permission to delay the installation of required landscaping (independent of Subsection 7.02) upon receipt of a letter from the applicant stating that the landscaping will be installed by a specific date that is within a reasonable time period not to exceed six (6) months. The Director of Planning and Zoning may extend the agreement for successive terms if the City is still under drought or water emergency response stages.

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(Ord. No. 15-32, § 2, 12-7-2015)

SUBSECTION 7.02: ESCROW AND ASSURANCE

If, due to circumstances beyond the property owner's control, the required landscaping cannot be installed prior to completion of the building and if the property owner provides the Chief Building Official with documented assurance that the landscaping will be completed within six (6) months and the funds required to complete the project are placed in escrow with the City, the Chief Building Official may issue one (1), six (6) month temporary Certificate of Occupancy (CO) and permit the property owner to complete his landscaping during the six (6) month period. For purposes of this subsection, "documented assurance" means a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six (6) month period. The City shall hold the funds in escrow until such time as the landscaping is completed in accordance with the approved plan.

SUBSECTION 7.03: FORFEITURE OF ESCROW

If a temporary Certificate of Occupancy (CO) is issued under Subsection 7.02. and, at the end of the six (6) month period, no permanent Certificate of Occupancy (CO) has been issued because the landscaping has not been installed in accordance with the landscape plan, the property owner shall be deemed in violation of this section, the funds placed in escrow shall be forfeited, and the City shall issue a citation for said violation, unless an extension is granted by the City Manager.

SECTION 8: ~~RESERVED~~ FENCE STANDARDS

SUBSECTION 8.01: FENCE PERMIT

No fence shall be constructed within the City without the owner or authorized agent of the owner having secured a permit from the Chief Building Official or his/her designee. A fence repair permit shall be required for the replacement of 25-feet or more of fencing and/or the replacement of five (5) or more posts. The Chief Building Official or his/her designee shall establish and maintain an application for a fence permit that can be utilized for the purpose of issuing fence permits. The fees for such permits shall be established by resolution by the City Council.

SUBSECTION 8.02: GENERAL FENCE STANDARDS

The following general fencing requirements shall apply for all residential and non-residential fences:

(A) *Projections.* No fence guy wire, brace, light standard, sign, vee arm barbed wire base and arm, or any structure attached to a fence shall protrude over any property line.
(B) *Material Requirements.* Unless otherwise provided for in this section [*i.e.* Section 8, *Fence Standards*], the following material requirements shall apply to all residential and non-residential fences:

(1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner.
(2) Steel pipe shall be allowed for residential fences as specified in Subsection 8.03(C).
(3) Barb wire fences may be used without restrictions when in conjunction with an agricultural related land use; however, no barbed wire fence shall be located on any property that is zoned or used as a residential property. In areas where barbed wire fences are allowed, arms or base and arms with barbed wire shall

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not have more than three (3) stands a fixed to the arm or base and arm. Constantine or razor wire is prohibited. Any projection of an arm or base for the purpose of affixing barb wire will be considered a part of the fence for the purposes of determining the maximum height.

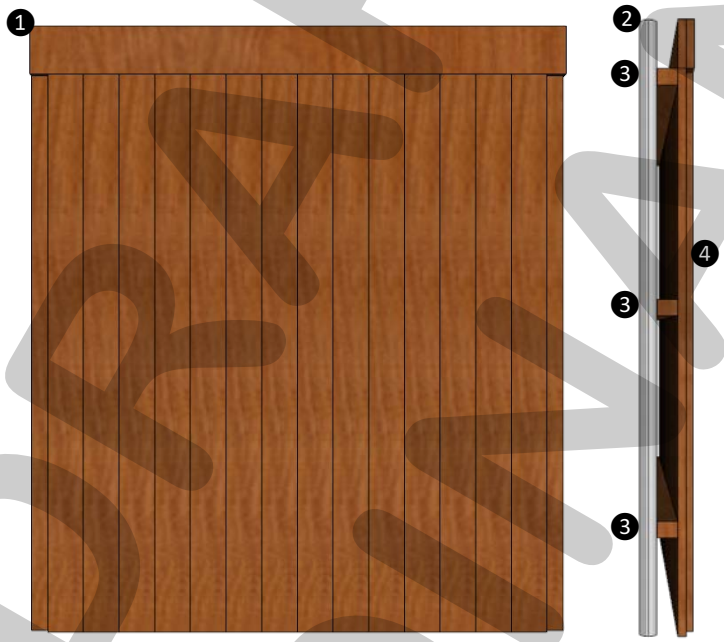
(4) It shall be unlawful for any person to construct or maintain any electrical fence or electrical attachment to a fence.

(5) Precast, smooth face CMU, and corrugated or *R-Panel* fencing shall be prohibited.

(6) Solid wood fencing exceeding 48-inches in height shall be constructed using metal posts set in concrete, or brick, stone or a combination of brick and stone columns.

(C) *General Fence Details*. Unless otherwise specified in this section, fences constructed in the City of Rockwall shall generally conform to the following minimum fence details:

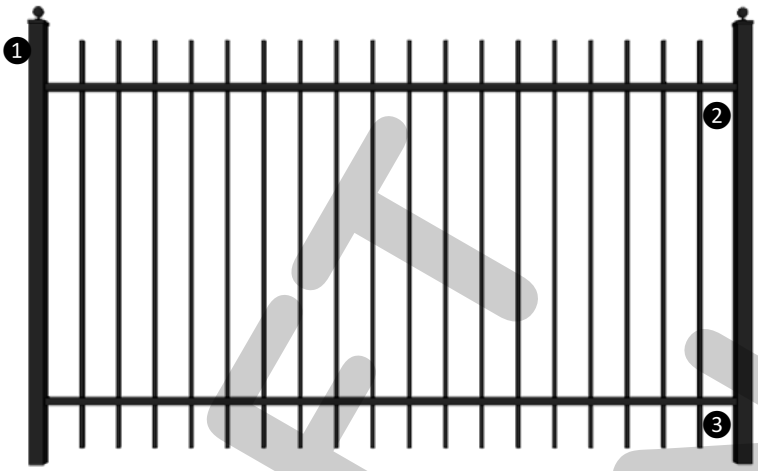
(1) *Wood Fences*.



❶ Top Rail; ❷ Galvanized or Stainless-Steel Post (*Recommended Minimum of* $2\frac{3}{8}$"); ❸ Stinger Board (Recommended Minimum of 2" x 3"); ❹ Minimum ½" Wood Screen.

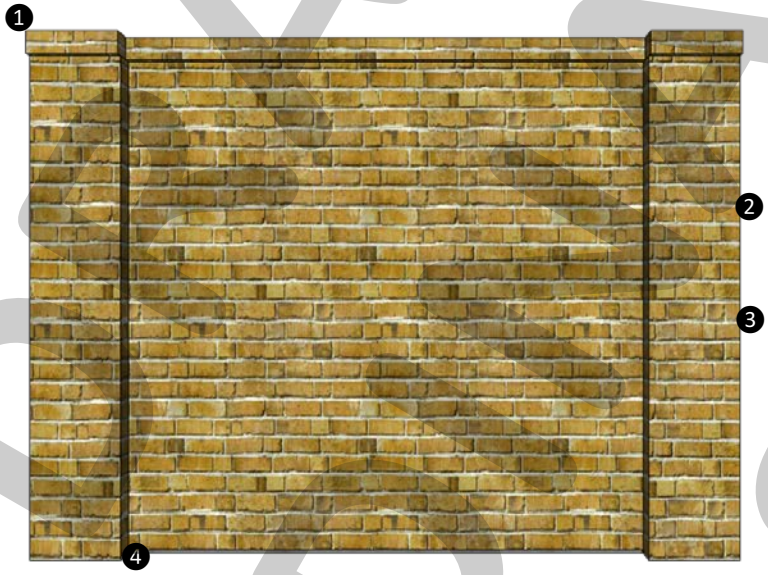
(2) *Wrought Iron Fence*.

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1 Painted or Powder Coated with a Decay Resistant Paint; 2 Top Rail; 3 Bottom Rail.

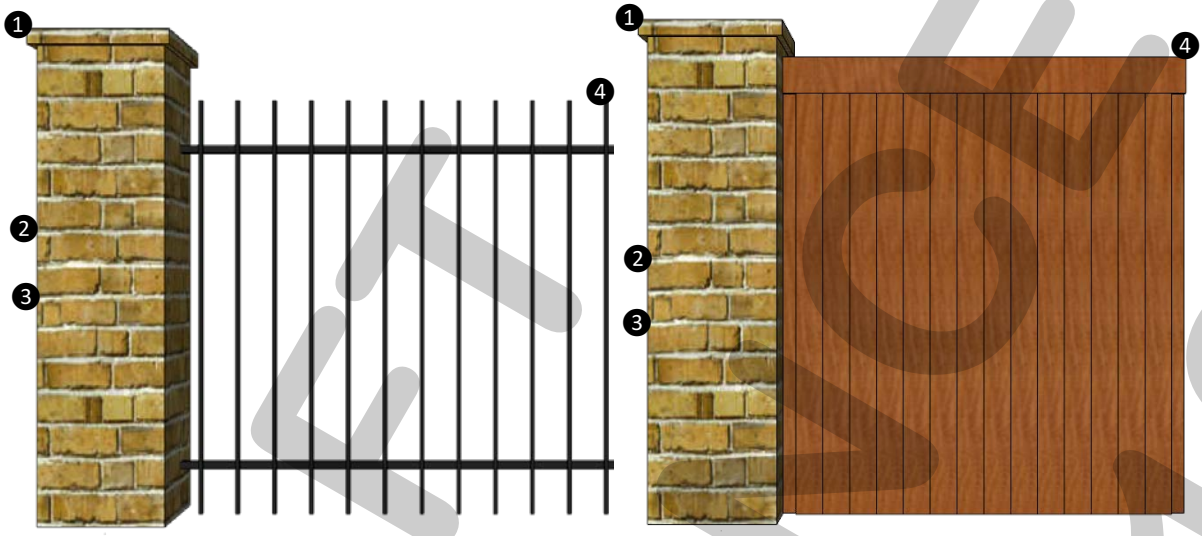
(3) *Masonry Wall.*



1 Rowlock Cap; 2 Running Bond; 3 3/8 Tooled Joints (*Typical*); 4 Concrete Footing/Mow Strip.

(4) *Fence with Masonry Columns.*

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❶ Rowlock Cap; ❷ Running Bond; ❸ 3/8 Tooled Joints (*Typical*); ❹ Wrought Iron or *Board-On-Board* Wood Fence.

(5) *Vinyl Coated Chain-Link Fence*.



❶ Post Cap; ❷ Top Rail; ❸ Bottom Rail; ❹ Tension Band; ❺ Tension Bar.

(D) *Fence Height Requirements*. All fence heights shall be measured vertically from the inside natural or mean grade elevation of the yard, and shall adhere to the following height requirements:

(1) Residential fencing shall have a maximum height of eight (8) feet.
(2) Non-residential fencing shall have a maximum height of 12-feet.

(E) *Temporary Fences*. The Chief Building Official or his/her designee may permit temporary fencing for the purpose of protecting or securing a construction site. The temporary fences duration of use, location, height, and materials of the temporary fence shall be stated in the request to the Chief Building Official or his/her designee. Barbed wire fencing may be permitted for temporary use; however, Constantine or razor wire is prohibited.

SUBSECTION 8.03: RESIDENTIAL FENCES

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(A) *Fence Standards for New Subdivisions.* All individual residential fencing and walls proposed for new subdivisions shall be architecturally compatible with the design, materials, and colors of the primary structure or structures on the same lot or within the subdivision, and meet the following minimum standards:

(1) *Solid Fencing.* All solid fencing shall be constructed utilizing standard cedar fencing materials (s*pruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the *public side* (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the *private side* (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth-finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

(2) *Transparent Fencing.* All transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height. Transparent fencing is required adjacent to all perimeter roadways (*i.e. along the perimeter of the subdivision*), abutting open spaces, greenbelts and parks.

(3) *Corner Lots.* Corner lot fences (*i.e. adjacent to a street, open space, or parks*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A solid cedar *board-on-board* panel fence that is a minimum of six (6) feet in height and a maximum of eight (8) feet in height shall be allowed between the masonry columns along the side and/or rear lot adjacent to an interior street. The fence shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(4) *Perimeter Subdivision Fencing*. Perimeter subdivision fencing shall be constructed of six (6) foot tall tubular steel or wrought-iron type fencing with masonry columns, landscaping, and entry features. All common areas and perimeter subdivision fencing shall be maintained by a Homeowner's Association (HOA) as specified in the City's subdivision regulations.

(5) *Exceptions*. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (*e.g. vinyl or split rail fencing*) or alternative screening for perimeter fencing (*e.g. earthen berms with landscaping*) on a *case-by-case* basis at the time of preliminary plat and/or site plan for all new residential subdivisions. These exceptions will be subject to the approval criteria and voting requirements stipulated by Section 9.01, *Exceptions to the General Standards*, of Article XI, *Development Applications and Review Procedures*.

(B) *Fence Standards for Existing and Infill Single-Family and Duplex Properties.* All fences being proposed in established residential areas (*i.e. established single-family or duplex subdivision or areas*) -- *that are not regulated by a Planned Development District ordinance* -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area; however, the following minimum standards shall apply to all fences requiring a fence permit in these areas:

(1) *Solid Fencing.* All solid fencing shall be constructed utilizing standard cedar fencing materials (s*pruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the *public side* (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or

framing shall be placed on the *private side* (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth-finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

(2) *Transparent Fencing.*

(a) *Wrought Iron Fences.* All new transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height.

(b) *Chain-Link Fences.*

(I) *New Chain-Link Fences.* New chain-link fences shall be prohibited.

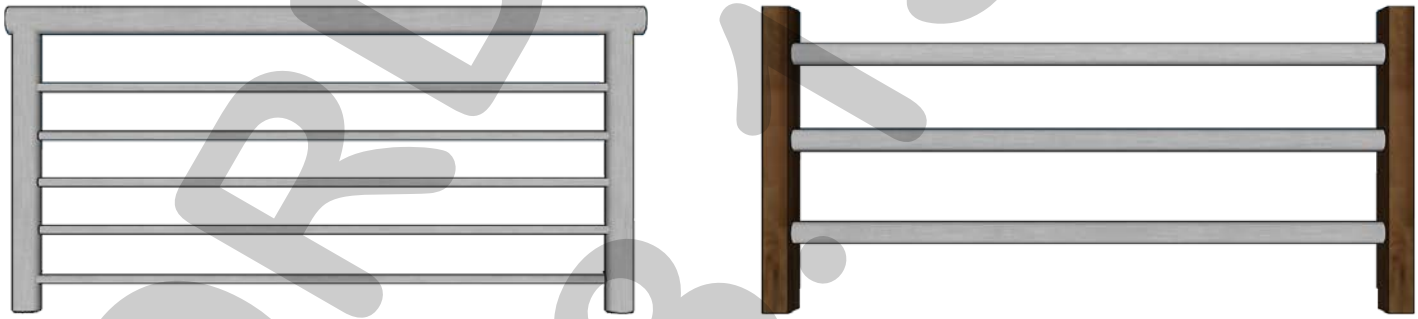
(II) *Replacement of an Existing Chain-Link Fence*. Existing chain-link fences maybe replaced with a new vinyl coated, chain-link fence that is a minimum of four (4) feet in height and a maximum of six (6) feet in height. Replacement chain-link fences may only be placed in the location of the existing chain-link fence.

(III) *Chain-Link Fences in Conjunction with an Accessory Use*. Chain-link fences that are integral to the design of an accessory use (*e.g. dog run, batting cage, etcetera*) maybe be permitted; however, the fence shall be placed a minimum of ten (10) feet from the property lines unless completely screened from adjacent properties, open spaces, right-of-way, and parkland by a structure, fence or solid landscape screen.

(3) *Special Exceptions*. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (*e.g. vinyl or split rail fencing*) on a *case-by-case* basis. These exceptions will be subject to the approval criteria and voting requirements stipulated by Section 9.01, *Exceptions to the General Standards*, of Article XI, *Development Applications and Review Procedures*.

(C) *Fence Standards for Agricultural and Single-Family Estate Properties*. Fences in the Agricultural (AG), Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estate 4.0 (SFE-4.0) Districts shall meet all the requirements stipulated for Subsections 8.03(A) & 8.03(B); however, a metal split-rail or pipe fencing shall be permitted in these districts. Metal split-rail or pipe fencing shall be a minimum of four (4) feet and a maximum of eight (8) feet in height.

EXAMPLE OF METAL SPLIT-RAIL AND/OR PIPE FENCING



(D) *Fence Placement.*

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(1) *Fences in the Rear and Side Yard*. Fences may be placed in the rear and side yards; however, the following conditions shall apply:

(a) *Side Yard Fences*. Side yard fences shall not extend beyond the front façade of a single-family structure. In cases where a structure has a front porch or other encroachment, the fence shall not extend beyond where the front porch or encroachment meets the front façade of the single-family structure (*as depicted in Figure 18*).

(b) *Abutting an Alleyway*. Fences abutting an alleyway are permitted to be constructed on the side or rear property lines (*as depicted in Figure 14*).

(c) *Through Lots*. Fences proposed for *Through Lots* (*i.e. lots that have street frontage adjacent to the front and rear yard property lines*) may construct a fence on the rear yard property line if all lots within the block have the same lot configuration (*i.e. if all lots are Through Lots fronting in the same direction*) (*as depicted in Figure 15*). If a *Through Lots'* rear property line is adjacent to a house, the rear yard fence for the *Through Lot* shall not extend past the front yard building line (*as depicted in Figure 17*).

(d) *Corner Lots*. Corner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (*as depicted in Figure 14*); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street shall not extend beyond the front yard building setback (*as depicted in Figure 16*).

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Figure 14: Corner Lots.

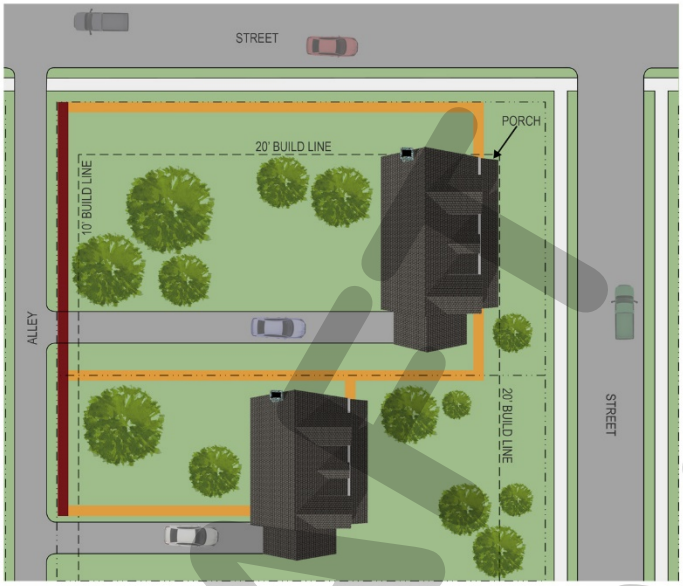


Figure 15: Fences Back to a Street.

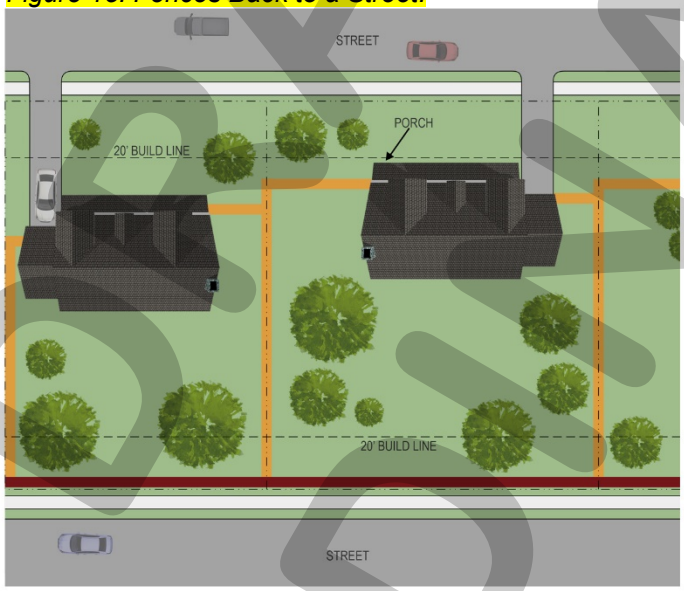


Figure 16: Fences Backing to a Side Yard.

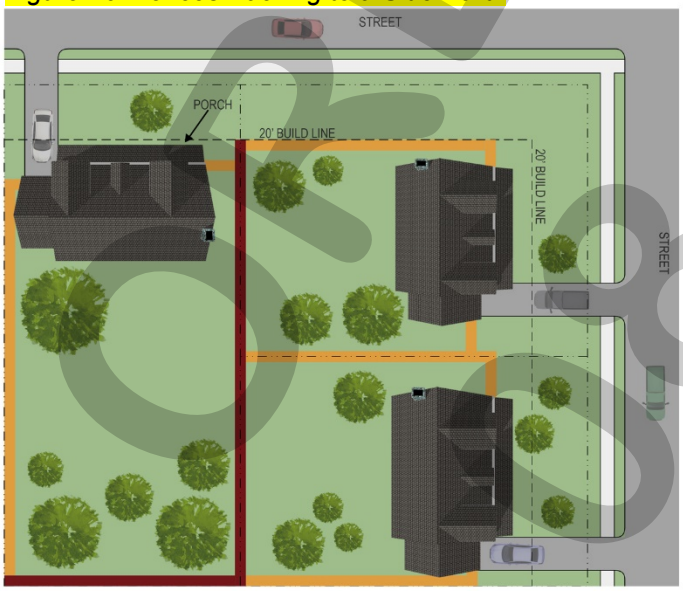


Figure 17: Through Lots.

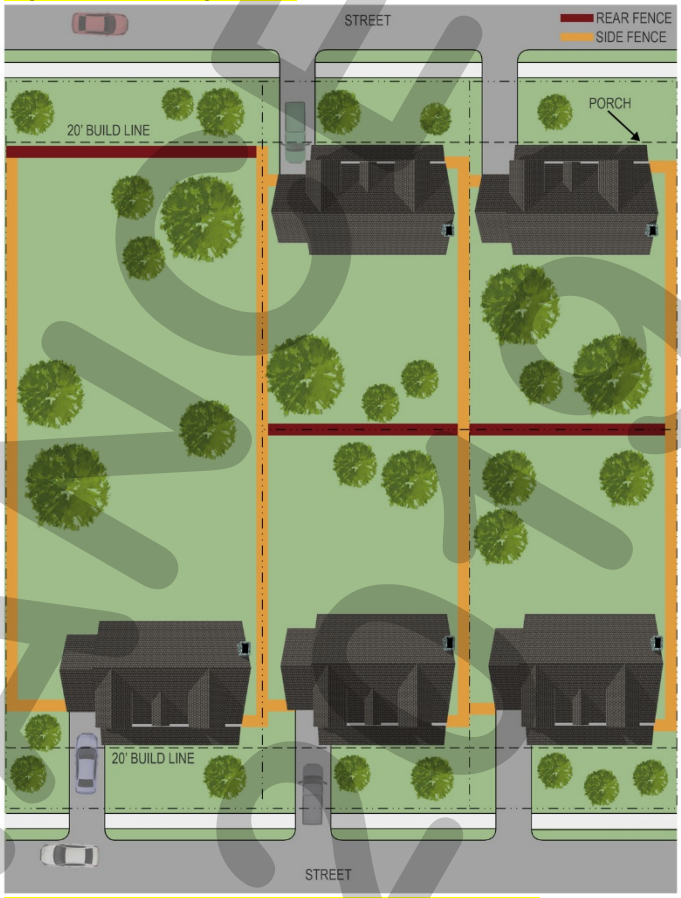
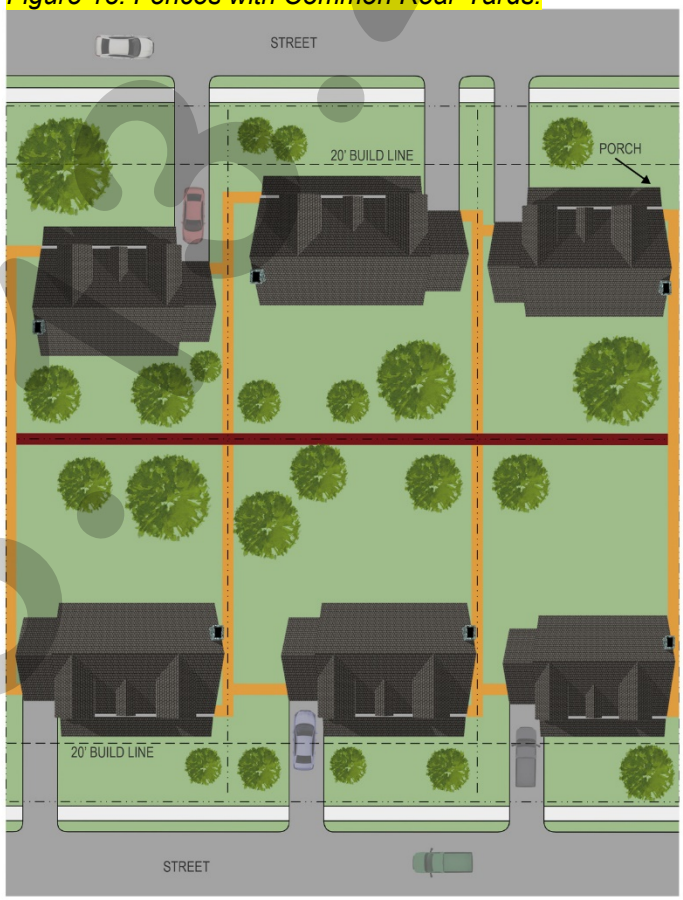


Figure 18: Fences with Common Rear Yards.



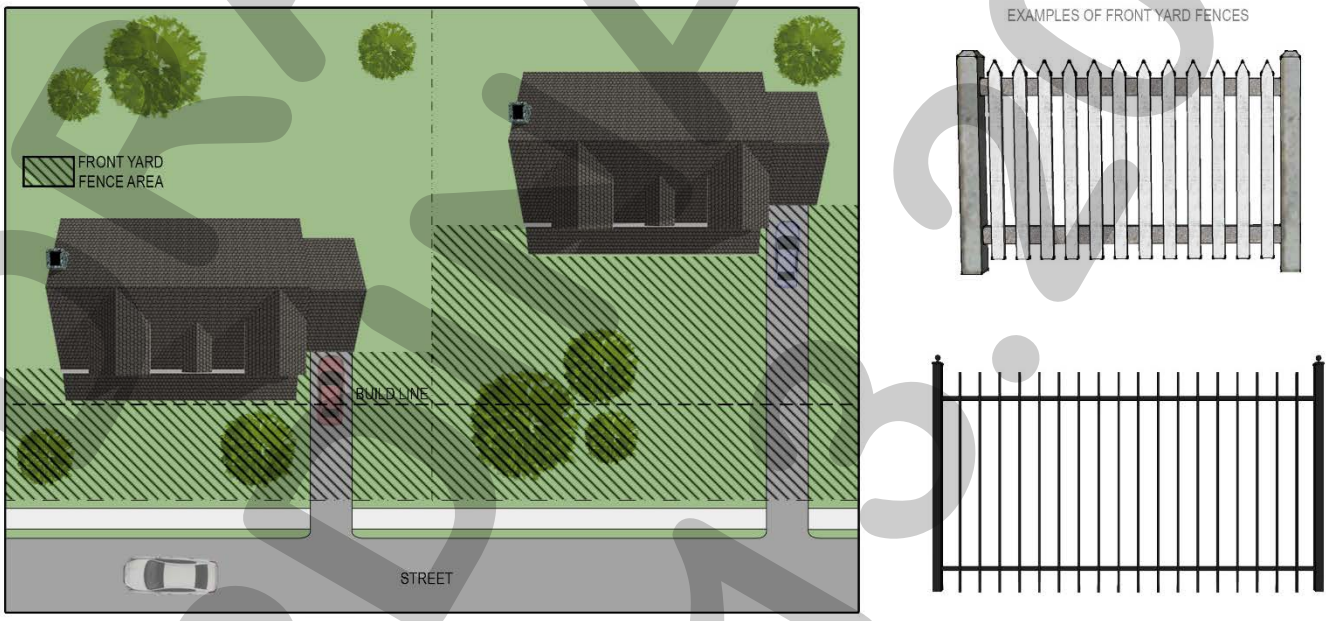
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(2) *Fences in the Front Yard*. No fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission unless specifically permitted by Subsection 8.03(D)(3). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line (*as depicted in Figure 14*). The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

(a) *Wood Fences*. Wood fences that are 50% transparent (*e.g. as depicted in Figure 14*) shall not exceed 42-inches in height.
(b) *Wrought Iron or Decorative Metal Fences*. Wrought iron or decorative metal fences that are 50% transparent (*e.g. as depicted in Figure 14*) shall not exceed 48-inches in height.
(c) *Opaque Fences*. Opaque fences are prohibited in the front yard of residential properties.

In considering a front yard fence, the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information concerning the proposed front yard fence. In addition, the Planning and Zoning Commission may establish additional conditions of construction for any fence.

Figure 19: Residential Front Yard Fences



(3) *Exemptions to the Front Yard Fence Requirements.* The following front yard fences are exempted from the exception process for front yard fences:

(a) *Model Homes.* Model homes that incorporate a fence that is 50% transparent (*e.g. as depicted in Figure 14*), and that does not exceed a maximum height of 42-inches may establish a front yard fence; however, these fences are considered to be temporary and must be removed at the time a permanent residence is established. Alternatively, an exception for a front yard fence can be approved in accordance with the procedures outline in Subsection 8.03(D)(2).
(b) Single-Family Estate Properties. Properties in a Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), or Single-Family Estate 4.0 (SFE-4.0) District shall be permitted to construct a

front yard fence that is 50% transparent (*e.g. as depicted in Figure 14*) and that does not exceed 48-inches in height as long as the fence is [*1*] architecturally harmonious with the development, and [*2*] constructed of metal split rail, wood picket, vinyl, wrought iron, and/or painted steel.

SUBSECTION 8.02: NON-RESIDENTIAL FENCES

(A) *Fence Standards for Properties in a Commercial District.* Non-required fences in the Neighborhood Services (NS), General Retail (GR), and Commercial (C) Districts, shall be constructed of the materials outlined in Subsection 8.02(B); however, wood and vinyl coated chain-link fences shall be prohibited.

(B) *Fence Standards for Properties in the Residential Office (RO) and Downtown (DT) Districts.* Fences in the Residential Office (RO) District and the Downtown (DT) District shall be constructed of the materials outlined in Subsection 8.02(B). Unless otherwise specified in Subsection 4.07, *Downtown (DT) District*, of Article V, *District Development Standards*, wood fences proposed in a Residential Office (RO) District or Downtown (DT) District -- *in conformance with the requirements of Subsection 8.03(B)* -- shall be permitted on properties that have adjacency with a residential zoning district, residentially used property, or a property that has an existing wood fence.

(C) *Fence Standards for Properties in an Industrial District.* Non-required fences in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts, shall be constructed of the materials outlined in Subsection 8.02(B); however, wood fences shall be prohibited.

(D) *Fence Placement*.

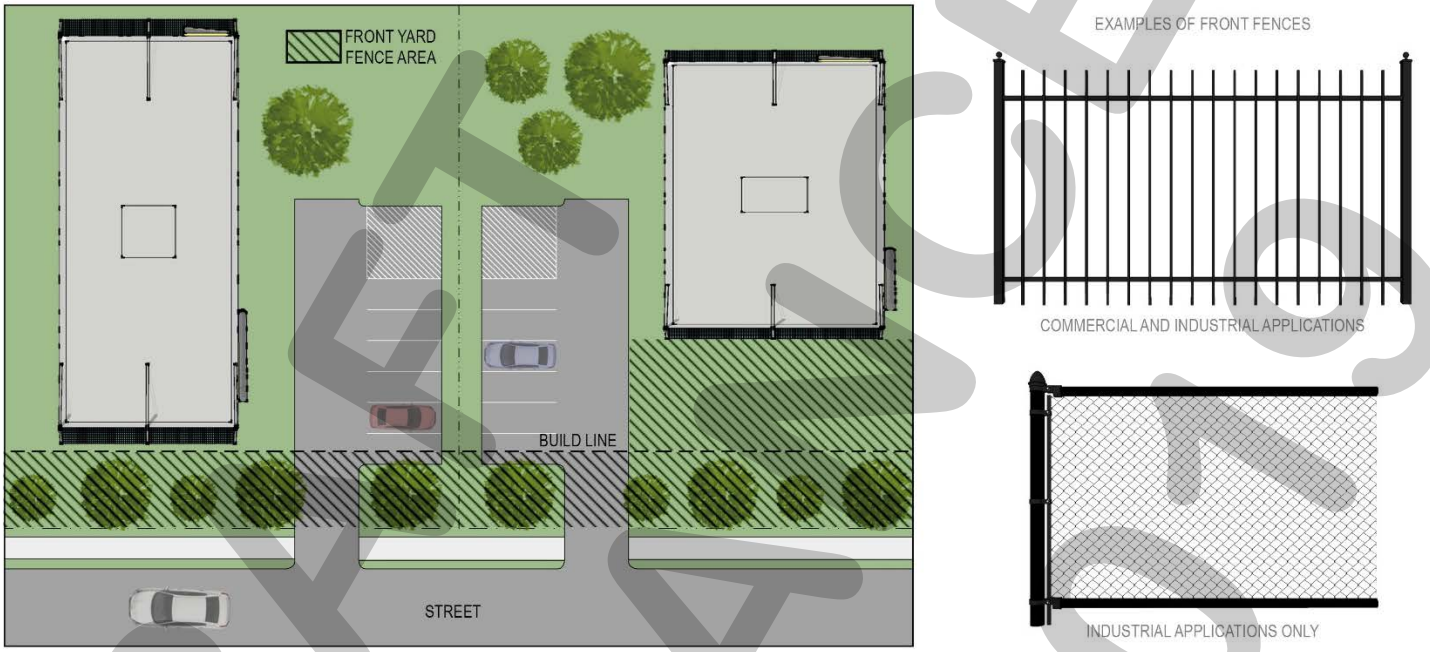
(1) *Side and Rear Yard Fences*. Fences may be placed on the side and/or rear yard property line of any non-residential property; however, the Planning and Zoning Commission may require a fence location to be adjusted to account for site constraints through the site plan process.

(2) *Front Yard Fences*. No fence shall be constructed in the front yard of a non-residential property without being granted an exception from the Planning and Zoning Commission. For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line (*as depicted in Figure 15*). The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

(a) *Location.* Properties adjacent to IH-30, John King Boulevard, and SH-205 shall be prohibited from having a front yard fence.
(b) *Wrought Iron or Decorative Metal Fences*. Wrought iron or decorative metal fences (*e.g. as depicted in Figure 15*) shall not exceed eight (8) feet in height.
(c) *Vinyl Coated Chain-Link*. In the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) District a vinyl coated chain-link fence may be established in the front yard pending that it [*1*] is situated a minimum of ten (10) feet off of the front property line, and [*2*] three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is established in front of the proposed front yard fence along the entire length of the front property line.
(d) *Opaque Fences*. Opaque fences are prohibited in the front yard of non-residential properties.

In considering a front yard fence, the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information concerning the proposed front yard fence. In addition, the Planning and Zoning Commission may establish additional conditions of construction for any fence.

Figure 20: Non-Residential Front Yard Fences



SECTION 9: GENERAL MAINTENANCE

SUBSECTION 9.01: MAINTENANCE REQUIREMENTS FOR LANDSCAPING

Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. Any plant that dies must be replaced with another approved plant variety, generally of the same size, that complies with the approved *Landscape Plan* within 90 days after notification by the City.

SUBSECTION 9.01: MAINTENANCE AND INSPECTION REQUIREMENTS FOR FENCES

For information concerning the inspection and maintenance of fences see Article XI, *Fences*, of Chapter 10, *Building and Building Regulations*, of the Municipal Code of Ordinances.

SUBSECTION 9.023: UTILITY LINES AND RIGHTS-OF-WAY

Any damage to utility lines resulting from the negligence of the property owner, his agents, or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscaped area in a utility easement, it shall make every reasonable effort to preserve the landscaping materials, and return them to their prior locations after the utility work. If, nevertheless, some plant materials die, it is the obligation of the property owner to replace the plant materials.

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Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~
Staff Notes: Highlighted, Red Text
Links/References: Blue, Underlined

ARTICLE X, PLANNED DEVELOPMENT REGULATIONS, UDC

SECTION 1: ~~PLANNED DEVELOPMENT —~~ GENERAL

SUBSECTION 1.01: PURPOSE

The purpose of this article is to provide for the creation of planned development zoning districts ("PD Districts"). PD Districts are intended to provide for the development of land as an integral unit for single or mixed use in accordance with a PD concept plan that may include uses, regulations and other requirements that vary from this Unified Development Code or from other ordinances, rules or regulations of the city. PD Districts are intended to implement the goals and objectives of the city's comprehensive plan, but may be accompanied by specific amendments to provisions of the comprehensive plan, the parks and open space plan or the thoroughfare plan. PD Districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:

- ☑ To provide for a superior design of lots or buildings;
- ☑ To provide for increased recreation and/or open space opportunities for public use;
- ☑ To provide amenities or features that would be of special benefit to the property users or community;
- ☑ To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes or hills and view corridors;
- ☑ To protect or preserve existing historical buildings, structures, features or places; or
- ☑ To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.

(Ord. No. 10-14, § 55, 7-6-2010)

SUBSECTION 1.02: NATURE OF PD DISTRICTS ~~AND MINIMUM STANDARDS~~

Each ~~PD~~ Planned Development (PD) District is intended to be a freestanding zoning district in which land uses and intensities of land use may be tailored to fit the physical features of the site and to achieve compatibility with existing and planned adjacent uses. In order to ensure that a PD District implements the policies of the comprehensive plan, and to further ensure that the PD District is in accordance with a comprehensive plan of zoning regulation, it is necessary to establish minimum standards for residential and nonresidential uses proposed for the PD District that must be incorporated within an ordinance adopted by the council (the "PD ordinance").

~~(A) *Land Use.*~~

~~(1) *Uses.* Unless otherwise provided by the PD Planned Development (PD) District Ordinance, only those uses authorized by this Unified Development Code are permitted in PD Planned Development (PD) Districts.~~

~~*(Ord. No. 10-14, § 56, 7-6-2010)*~~

~~(2) *Location.* The location of all authorized uses shall be consistent with the PD concept plan and/or PD site plan submitted with the Planned Development (PD) District.~~

~~(B) *Open Space Standards.*~~

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Public and private open space. Unless otherwise provided by the PD ordinance, a minimum of 20 percent of the gross land area within the entire PD District shall be devoted to open space, except where a floodplain exists in the proposed development in which case the dedicated floodplain shall be allowed to count for up to 50 percent of the 20 percent open space requirement, and shall be consistent with the open space requirements of the city's parks and open space plan. Open space for PD Districts may be satisfied by either public or by a combination of public and private open space. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering. Public open space shall be dedicated to the city.

(Ord. No. 07-18, 6-04-2007)

(1) Preservation of natural features. Unless otherwise provided by the PD ordinance or PD concept plan:

(a) Floodplain areas shall be preserved and maintained as open space; and
(b) Significant stands of native trees and shrubs shall be preserved and protected from destruction or alteration.

(2) Open space allocation. Open space requirements shall be satisfied for each phase of a multi-phased residential development. If open space is not to be provided proportionally among phases of development, the applicant must execute a reservation of open space in a form that will assure the city that such open space will be provided. The city may require that all open space within the district must be provided prior to completion of development within the district.

(3) In a residential planned development, all lots less than 12,000 square feet shall be located within 800 feet of a neighborhood-oriented park or open space corridor, which shall be landscaped and serve as a visual amenity and/or gathering place for socializing with neighbors.

(Ord. No. 07-18, 6-04-2007)

(C) *Other minimum development standards.*

(1) Dimensional and area standards. Unless otherwise provided by the PD ordinance, dimensional and area standards for uses shall be the most restrictive standards authorized by this Unified Development Code for the same or similar uses.

(Ord. No. 10-14, § 57, 7-6-2010)

(2) Density standards for residential use. Unless otherwise provided by the PD ordinance, a residential planned development shall allow for a density greater than one unit per gross acre and up to two units per gross acre with a mixture of uses and residential unit size with no minimum lot size. The planned development zoning may be allowed based on the following:

☑ Topographic conditions that will result in quality open space and building arrangements.
☑ Mix of unit types to accommodate elements of "life-cycle" housing.
☑ Amount and distribution of open space to enhance value-creation.
☑ The overall master plan and arrangement of buildings and uses.
☑ The property should be 50 acres or more in size to adequately accommodate the transition to surrounding development.

Additionally, in a residential planned development, a density up to 2.5 units per gross acre may be allowed with the dedication and/or development of additional amenities that would exceed the minimum standards for residential planned developments which could include:

☑ Parks and open space.
☑ Golf course.
☑ Neighborhood amenity/recreation center.
☑ Integration of schools into the community fabric.

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- ☑ Development of trails and parks in floodplains.
- ☑ Development of municipal parks and recreation facilities.

(3) *Anti-Monotony Standards for Residential Use.*

(a) Exterior wall materials must comply with section 3.1, General Residential District Standards, of article V of this [Unified Development] Code. Additionally, masonry chimneys shall be required on all homes.

(b) Front elevations shall not repeat along any block face without at least four intervening homes of differing appearance on the same side of the street and two intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two intervening homes of differing appearance. Identical brick blends may not occur on adjacent (side by side) properties. Homes may differ in appearance in any two of the following ways:

- ☑ Number of stories.
- ☑ Garage location.
- ☑ Roof type and layout.
- ☑ Articulation of the front facade.

(4) *Fencing Standards.*

(a) Solid fencing shall be cedar standard fencing material (minimum one-half-inch thickness or more). Spruce fencing will not be allowed. All cedar pickets shall be placed on the "public side" facing a street or an alley. All posts and framing shall be placed on the "private side" of the fence. Other types of solid fencing (such as vinyl) may be considered on a case-by-case basis during the review of the PD development plan.

(b) Tubular steel or wrought iron type fencing shall also be allowed.

(c) Tubular steel or wrought iron type fencing shall be required on all lots located adjacent to perimeter roadways, open spaces, greenbelts and parks.

(d) Split rail fencing shall be allowed on lots containing 20,000 square feet or more.

(e) Fencing on corner lots constructed adjacent to the street shall provide masonry columns at 45 feet off-center spacing that begins at the rear property lien corner and terminates at least 15 feet behind the front yard building setback line. A maximum six-foot-high, solid board-on-board "panel" cedar fencing or wrought iron-type fencing shall be allowed between the masonry columns along the side and/or rear yard adjacent to a street.

- ☑ On corner lots which have rear lot liens adjacent to alleys or other rear lot lines, fences may be constructed along the side yard adjacent to the street, subject to a minimum five feet setback from the right-of-way. The property owner shall maintain that portion of the property outside of the fence.
- ☑ On corner lots which have rear lot lines adjacent to a side lot line of an adjoining lot(s), only tubular steel or wrought iron-type fences not exceeding 42 inches in height may be constructed beyond the building line. Fences constructed on or behind the building line shall comply with the materials requirement in section 4.e above.

(f) All common areas and perimeter fencing shall be maintained by a homeowners association as specified in the city's subdivision regulations. Perimeter fencing shall be constructed of six-foot-tall tubular steel or wrought iron type fencing with masonry columns and entry features. The planning and zoning commission may consider alternative perimeter screening such as earthen berms with landscaping during the review of the PD development plan.

(Ord. No. 07-18, 6-04-2007)

SUBSECTION 1.03: PD PLANS REQUIRED

There are three types of plans that may be required as part of the development process within a PD District. Each successive plan may modify the previous plan provided that it does not substantially change the general intent of the original PD district. Each successive plan becomes part of the zoning ordinance governing the property and replaces the previously approved plan.

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(A) PD concept plan. The PD concept plan is mandatory and is intended to be used as the first step in the PD development process. It establishes the most general guidelines for the PD District by identifying the land uses and intensities, thoroughfare locations, and open space boundaries (including public trail systems). It may include images of intended style and type of development. The concept plan illustrates the integration of these elements into a master plan for the whole PD District. The PD concept plan establishes the development standards for the PD district.

(B) PD development plan. A PD development plan is optional and is intended to be used where appropriate as the second step of the PD development process. It may be required by the PD ordinance, or it may be submitted voluntarily by the property owner. A PD development plan constitutes an amendment to the approved PD concept plan and PD ordinance and may be used where the developer requests, or the council requires, certain standards for the PD District to be specified after initial establishment of the PD District. A PD development plan includes more detailed information as to the specific development standards and land uses, including their boundaries. The purposes of a PD development plan are to allow flexibility in the development process by deferring specification of all development standards at the time of PD District creation and to enable developers to satisfy conditions imposed on creation of the District prior to submittal of a PD site plan.

(C) PD site plan. A PD site plan is mandatory and is the final step of the PD development process. The purposes of a PD site plan are to ensure that the development of individual building lots, parcels, or tracts within the PD District are consistent with the approved concept plan and development plan, if any, and to ensure that the standards applicable within the PD District are met for each such lot, parcel or tract. A PD site plan shall continue to be valid for a period of two years after it is approved by the commission; however, such period may be extended by the council upon recommendation of the planning commission.

(1) The site plan shall be accompanied by building elevations and landscape and master sign plans, which shall be reviewed by the architectural review board for consistency with the overall objectives of the district. The board's recommendation shall be forwarded to the planning and zoning commission for consideration in their recommendation to city council, if applicable.

(2) A PD site plan shall terminate at the end of a two-year period (or more with an extension approved by the city council) unless, within such period, a preliminary or master plat as required by the city's subdivision ordinance has been filed with the city for all of the land covered by the PD site plan. In which case, the site plan will remain valid as long as there is an approved plat for the property. If a PD site plan terminates, development of the land covered by the terminated plan cannot occur until a new PD site plan has been approved for the land as provided by this article.

(Ord. No. 06-14, 4-17-2006)

SUBSECTION 1.04: PD COMPLIANCE WITH APPROVED PLANS

Except as otherwise provided by the subdivision provisions of this Unified Development Code, no development shall begin and no building permit shall be issued for any land within a PD District until a PD site plan that is consistent with the PD concept plan and applicable PD development plan has been approved. Each PD District shall be developed, used, and maintained in compliance with the approved PD site plans for the district. Compliance with the PD ordinance shall be construed as a condition precedent to granting of certificates of occupancy.

(Ord. No. 10-14, § 58, 7-6-2010)

SECTION 2: PLANNED DEVELOPMENT DISTRICT STANDARDS

SUBSECTION 2.01: GENERAL STANDARDS FOR PLANNED DEVELOPMENT DISTRICTS

All Planned Development (PD) District ordinances shall conform to the following general standards:

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(A) *Size and Acreage Requirements*. A Planned Development (PD) District requires a minimum of 15 contiguous acres for non-residential PD Districts, and 25 contiguous acres for residential PD Districts; however, PD Districts may be less than the stated acreages when the Director of Planning and Zoning determines that the PD District will be in conformance with the policies and guidelines contained in the City's Comprehensive Plan or will serve the public's interest.

(B) *Permitted Land Uses*. Unless otherwise provided by the Planned Development (PD) District ordinance, only those uses authorized by Article IV, *Permissible Uses*, shall be permitted within a PD District.

(C) *Base Zoning*. All Planned Development (PD) District ordinances shall reference an appropriate base zoning district that can provide standards for density and dimensional requirements not specifically addressed in the PD District ordinances. If the standards of the base zoning district are amended, then the amended standards shall apply to a PD District unless the standards are specifically addressed in the PD District ordinance. Any amendments to a base zoning district that affect a PD District do not require special notice to be provided to the properties within the PD District.

SUBSECTION 2.01: MINIMUM STANDARDS FOR RESIDENTIAL PLANNED DEVELOPMENT DISTRICTS

The minimum requirements for residential Planned Development (PD) Districts shall be in accordance with Section 3, *Residential Districts*, of Article V, *District Development Standards*, unless otherwise specified below. If the subject property is situated within an established overlay district -- *as noted in Section 6, Overlay Districts, of Article V, District Development Standards* --, and a particular use or standard conflicts with the below minimum requirements then the more restrictive standard would apply.

(A) *Density*. Residential Planned Development (PD) Districts shall allow for density in conformance to the density guidelines contained in the Comprehensive Plan or as otherwise approved by the City Council upon a recommendation from the Planning and Zoning Commission.

(B) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch. Rear elevations may have a minimum of *6:12* roof pitch.

(C) *Fencing Standards*. The fence standards contained in a Planned Development (PD) District ordinance shall -- *at a minimum* -- conform to the requirements contained in Section 8, *Fence Standards*, of Article VIII, *Landscape and Fence Standards*.

(D) *Landscape and Hardscape Standards*.

(1) *Landscape Buffer.* A minimum of a 30-foot landscape buffer shall be provided adjacent to all perimeter roadways (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent tress shall be planted per 100-feet of linear frontage.

(2) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way.

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

(E) *Open Space*. A minimum of 20 percent of the gross land area within the entire Planned Development (PD) District shall be devoted to public and private open space. Floodplains shall be counted towards open space requirement at a rate of ½-acre for every acre of dedicated floodplain. Open space for PD Districts may be satisfied by either public, private, or a combination of public and private open space. Open space requirements specified in this subsection are in addition to the requirements for site landscaping and buffering. Public open space shall be dedicated to the City. In addition, open space in a PD District shall adhere to the following:

(1) *Preservation of Natural Areas*. Floodplain areas shall be preserved and maintained as open space. Significant stands of native trees and shrubs shall be preserved and protected from destruction or alteration.

(2) *Multi-Phase Developments*. Open space requirements shall be satisfied for each phase of a multi-phased residential development. If open space is not to be provided proportionally among phases of the development, the applicant must execute a reservation of open space in a form that will assure the City that such open space will be provided. The City may require that all open space within the district be provided prior to completion of development within the Planned Development (PD) District.

(4) *Open Space Proximity Requirements*. In a residential Planned Development (PD) Districts, all lots less than 12,000 SF shall be located within 800-feet of a neighborhood-oriented park or open space (*i.e. private or public*). All open space areas shall be landscaped and serve as a visual amenity and/or gathering place for socializing with neighbors.

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

(G) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* necessary to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(H) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, amenity center, screening fences and neighborhood signage associated with this development.

(I) *Variances*. The variance procedures and standards for approval that are set forth in Section 9, *Exceptions and Variances*, of Article XI, *Development Applications and Review Procedures* shall apply to all Planned Development (PD) Districts.

SUBSECTION 2.01: MINIMUM STANDARDS FOR NON-RESIDENTIAL PLANNED DEVELOPMENT DISTRICTS

Unless otherwise specified in the Planned Development (PD) District ordinance, the minimum standards for all non-residential development shall conform to the minimum standards for overlay districts, which are outlined in Subsection 6.02, *General Overlay District Standards*, of Article V, *District Development Standards*. In cases where the standards differ by overlay district, the most restrictive standard shall apply.

SECTION ~~2~~3: PLANNED DEVELOPMENT PROCEDURES

SUBSECTION ~~2~~3.01: ESTABLISHMENT OF A PD DISTRICT

(A) *Zoning amendment*. An application for the establishment of a PD District shall be made to the [planning and zoning] commission. The application shall:

(1) Be accompanied by a PD concept plan;
(2) Be accompanied by a list of proposed PD District development standards;

(3) Identify the city's then-current zoning district which shall apply to the extent not otherwise provided by the PD concept plan or by the proposed PD District development standards;
(4) Be accompanied by a concept plan informational statement, and traffic impact analysis unless waived by the council.

(a) Except to the extent provided by the PD concept plan and the PD ordinance, development within the PD District shall be governed by all of the ordinances, rules, and regulations of the city in effect at the time of such development (including the standards of the city's zoning district so identified in the application). In the event of any conflict between:

(1) The PD concept plan and the PD ordinance; and
(2) The then-current ordinances, rules, and regulations of the city;
(3) the terms, provisions, and intent of the PD concept plan and PD ordinance shall control. In addition, prior to action by the commission on the establishment of the PD District, the applicant shall submit a traffic impact analysis.

(B) PD concept plan. A PD concept plan (or, at the applicant's option, a PD development plan) shall be processed simultaneously with the zoning amendment application, and if the zoning amendment application is approved, the PD concept plan (or PD development plan) shall be incorporated as part of the PD ordinance. The graphic depictions contained on a PD concept plan shall be considered as regulatory standards. Each PD concept plan shall be prepared on one or more standard sheets of sizes of 30 inches by 42 inches or 24 inches by 36 inches and at an engineering scale of one inch equals 100 feet or larger. If multiple sheets are required, an overall plan shall be submitted as well (which may be to any scale). Unless waived by the council on recommendation of the zoning administrator, each PD concept plan shall graphically depict the following:

(1) A diagram or drawing of the boundaries of the proposed PD District;
(2) Proposed and existing land uses by category (including, if applicable, proposed and existing land uses by category for any sub-areas to be developed within the PD District);
(3) Proposed density by type of residential uses, including the maximum numbers of dwelling units for residential uses other than single-family detached, and lot sizes for single-family detached;
(4) Proposed estimated total floor area and floor area ratios by category of nonresidential uses, together with residential view analysis, if any;
(5) Proposed configuration of public and private open space serving the development, showing the relationship to the city's parks and open space plan, including trail system and access points to the trail system, estimated dimensions and approximate area, and areas to be dedicated to the public or to a private maintenance organization, if known;
(6) Proposed and existing thoroughfares, boulevards and roadways;
(7) To the extent known for adjoining land, existing land uses (by zoning district), existing thoroughfares; and existing open space for such adjoining land; and
(8) A general plan for circulation of traffic and pedestrians within and external to the development, including designated points of access.

(C) Concept plan informational statement. A PD concept plan shall be accompanied by an informational statement containing the information set forth below. If the zoning amendment application is approved, the informational statement shall not be binding on the applicant or the land owner and shall not be considered part of the PD concept plan or the PD ordinance. Informational statements shall be updated concurrently with any amendment to the PD concept plan and with each PD development plan. Each statement shall include the following:

(1) A general statement setting forth how the proposed PD District will relate to the city's comprehensive plan;
(2) The total acreage within the proposed PD District;
(3) If the development is to occur in phases, a conceptual phasing plan that identifies the currently anticipated general sequence of development, including the currently anticipated general sequence for installation of major capital improvements to serve the development; and
(4) An aerial photograph with the boundaries of the PD concept plan clearly delineated.

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(D) Proposed PD development standards. Proposed PD District development standards shall be processed simultaneously with the zoning amendment application, and if the zoning amendment application is approved, such standards shall be incorporated as part of the PD ordinance. Such proposed development standards may include (but shall not be limited to) uses; density; lot size; lot dimensions; setbacks; coverage; height; landscaping; lighting, fencing, parking and loading; signage; open space; drainage; and utility and street standards. Any graphic depictions used to illustrate such standards, unless otherwise provided in the PD ordinance, shall be considered as regulatory standards.

(E) Traffic impact analysis. Prior to or simultaneous with submission of an application for the establishment of a PD District, the applicant shall submit to the city's transportation engineer a traffic impact analysis for the proposed PD District, unless waived by council. The analysis must be approved by the council prior to or concurrently with the approval by the council of the PD District. The traffic analysis shall not be considered part of the PD concept plan or the PD ordinance but may be used to condition the density or intensity of uses or the timing of development within the district based upon the existence of a supporting roadway network adequate to accommodate the traffic expected to be generated. The traffic impact analysis shall be updated with each PD site plan.

(F) Complete application. No application for the establishment of a PD District shall be deemed to be filed with the city until the zoning administrator has determined that the PD concept plan is complete, that the proposed PD District development standards have been identified, a traffic impact analysis has been submitted, and that the informational statement is complete. Fifteen copies of all such materials shall be submitted.

(G) Commission recommendation. The commission, after notice and public hearing in accordance with this Unified Development Code procedures, shall formulate its recommendation with respect to establishment of a PD District. The recommendation of the commission shall be forwarded to the council for decision.

(Ord. No. 10-14, § 59, 7-6-2010)

(H) Council decision. Following receipt of the commission's recommendation, the council, after notice and public hearing in accordance with this [Unified Development Code] procedures, shall conduct a public hearing and shall approve, approve with conditions, or deny the application for establishment of the PD District.

(I) Approval criteria. Based upon the PD concept plan, the commission, in making its recommendations to the council, and the council, in determining whether the PD District should be established, shall consider whether the following criteria have been met:

(1) The plan of development is generally consistent with the city's comprehensive plan (as such plan may be amended prior to or concurrently with approval of the PD District);
(2) Proposed uses and the configuration of uses are compatible with existing and planned adjoining uses;
(3) The general arrangement of streets conforms to the city's thoroughfare plan (as such plan may be amended prior to or concurrently with approval of the PD District);
(4) Proposed uses, development densities and intensities, and development regulations are generally consistent with this article;
(5) The configuration of the proposed open space serving the development is consistent with the city's parks and open space plan (as such plan may be amended prior to or concurrently with approval of the PD District);
(6) The amenities proposed justify proposed densities or intensities;
(7) The proposed plan of development furthers the public health, safety and general welfare of the community; and
(8) The traffic impact analysis demonstrates that the capacity of the proposed roadways shown on the proposed PD concept plan, together with any roadways within related PD Districts and the supporting roadway network, are adequate to accommodate the traffic expected to be generated by the uses, densities and intensities of use shown on the PD concept plan in and authorized in the PD ordinance in a timely and efficient manner.

(J) Conditions. The commission may recommend, and the council may require, such conditions to the establishment of a PD District and to the approval of a PD concept plan as are reasonably necessary to ensure that the purposes of the district and the approval criteria for the PD concept plan are met. Such conditions may include the requirement of a PD development plan.

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(K) Adopting ordinance. The PD ordinance shall include the PD concept plan as an exhibit to [this article] and shall include the following:

(1) A statement of the purpose and intent of the PD District;
(2) A metes and bounds description of the land within the PD District;
(3) A list of the specific land uses permitted within the PD District, together with a description of the sub-areas, if any, in which such uses are allowed;
(4) The maximum density or intensity of each permitted land use;
(5) A list of all the PD District development standards, together with necessary graphic illustrations;
(6) Identification of the city's then-current zoning district standards that shall apply to the extent not otherwise provided by the PD concept plan or PD ordinance;
(7) Identification of the development standards, if any (whether in the PD ordinance or in the then-existing ordinances, rules, or regulations of the city), that may be deferred for specification until approval of a PD development plan or that may be varied by the council as part of the approval process for a PD site plan;
(8) Unless otherwise identified on the PD concept plan, the general location and size of open space serving the development, including any proposed dedication of open space to the public or to a maintenance organization;
(9) Provisions governing amenities, if any, to justify densities or intensities;
(10) Such additional conditions as are established by the council to ensure that the PD District and PD concept plan are consistent with the purposes of the district and the approval criteria for the concept plan.

SUBSECTION ~~23~~.02: PD DEVELOPMENT PLANS

If the council requires as a condition of establishing the PD District and approving a PD concept plan that PD development plans be submitted prior to submittal of a PD site plan, a PD development plan may be prepared and submitted for the entire development at one time or for individual phases of development. Each required copy of the PD development plan shall be accompanied by (i) a development plan informational statement and (ii) a preliminary drainage study for the area covered by the proposed plan. If deemed necessary by the city's transportation engineer or zoning administrator, the applicant for a PD development plan shall also submit an updated traffic impact analysis prior to commission action.

(A) Submittal requirements for PD development plans.

(1) Approximations of the following: site boundaries and dimensions, lot lines, site acreage and square footage, and distances to the nearest cross streets;
(2) Location map, north arrow, title block and site data summary table;
(3) Existing land uses and zoning classifications on adjacent properties;
(4) Preliminary tree survey;
(5) Any features omitted from the PD concept plan upon council authorization; and
(6) Such additional features as are necessary to ensure compliance with conditions established by the council to be satisfied by the development plan.

(B) PD development standards. Development standards that were not specified in the PD ordinance, as authorized by the council, shall be submitted and approved as an amendment to the PD ordinance and incorporated therein, in conjunction with approval of the PD development plan.

(C) Development plan informational statement. Each PD development plan shall be accompanied by an informational statement containing the information set forth below. Informational statements shall be updated concurrently with any amendment to a PD development plan and with each PD site plan. Each informational statement shall include the following:

(1) Name and address of landowner and date of preparation of the PD development plan;
(2) Name and address of architect, landscape architect, planner, engineer, surveyor, or other persons involved in the preparation of the PD development plan;
(3) A table listing the specific permitted uses proposed for the property, and, if appropriate, the boundaries of the different land uses and the boundary dimensions;
(4) Development standards for each proposed land use, as follows:

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(a) Minimum lot area;
(b) Minimum lot width and depth;
(c) Minimum front, side, and rear yard areas;
(d) Maximum height of building; and
(e) Maximum building coverage;

(5) A list of the development standards, if any (whether in the PD ordinance or in the then-existing ordinances, rules, or regulations of the city that apply to development within the PD District), for which the applicant is seeking amendment by the council as part of the PD development plan approval process;
(6) If council approval of any height increase is being requested, a view analysis of the impact of such requested variance on adjacent residential areas of the city;
(7) Preliminary and approximate building locations and building footprints;
(8) Preliminary elevations and perspectives to show the relationship of building heights to surrounding topography;
(9) Location of parking areas and structures for multi-family and nonresidential uses, including areas for off-street parking;
(10) A detailed description of how open space serving the development will be satisfied for the phase of development represented by the PD development plan, including any proposed dedications of open space to the public or to a private maintenance organization;
(11) If the PD development plan is a phase of the project (as described in the applicant's original informational statement submitted with the PD concept plan), depiction of the area subject to the development in relation to the then-current phasing plan, together with any updates of the then-current phasing plan that was submitted as part of the applicant's original informational statement; and
(12) A list identifying each proposed addition or amendment to the PD ordinance.

(D) Preliminary drainage study. Each PD development plan shall be accompanied by a preliminary drainage study for the area covered by the study. The study shall be prepared by a professional engineer licensed in the State of Texas and experienced in the study of drainage issues.

(1) Purpose. The purposes of the drainage design policies are to prevent flooding of adjacent properties, owned by third parties and to regulate water surface elevations and peak discharges. Development within the PD District shall not produce any increase in the water surface elevation (either upstream or downstream) due to a five-year, ten-year, 50-year, or 100-year storm. If the discharge from the area proposed for development would increase the water surface elevation above predevelopment conditions on any property owned by third parties due to any of such storms, then such peak discharge must be regulated to the extent necessary to eliminate the increased water surface elevation. The regulation of discharges to eliminate such increases may be achieved using either on-site or off-site stormwater management facilities (such as detention areas, retention areas, and infiltration and sedimentation ponds).

(2) Content. The preliminary drainage study shall:

(a) Contain a topographical map of the area proposed for development to a scale not smaller than one inch equals 200 feet;
(b) Generally describe how the proposed development will comply with the drainage design policies set forth below;
(c) Include all information deemed necessary by the preparing engineer to support his determination that the proposed development will comply with the drainage design policies; and
(d) Include all information reasonably requested by the city engineer to support his review of the preliminary drainage study.

(E) Updated traffic impact analysis. If deemed necessary by the city's transportation engineer or if required by the PD ordinance, the applicant for a proposed PD development plan shall submit an updated traffic impact analysis prior to action by the commission. The purpose of the updated analysis is to determine whether the traffic estimated to be generated by the development shown on the proposed PD development plan will necessitate specific on-site or adjacent traffic improvements (e.g., turn lanes, stacking lanes, signalization, etc.) and to determine whether conditions attached to the concept plan based on the original traffic impact analysis have been met.

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(F) Commission recommendation. The commission, after notice and public hearing in accordance with this Unified Development Code procedures, shall recommend to the council whether to approve, approve with conditions, or disapprove each PD development plan, together with each proposed amendments to the PD ordinance.

(Ord. No. 10-14, § 60, 7-6-2010)

(G) Council decision. Upon receipt of the commission's recommendation, the council, after notice and public hearing in accordance with this Unified Development Code procedures, shall approve, approve with conditions, or disapprove each PD development plan and each proposed addition or amendment to the PD ordinance.

(Ord. No. 10-14, § 60, 7-6-2010)

(H) Approval criteria. The commission, in making its recommendation to the council, and the council, in acting upon each PD development plan and proposed addition or amendment to the PD ordinance, shall determine whether the proposed PD development plan and ordinance addition or amendment meets the following criteria:

(1) The plan generally is consistent with the approved PD concept plan (including open space, trails, and thoroughfares);
(2) The plan generally is consistent with the development standards set forth in the PD ordinance;
(3) The plan satisfies any conditions established by the council in the PD ordinance relating to development plan approval;
(4) The plan is generally consistent with the standards and conditions of this Unified Development Code and of other ordinances, rules and regulations of the city (to the extent that such standards and conditions are applicable to development within the PD District);
(5) The traffic estimated to be generated by the plan is generally consistent with the original, council approved traffic impact analysis and any conditions to be satisfied at the time of the development plan approval have been met;
(6) The plan includes the necessary on-site or adjacent traffic improvements to accommodate traffic generated by the plan (e.g., turn lanes, stacking lanes, signalization, etc.); and
(7) The preliminary drainage study for the plan indicates that the proposed development can be achieved without increasing the upstream or downstream water surface elevation on property owned by third parties and that detention and drainage areas can be improved in a natural manner.

(Ord. No. 10-14, § 61, 7-6-2010)

(I) Conditions. The commission may recommend, and the council may require, such conditions to the approval of a PD development plan as are reasonably necessary to ensure that the approval criteria are met.

(J) Approving ordinance. The development plan shall be incorporated within an ordinance amending the PD ordinance and the concept plan. The amending ordinance shall set forth all standards necessary for development of the land subject to the development plan that were not included in the PD ordinance. The amending ordinance also shall repeal or amend any conditions that were attached to the PD ordinance that have been satisfied as a result of approving the development plan and associated amendments.

SUBSECTION ~~2~~3.03: PD SITE PLANS

(A) Delegation to commission. The commission hereby is delegated the authority to approve, conditionally approve, or deny PD site plans and all amendments thereto, subject to appeal to the council. Any site plan subject to a request for variances or other modifications that are reserved for the council by these PD regulations shall be decided by the council upon recommendation of the commission.

(B) Submittal requirements. The following requirements apply to each application for PD site plan approval:

(4) Size. PD site plans shall be prepared on one or more standard sheets of sizes of 30 inches by 42 inches or 24 inches by 36 inches and at an engineering scale of one inch equals 100 feet or larger. If multiple sheets are required,

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an overall plan shall be submitted as well (which may be to any scale). PD site plans shall be prepared by a registered engineer, architect, or landscape architect.

(5) General information.

(a) North arrow;
(b) Total site acreage;
(c) Submission date;
(d) Scale (written and graphic);
(e) Vicinity map;
(f) Names, addresses, and telephone numbers of designer, engineer, developer, and owner;
(g) A boundary survey of the site with the location of proposed land uses;
(h) Adjacent subdivision names and property lines; and
(i) Adjacent land uses and structures.

(6) Structures.

(a) Location, dimensions, and use of all existing facilities and proposed building sites;
(b) Setback and separation distances between building sites;
(c) Proposed construction type and facade materials for all multi-family and nonresidential buildings (the commission may require elevations and perspective drawings);
(d) Proposed density of each use;
(e) Proposed location of screening along public roadways shown on the PD concept plan;
(f) Location and types of signs, including lighting and heights;
(g) Elevation drawings citing proposed exterior finish materials; and
(h) Location of solid waste collection facilities.

(7) Streets and sidewalks.

(a) Location and width of all rights-of-way and easements;
(b) Location and dimensions of all pavement and curbing;
(c) Location and width of all sidewalks;
(d) Location and width of all ingress/egress points;
(e) Location and width of all medians and median breaks;
(f) Location of any special traffic regulation facilities;
(g) Location of fire lanes; and
(h) Street names on proposed streets.

(8) Off-street parking and loading areas.

(a) Number, location, and dimension of spaces;
(b) Type of surface material of parking facility;
(c) Dimension of aisles, driveways, maneuvering areas, and curb return radii;
(d) Distance between spaces and adjacent rights-of-way;
(e) Location of all existing and proposed fire lanes and hydrants; and
(f) Proposed lighting diagram.

(9) Landscaping.

(a) Location and size of major tree groupings and existing hardwood trees of four inches caliper or greater, and other protected trees as specified in article IX, Tree Preservation, noting whether they are to be removed or retained;

(Ord. No. 06-14, 4-17-2006)

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(b) Location and size of proposed plant materials, including paving, together with type and species of plants;
(c) Number and type of each landscape element;
(d) Height and type of all fencing or buffering;
(e) Height of all planters, sculptures, and decorative screens;
(f) Location and type of trash receptacle screening;
(g) Location and type of lighting for streets, signage, and parking areas; and
(h) Location of visibility triangles, where required.

(10) Drainage.

(a) Direction of water flow;
(b) Quantity of on-site and off-site water generation;
(c) Topographic contours at a minimum of five-foot intervals;
(d) Points of concentrated water discharge;
(e) Areas where special design and construction may be necessary due to slope or soil conditions;
(f) Location and design of all water detention and drainage areas; and
(g) Drainage ways, creeks, and limits of the 100-year floodplain and floodway as shown on current FEMA mapping or the city's master drainage plan, including location and acreage, together with a general plan for accommodating flood waters and drainage.

(11) Preliminary service plan.

(a) A preliminary drainage plan of the area showing the size and location of each existing and proposed drainage way and retention or detention area. If no development plan has been required and approved by the council, the drainage plan shall incorporate the requirements of the preliminary drainage study;
(b) The proposed method of providing water and sewer service; and
(c) If no development plan has been required and approved by the council, an updated traffic impact analysis.

(12) Special exceptions. A list of the development standards, if any (whether in the PD ordinance or in the then-existing ordinances, rules, or regulations of the city that apply to development within the PD District), for which the applicant is seeking a special exception by the council as part of the PD site plan approval process.

(C) Commission decision. The commission shall approve, approve subject to conditions, or deny each PD site plan.

(Ord. No. 06-14, 4-17-2006)

(D) Approval criteria. The commission, in approving, conditionally approving, or denying a PD site plan, shall consider the following criteria:

(1) The plan complies with the applicable PD concept plan or development plan, if any, and with the PD ordinance, expressly including conditions attached to the concept plan, development plan or PD ordinance;
(2) The plan complies with the standards and conditions of this Unified Development Code and other ordinances, as well as other rules and regulations of the city (to the extent that such standards and conditions are applicable to development within the PD District);
(3) If no development plan was required and approved by the council, the traffic estimated to be generated by the plan is generally consistent with the original council-approved traffic impact analysis;
(4) If no development plan was required and approved by the council, the plan includes the necessary on-site or adjacent traffic improvements to accommodate traffic generated by the plan (e.g., turn lanes, stacking lanes, signalization, etc.);
(5) If no development plan was required and approved by the council, the preliminary drainage study for the plan indicates that the proposed development can be achieved without increasing the upstream or downstream water surface elevation on property owned by third parties and that detention and drainage areas can be improved in a manner approved by the council; and
(6) Landscaping promotes continuity and unity consistent with the landscape plan for the development and encourages views to public open space and public landmarks.

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(Ord. No. 10-14, § 62, 7-6-2010)

(E) Conditions. The commission, or the council on appeal, may establish such conditions to the approval of a PD site plan as are reasonably necessary to ensure that the approval criteria are met.

(F) Appeal from commission action. If the commission approves a PD site plan with conditions or if it disapproves a PD site plan, the applicant may appeal the decision to the council by filing a written request with the city secretary within ten days after the commission's decision.

(G) Variances. The granting of variance for Planned Development District regulations shall be the purview of city council, not the board of adjustment. If the applicant requests a variance from PD ordinance standards or other ordinance requirements, the variance request will be forwarded to the council with the commission's recommendation for decision. Procedures and criteria for approval shall be those applicable to special exceptions under article II, section 8.5, Criteria for Granting Special Exceptions.

(Ord. No. 06-14, 4-17-2006)

SUBSECTION ~~2~~3.04: AMENDMENT OF PD PLANS

(A) PD concept plans. PD concept plans (excluding informational statements) are considered part of the PD ordinance. Any amendment to a PD concept plan shall be considered a zoning change, and the provisions of V.T.C.A., Local Government Code ch. 211 relating to notices, public hearings, and written protests for changes in zoning districts or regulations shall apply. If a PD District is established subject to approval of PD development plans, the provisions of this subsection 2.4.A shall apply to such PD development plan.

(B) PD site plans. PD site plans are not considered part of a PD ordinance. Except as otherwise provided, any amendment to an approved PD site plan must be approved by the commission. However, "minor modifications" to any PD site plan may be approved by the zoning administrator. If the zoning administrator believes that a request for minor modification entails a significant change in the site plan, he may refer the request to the commission for determination. A "minor modification" to a PD site plan is defined as any modification that does not:

(1) Alter the basic relationship of proposed development to adjacent property;
(2) Change the uses permitted;
(3) Increase the maximum density, floor area, or height;
(4) Decrease the amount of off-street parking, unless parking remains sufficient in number and conforms to [article] requirements; or
(5) Reduce the minimum yards or setbacks.

SUBSECTION ~~2~~3.05: PERIODIC REVIEW

(A) Applicability. Each tract of land not yet fully developed, for which (PD) Planned Development District zoning has been granted, shall be reviewed by the planning and zoning commission in order to make inquiry and ascertain the following:

(1) Whether a preliminary plan and/or development plan can reasonably be expected to be filed;
(2) If a preliminary plan and/or development plan can be reasonably expected to be filed at any time within the two-year interval as set out herein;
(3) Whether the granted uses for the tract of land under consideration continues to have a desired relationship with the surrounding area; and
(4) If such density and other design standards originally granted are in accordance with the current community growth patterns and values.

(B) Determination. If, upon inquiry and review, the planning and zoning commission finds that a particular tract of land zoned (PD) Planned Development is not reflective of current community growth patterns or community design policies,

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or is not in accordance with the comprehensive plan, it may request the city council to initiate hearings on the particular tract of land to consider:

(1) Reform or modification of the PD District on the particular tract; or
(2) Change the zoning to a more suitable land use classification.

(C) Frequency. The planning and zoning commission shall review each tract of land for which Planned Development zoning has been granted beginning in January of each year, at least on two year intervals. The planning and zoning commission may review certain tracts (for which Planned Development zoning has been granted) more frequently if it determines such review is necessary.

SECTION ~~34~~ 34: EFFECT ON EXISTING PDS

SUBSECTION ~~34~~ 34.01: DISTRICT AMENDMENTS

If an amendment is proposed after the effective date of [the ordinance from which] this article [is derived] to any concept plan, development plan, site plan or planned development ordinance approved prior to the effective date of the ordinance from which this article is derived under prior development regulations, the provisions of this article shall apply to those amendments.

SUBSECTION ~~34~~ 34.02: SITE PLANS

For any PD District established under prior planned development regulations for which at least one site plan has been approved pursuant to such prior regulations, the provisions of this article shall not apply, except that procedures related to approval of PD site plans pursuant to this [article] shall apply to any application for PD site plan approval submitted more than 30 days after the effective date of this article.

SECTION ~~45~~ 45: AMENDMENTS TO APPROVED PD APPLICATIONS

SUBSECTION ~~45~~ 45.01: PROCESSING AMENDMENTS

(A) Amendments to all applications and approvals shall be processed in the same manner as the original application. However, the applicant shall submit a summary of all elements that are proposed to be changed along with the revised plans and application.

(B) Notwithstanding the above, the zoning administrator may approve minor modifications in an approved site plan or PD site plan administratively, provided that they do not:

(1) Alter the basic relationship of proposed development to adjacent property;
(2) Change the uses permitted;
(3) Increase the maximum density, floor area, or height;
(4) Decrease the amount of off-street parking, unless parking remains sufficient in number and conforms to [article] requirements;
(5) Reduce the minimum yards or setbacks; or
(6) Detrimentally change or alter the characteristics of the elevation drawings or site plan as approved, but rather allow for some flexibility in minor modification to same.

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Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~
Staff Notes: Highlighted, Red Text
Links/References: Blue, Underlined

ARTICLE XI, ~~ZONING-RELATED~~ DEVELOPMENT APPLICATIONS AND REVIEW PROCEDURES, UDC

SECTION 1: GENERAL

SUBSECTION 1.01: ~~FILING OF AN APPLICATION~~ PRE-APPLICATION MEETING

An applicant proposing to [*1*] establish a land use requiring a Specific Use Permit (SUP) on a property or properties, [*2*] the subdivision or assembly of property or properties, [*3*] the change in zoning classification of a property or properties, or [*4*] any other development related activity in the City of Rockwall is encouraged to request a *Pre-Application Meeting* with the Development Review Committee (DRC). Prior to a *Pre-Application Meeting*, the applicant should submit a *Pre-Application Meeting Request* form and provide a concept plan showing the proposed development activities in as much detail as possible. Based on the information provided by the applicant, the DRC will provide initial comments concerning the merits of the proposed development and inform the applicant of any additional requirements that will need to be addressed in the preparation of a development application.

~~(A) Pre-application conference.~~

~~(1) An applicant for a change in zoning is encouraged to request a pre-application conference with a city official or the zoning administrator prior to formal application.~~
~~(2) At the pre-application conference, the applicant should present a draft concept plan with as much detail as possible.~~
~~(3) Based on the information presented, the city representative will provide initial comments concerning the merits of the proposed development and inform the applicant of any additional requirements for preparation of the formal zoning application.~~

~~(B) Application requirements. No application shall be reviewed which is not complete and accompanied by the payment of fees as established in this [Unified Development] Code or other ordinances of the City of Rockwall. All applications shall be filed with the city on forms available in the City of Rockwall offices.~~

~~(C) Timing. Applications for rezonings and plan approvals shall be submitted at least one month prior to the first scheduled hearing date. Special exception and variance applications shall be submitted at least two weeks prior to the first scheduled hearing date.~~

SUBSECTION 1.02: ~~SUBMISSION OF PLANS~~ SUBMISSION OF AN APPLICATION

(A) *Authority to Submit an Application*. Unless otherwise stated in this Article, the following shall apply when submitting an application for a request:

(1) *Development Application*. All zoning, site plan, platting, and miscellaneous cases shall be initiated by the owner of the affected property or his/her authorized representative who files a *Development Application* and pays the appropriate fee.

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(2) *Historic Preservation Advisory Board Application*. All Certificate of Appropriateness (COA), small matching grant, and building permit fee waiver requests shall be initiated by the owner of the affected property or his/her authorized representative who files a *Historic Preservation Advisory Board Application*.

(3) *Board of Adjustments Application.* All variance and special exceptions to be considered by the Board of Adjustments (BOA) shall be initiated by the owner of the affected property or his authorized representative or any aggrieved party who files the required application and pays the appropriate fee, or by any person aggrieved by the decision of an administrative officer with authority over any matter that can be appealed to the Board of Adjustments (BOA) per Subsection 4.03, *Jurisdiction*, of Article II, *Development Review Authority*, by an officer of the City, or appropriate board/commission of the City.

[MOVED FROM SECTION 4; ARTICLE II, UDC]

(B) *Ownership.* In the event that the ownership stated on an application is different than the ownership shown on the City's *Certified Tax Roll*, the Director of Planning and Zoning may require additional written proof of ownership be provided with an application.

(C) *Submission Development Application*. All application requests to be considered by the Historic Preservation Advisory Board (HBAP), Board of Adjustments (BOA), Planning and Zoning Commission and/or the City Council, shall be initiated by filing an application with the Director of Planning and Zoning or his/her designee. All applications shall be required to be submitted on the official submittal date. Applications received on a date other than an official submittal date shall ***not*** be accepted and shall be returned to the applicant.

[MOVED FROM SECTION 3; ARTICLE II, UDC]

(D) *Completed Application*. To ensure the submission of adequate information, the Director of Planning and Zoning is hereby empowered to maintain and distribute a list of specific submittal requirements that constitutes a completed application. Any application that does not provide all items required by the Director of Planning and Zoning shall be considered to be incomplete, and shall not be accepted by the City. These requirements may be modified by the Director of Planning and Zoning as deemed necessary.

(E) *Plans and Exhibits*. All plans, surveys, plats, and/or other exhibits submitted as part of any application shall be prepared by a registered architect, engineer, landscape architect, surveyor, planner, or other design professional.

~~A. Preparation. All plans submitted pursuant to this Unified Development Code shall be prepared by a registered architect, engineer, landscape architect, or certified city planner.~~

~~*(Ord. No. 10-14, § 63, 7-6-2010)*~~

~~B. Quantity required. Plans shall be submitted in the form and number as required by the zoning administrator.~~

SUBSECTION 1.03: APPLICATION WITHDRAWAL

Any request for the withdrawal of an application must be submitted in writing to the Director of Planning and Zoning or his/her designee. If an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body. In all requests for withdraw, application fees will not be refunded except in cases where the Director of Planning and Zoning determines that an

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application was [*1*] submitted in error, or [*2*] the fee paid exceeds the amount due under the provisions of Section 10, *Fee Schedule*. In cases where the fee paid exceeds the amount due, only the amount of the overpayment may be refunded.

[MOVED FROM SECTION 5; ARTICLE II, UDC]

SUBSECTION 1.04: DENIAL OF AN APPLICATION

Unless otherwise stated in this Article, if an application for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver is denied *with* prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council, a new application for the same request may *not* be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is deemed to be more restrictive or less intense than the previously denied request. A failure to indicate that a denial is *with* or *without* prejudice, in making a motion to deny, shall be consider a *denial with prejudice*.

SUBSECTION 1.05: REAPPLICATION

A request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied *with prejudice* by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [*1*] An actual change in condition relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties, or [*2*] the new request is more restrictive or less intense than the previous request. In this event, the applicant must submit a written request to the Director of Planning and Zoning detailing the change in condition or the more restrictive/less intense request. The Director of Planning and Zoning or his/her designee will review the claim and report to the Planning and Zoning Commission whether or not such request meets the aforementioned criteria. Upon hearing this report, the Planning and Zoning Commission shall either grant or deny the request to refile an application for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver.

~~*SUBSECTION 1.03: CONSIDERATIONS IN REVIEW AND APPROVAL OF REZONING*~~

~~(A) Consistency with the comprehensive plan.~~
~~(B) Potential impact on adjacent development.~~
~~(C) Availability of utilities and access.~~
~~(D) Site conditions such as vegetation, topography, drainage and floodplain.~~
~~(E) Timing of development as it relates to the city's capital improvement plan.~~
~~(F) Other issues as may be deemed important.~~

SECTION 2: ZONING

SUBSECTION 2.01: AUTHORITY

(A) *Authority to Amend the Zoning Map and Unified Development Code (UDC).*

The City Council may from *time-to-time -- on its own motion or at the request of the Planning and Zoning Commission or Director of Planning and Zoning* -- direct the Director of Planning and Zoning to prepare amendments, changes, and/or supplements to the regulations contained in the Unified Development Code (UDC), and/or the boundaries or designations specified on the City's Zoning Map.

(B) *Authority to Request Changes to the Zoning Map.* A request that proposes a change to the City's Zoning Map (*i.e. zoning changes and Specific Use Permits*) may be requested by the:

(1) City Council;
(2) Planning and Zoning Commission;
(3) Director of Planning and Zoning;
(4) Owner of real property located within the corporate boundaries of the City of Rockwall; or
(5) Authorized representative of an owner of real property located within the corporate boundaries of the City of Rockwall.

(C) *Authority to Order Changes to the Unified Development Code.* Changes to the Unified Development Code (UDC) may be ordered by the:

(1) City Council;
(2) Planning and Zoning Commission; or
(3) Director of Planning and Zoning.

SUBSECTION 2.02: SPECIFIC USE PERMITS (SUP) [MOVED FROM SECTION 4; ARTICLE IV, UDC]

(A) *Purpose.* The purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions. A SUP does not change the base zoning; it allows a particular use that would not normally be permitted in that zoning district. The SUP requirement for any land use is identified in the *Permitted Land Use* table contained in Article IV, *Permissible Uses*, of this Unified Development Code. The discretionary SUP procedure is designed to enable the Planning and Zoning Commission and the City Council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a SUP when it is apparent that a proposed use or structure will or may occasionally harm the community or cause injury to the value, lawful use, and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.

(B) *Operational Conditions.* In considering a SUP, staff and/or the Planning and Zoning Commission may recommend and the City Council may adopt additional conditions and operational constraints to ensure compatibility with adjacent land uses. These additional conditions and operational constraints will be incorporated into the SUP ordinance, and may relate to: [*1*] a property's specific site conditions, [*2*] increased performance standards, [*3*] compatibility with adjacent properties, [*4*] mitigation of potentially negative or adverse effects of a request, and [*5*] anything that could have a negative impact on the public's health, safety and general welfare.

(C) *Compliance.*

(1) In considering a special use permit application, the planning and zoning commission may recommend, and the city council may impose such conditions, safeguards and restrictions upon the premises benefited by the special use as may be necessary to avoid, minimize, or mitigate any potentially injurious effect of such special uses upon other property in the neighborhood, and to carry out the general purpose and intent of this ordinance. Such conditions shall be set out in the ordinance approving the SUP.
(2) Prior to a SUP being issued, the property owner of the affected property shall agree, comply and be bound to the conditions and operational constraints approved by the City Council and contained in the SUP ordinance.

(3) A SUP is considered to be transferable from property owner to property owner for a specific property; however, the conditions and operational constraints of the SUP shall remain in effect and be applicable to the new property owner(s) and/or occupant(s). SUPs cannot be transferred from property to property.

(D) *Abandonment, Expiration and Revocation of a Specific Use Permit (SUP).*

(1) *Abandonment.* A SUP approved by the City Council that remains vacant or inactive for a period of one (1) year shall be deemed to be abandoned and shall automatically expire. Vacancy or inactivity can be determined by the following:

(a) The water and/or electrical services have been disconnected or discontinued on the property; and/or
(b) The subject property (*e.g. lease space, parcel or parcels of land, lot, tract etc.)* is unoccupied; and/or
(c) The use is abandoned due to the issuance of a Certificate of Occupancy (CO) for a use other than (and exclusive from) the use approved with the SUP.

(2) *Expiration.* A Specific Use Permit (SUP) shall automatically expire due to inactivity if:

(a) A building permit has not been issued within one (1) year of the approval date of the SUP ordinance, and/or a Certificate of Occupancy (CO) has not been issued within one (1) year of a building permit due to inactivity on the site (*inactivity in this case is defined as no progress towards construction for six [6] months*), or one (1) year of the approval date of this ordinance if no building permit is necessary; or
(b) A building permit or Certificate of Occupancy (CO) expires, is terminated or revoked under the requirements of the Codes of the City of Rockwall.

(3) *Revocation.* The City Council reserves the right to revoke or rescind any SUP in which the business, property or property owner operating under the guidelines of the SUP ordinance fails to meet the minimum operation requirements set forth in the Specific Use Permit (SUP) ordinance and/or outlined in the Unified Development Code or the Rockwall Municipal Code of Ordinances. The procedure for revocation or rescinding a Specific Use Permit (SUP) shall be the same procedure for requesting a new Specific Use Permit (SUP).

(E) *Extension of a Specific Use Permit (SUP).* Upon recommendation from the Planning and Zoning Commission, the City Council may grant a one (1) time extension to the expiration requirements stated above for a period not to exceed one (1) year. To apply for an extension a property owner shall file a written request with the Director of Planning or his designee at least ninety (90) days prior to the expiration date. Extension requests shall not require a public hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a SUP.

(F) *Existing Specific Use Permits (SUP) and Conditional Use Permits (CUP).* Specific Use Permits (SUP) and Conditional Use Permits (CUP) in existence at the time this section was adopted by the City Council shall automatically terminate one (1) year from the adoption date of this section if a building permit -- *or a Certificate of Occupancy (CO) if no building permit is necessary* -- has not been issued or an extension is not requested under Subsection 2.02(E).

SUBSECTION 2.03: PROCEDURES FOR ZONING APPLICATIONS

All zoning applications (*i.e. zoning changes, Specific Use Permits, and text amendments*) shall be subject to the following procedures:

(A) *Notice of Public Hearing*.

(1) *Notice of Public Hearing for Zoning Changes and Specific Use Permits (SUP's).* Written notice of all public hearings for zoning changes and Specific Use Permits (SUP's) shall be sent to all property owners listed on the certified tax roll, and to the actual property address if the property owner does not reside at the physical address, for properties within a distance of at least 500-feet from the boundaries of the subject property at least ten (10) days prior to the public hearing date. Such notice shall be sent via first class mail and display a stamp on the outside of the envelope with the wording *Zoning Change Requested*. In cases that require notices to be sent to a multi-family property, written notice shall be sent to the property owner and the leasing office of the housing complex or apartment building (*i.e. individual notices to each unit are not required*). In addition, written notice shall be sent to all known Homeowners Association (HOA) representative(s) within 1,500-feet of the subject property at least ten (10) days prior to the public hearing date.

(2) *Newspaper Notice for Zoning Changes and Specific Use Permits (SUP's).* Notice of all public hearing for zoning changes and Specific Use Permits (SUP's) shall be published in a newspaper of general circulation in the City announcing the time and date of the public hearing a minimum of ten (10) days prior to the date of the public hearing.

(3) *Newspaper Notice for Text Amendments.* Notice of all public hearing for a text amendment to the Unified Development Code (UDC) shall be published in a newspaper of general circulation in the City announcing the time and date of the public hearing a minimum of 15-days prior to the date of the public hearing.

[MOVED FROM SECTION 6.01; ARTICLE II, UDC]

(B) *Conduct of a Public Hearing*. Subject to the presiding officer's inherent authority to conduct a meeting, a public hearing shall generally be conducted in the following manner:

(1) A report outlining the details of the request shall be given from the Director of Planning and Zoning or his/her designee.
(2) The presiding officer shall open the public hearing.
(3) The applicant will be asked to provide a presentation or comment on the proposed request.
(4) The presiding officer will ask for public comment, questions, and/or testimony.
(5) The applicant will be given a rebuttal to address the public's comments, questions, and/or testimony.
(6) The presiding officer will close the public hearing.
(7) The Planning and Zoning Commission or City Council will be given a chance to discuss the request and ask questions of the Director of Planning and Zoning or his/her designee and/or the applicant.
(8) The Planning and Zoning Commission or City Council will deliberate, make a motion and vote on the request.

[MOVED FROM SECTION 6.03; ARTICLE II, UDC]

(C) *Postponement, Recess, and Continuation of a Public Hearing.*

(1) *Postponement.* A public hearing that was noticed in the manner prescribed by Subsection 2.03(A) may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required.

(2) *Recess.* A public hearing may be recessed by the Planning and Zoning Commission or City Council any time after the public hearing has commenced.

(3) *Continuation.* A public hearing may be continued by the Planning and Zoning Commission or City Council any time after the public hearing has commenced. The continuation of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A continued public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a continuation at a public hearing shall be sufficient notice and no additional notice is required.

[MOVED FROM SECTION 6.2; ARTICLE II, UDC]

(D) *Submitting Additional Information*. New matters of evidence not presented to the Planning and Zoning Commission shall not be heard or considered by the City Council with relation to public hearing for zoning changes, Specific Use Permits (SUP), or text amendments. In the event new evidence develops between the date of the public hearing by the Planning and Zoning Commission and the hearing of the City Council on any zoning change, Specific Use Permit (SUP), or text amendment, or if for any other valid reason a person wishes to present new evidence to the City Council -- *which was not presented to the Planning and Zoning Commission* -- the City Council shall refer the zoning change, Specific Use Permit (SUP), or text amendment back to the Planning and Zoning Commission for a further public hearing to consider the new evidence. Nothing contained herein shall be construed to prohibit anyone from speaking in a public hearing related to a zoning change, Specific Use Permit (SUP), or text amendment.

[MOVED FROM SECTION 17; ARTICLE II, UDC]

(E) *Failure to Appear at a Public Hearing.* If an applicant is not present at a meeting where a public hearing is scheduled, the Planning and Zoning Commission or City Council may deny the request.

(F) *Joint Public Hearings.* The City Council may hold a public hearing -- *after publishing the required notice* -- jointly and with any public hearing required to be held by the Planning and Zoning Commission; however, the City Council shall not act until it has received a recommendation from the Planning and Zoning Commission.

(G) *Protest of a Zoning Change.* Property owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius, or if such change is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. For purposes of determining representation on this written protest, the written protest of any one (1) owner of land owned by two (2) or more persons shall be presumed to be the protest of all owners.

SUBSECTION 2.04: PLANNING AND ZONING COMMISSION RECOMMENDATION

(A) *Consideration of a Zoning Change or Specific Use Permit (SUP).* When considering a request for a zoning change or Specific Use Permit (SUP), the Planning and Zoning Commission shall consider the following:

(1) Whether the land uses proposed with the zoning change or Specific Use Permit (SUP) are consistent with the *Future Land Use Plan* contained in the Comprehensive Plan.
(2) Whether the proposed zoning change or Specific Use Permit (SUP) is in accordance with any existing or proposed plans for providing streets, water, wastewater, and/or other utilities or public facilities.

(3) The availability of existing infrastructure to properly serve any development proposed with the zoning change or Specific Use Permit (SUP), and the timing of the development compared to the City's Capital Improvements Plan (CIP).
(4) The findings of any studies (*e.g. Traffic Impact Analysis [TIA] or Infrastructure Study*) submitted with the zoning change or Specific Use Permit (SUP).
(5) The amount of vacant land that is currently designated for similar zoning/land uses in the vicinity of the zoning change or Specific Use Permit (SUP) or elsewhere in the City.
(6) The rate at which land is being developed and the rates conformance with the policies and goals of the Comprehensive Plan.
(7) The zoning change or Specific Use Permit's (SUP's) anticipated impact on the environment with regard to floodplains, topography, vegetation, drainage and detention.
(8) The requests consistency with the Unified Development Code (UDC), Comprehensive Plan, Parks and Recreation Master Plan, and the Municipal Code of Ordinances.
(9) Any other factors which will substantially affect the health, safety, and/or general welfare of the community.

(B) *Consideration of a Text Amendment.* When considering a request for a text amendment, the Planning and Zoning Commission shall consider the following:

(1) Whether the proposed text amendment is in conformance with the goals and policies contained in the Comprehensive Plan.
(2) How the proposed text amendment will affect the City's ability to attract and retain high quality development consistent with the City's existing community character.
(3) The impact of the text amendment to the City's environment with regard to floodplains, topography, vegetation, drainage and detention.
(4) The requests consistency with the Unified Development Code (UDC), Comprehensive Plan, Parks and Recreation Master Plan, and the Municipal Code of Ordinances.

(C) *Recommendation to the City Council.* In making a recommendation to the City Council on a zoning application (*i.e. zoning change, Specific Use Permit, or text amendment*), the Planning and Zoning Commission may recommend:

(1) That the zoning change, Specific Use Permit (SUP) or text amendment be approved or enacted;
(2) That the zoning change, Specific Use Permit (SUP) or text amendment be approved or enacted as modified to a more restrictive classification or subject to appropriate conditions as permitted by law; or
(3) That the zoning change, Specific Use Permit (SUP) or text amendment be denied.

(D) *Justification for Denial.* If the Planning and Zoning Commission approves a motion to deny a zoning change, Specific Use Permit (SUP), or text amendment, it shall offer reasons for the denial that can be provided to the City Council.

(E) *Failure to Approve a Motion.* If the Planning and Zoning Commission fails to approve a motion by a majority vote for any zoning application (*i.e. zoning change, Specific Use Permit, or text amendment*), then a recommendation for denial shall be forwarded to the City Council.

[MOVED FROM SECTION 7.02; ARTICLE II, UDC]

SUBSECTION 2.05: CITY COUNCIL ACTION

(A) *Recommendation from the Planning and Zoning Commission*. The City Council shall not act upon any zoning change, Specific Use Permit (SUP), or text amendment prior to a recommendation being forwarded from the Planning and Zoning Commission.

(B) *Action by the City Council*. After the public hearing is closed the City Council shall take one (1) of the following actions with regard to a zoning application (*i.e. zoning change, Specific Use Permit, or text amendment*):

(1) *Approval.* The City Council may approve a request for a zoning change, Specific Use Permit (SUP), or text amendment either as requested or in a more restrictive form as subject to such appropriate conditions allowed by law. Such approval of any request for a text amendment to the Unified Development Code (UDC), or zoning change or Specific User Permit (SUP) as a map amendment shall be granted only if the City Council determines that the request or amendment is consistent with the Comprehensive Plan and/or the Unified Development Code (UDC). In the event of approval of any zoning change, Specific Use Permit (SUP), or text amendment, the City Council shall enact an ordinance amending the Unified Development Code (UDC) or official zoning map (*whichever is applicable*).

(2) *Denial.* The City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment *with* or *without* prejudice. If a request or amendment is denied *with* prejudice, a new application may *not* be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request and is submitted in conformance with Subsection 2.05(C). If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is *with* or *without* prejudice in making a motion to deny a request or amendment shall be consider a *denial with prejudice*.

(C) *Reapplication*. A request for a zoning change, Specific Use Permit (SUP), or text amendment which has previously been denied with prejudice by the City Council may be resubmitted within one (1) year if there is:

(1) An actual change in conditions relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties; or,

(2) The new request is for a more restrictive or less intense land use that the previously denied requested.

In this event, the applicant must submit a written request to the Director of Planning and Zoning detailing the change in condition or the more restrictive/less intense land use. The Director of Planning and Zoning or his/her designee will review the claim and report to the Planning and Zoning Commission whether or not such request meets the aforementioned criteria. Upon hearing this report, the Planning and Zoning Commission shall either grant or deny the request to refile an application for a zoning change, Specific Use Permit (SUP), or text amendment.

[MOVED FROM SECTION 8.03; ARTICLE II, UDC]

SECTION ~~23~~: ~~REQUIRED SITE PLAN (NON-PD)~~ SITE PLANS

SUBSECTION ~~23~~.01: PURPOSE

The purpose of a site plan is to ensure compliance with the City's development standards, and/or other regulations enforceable by the City of Rockwall that may apply to a particular property. Site plans are also intended to be reviewed to promote the safe, efficient, and harmonious use of land through the application of the

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City's Unified Development Code (UDC), the Comprehensive Plan, City adopted design guidelines, and the Municipal Code of Ordinances.

~~The purpose of a site plan is to ensure that all of the provisions of this Unified Development Code (UDC) are adhered to while providing for design flexibility; that sensitive environmental issues such as slopes and vegetation are accommodated; and that services and facilities necessary to support the proposed development will be available on an appropriate time schedule.~~

(Ord. No. 10-14, § 64, 7-6-2010)

SUBSECTION ~~23~~.02: ~~GENERAL~~ APPLICABILITY

(A) *Site Plan*. A Site Plan shall be required to be submitted for all new development within the City of Rockwall with the exception of single-family and/or duplex land uses, temporary land uses not requiring a Specific Use Permit (SUP), and agricultural buildings or structures for non-commercial land uses.

(B) *Amended Site Plan*. An Amended Site Plan shall be required for:

(A) All expansions of an existing non-residential building or structure that increases the existing floor area by 30% or that adds 2,000 SF of floor area.
(B) All expansions of non-residential parking lots that increase the existing impervious area by 30% or that adds 2,000 SF of impervious coverage.

(C) *Waiver of a Required Site Plan or Amended Site Plan.* In certain circumstances the Director of Planning and Zoning or his/her designee may waive the site plan or amended site plan requirements when it is determined that requiring a site plan [*1*] is not necessary for the development of a property, and/or [*2*] it does not serve the public's interest.

SUBSECTION ~~23~~.03: GENERAL

(A) *Notification.* No public notification is required for the consideration of a site plan or an amended site plan, beyond posting an agenda for the Planning and Zoning Commission meeting.

(B) *Engineering Plans.* No engineering plans shall be submitted for a project prior to the approval of a site plan except when waived by the City Engineer or his/her designee.

(C) *Building Plans*. No building plans shall be submitted for a project prior to the approval of a site plan except when waived by the Director of Planning and Zoning or his/her designee.

(D) *Construction Permits*. No building, fence, or sign permits shall be issued for a property without an approved site plan being approved.

~~A. Applicability. Site plans are required for all new developments except individual single-family and duplex lots, and for expansion of existing development by 50 percent or more of the gross floor area.~~
~~B. [Site plans.] Site plans shall be accompanied by a completed application form and a proposed development schedule.~~
~~C. No permits without site plan. Site plans may be submitted at the time of building permit application, but no permit shall be issued for site grading or construction until a site plan has been approved.~~

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D. Notification. No public notification is required for consideration of a site plan, or amendment, beyond posting as an agenda item for the planning and zoning commission, if appealed or referred to it. This provision does not apply to PD site plans.

SUBSECTION 23.034: SITE PLAN SUBMITTAL REQUIREMENTS

(A) *Site Plan Content*. The Director of Planning and Zoning shall establish forms outlining the information, standards, content, and formatting required to constitute a complete application submittal for a site plan or amended site plan.

(B) *Additional Requirements*. When deemed necessary by the Director of Planning and Zoning or the Planning and Zoning Commission, the following plans may be required prior to the approval of a site plan:

(1) Traffic Impact Analysis
(2) Traffic Circulation Study
(3) Infrastructure Study
(4) Flood Study

The following requirements apply to each application for non-PD site plan approval:

1. Size. Site plans shall be prepared on one or more standard sheets of 30 inches by 42 inches or 24 inches by 36 inches and at an engineering scale of one inch equals 100 feet or larger. If multiple sheets are required, an overall plan shall be submitted as well (which may be to any scale). PD site plans shall be prepared by a registered engineer, architect, or landscape architect.

2. General information.

a) North arrow;
b) Total site acreage;
c) Submission date;
d) Scale (written and graphic);
e) Vicinity map;
f) Names, addresses, and telephone numbers of designer, engineer, developer, and owner;
g) A boundary survey of the site with the location of proposed land uses;
h) Adjacent subdivision names and property lines; and
i) Adjacent land uses and structures.

3. Structures.

a) Location, dimensions, and use of all existing facilities and proposed building sites;
b) Setback and separation distances between building sites;
c) Proposed construction type and facade materials for all multi-family and nonresidential buildings (the commission may require elevations and perspective drawings);
d) Proposed density of each use;
e) Proposed location of screening along public roadways shown on the PD concept plan;
f) Location and types of signs, including lighting and heights;
g) Elevation drawings citing proposed exterior finish materials; and
h) Location of solid waste collection facilities.

4. Streets and sidewalks.

a) Location and width of all rights-of-way and easements;

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b) ~~Location and dimensions of all pavement and curbing;~~
c) ~~Location and width of all sidewalks;~~
d) ~~Location and width of all ingress/egress points;~~
e) ~~Location and width of all medians and median breaks;~~
f) ~~Location of any special traffic regulation facilities;~~
g) ~~Location of fire lanes; and~~
h) ~~Street names on proposed streets.~~

5. ~~Off-street parking and loading areas.~~

a) ~~Number, location, and dimension of spaces;~~
b) ~~Type of surface material of parking facility;~~
c) ~~Dimension of aisles, driveways, maneuvering areas, and curb return radii;~~
d) ~~Distance between spaces and adjacent rights-of-way;~~
e) ~~Location of all existing and proposed fire lanes and hydrants; and~~
f) ~~Proposed lighting diagram.~~

6. ~~Landscaping.~~

a) ~~Tree survey of major tree groupings and existing trees of six-inch caliper or greater, noting species and whether they are to be removed or retained;~~
b) ~~Location and size of proposed plant materials, including paving, together with type and species of plants;~~
c) ~~Number and type of each landscape element;~~
d) ~~Height and type of all fencing or buffering;~~
e) ~~Height of all planters, sculptures, and decorative screens;~~
f) ~~Location and type of trash receptacle screening;~~
g) ~~Location and type of lighting for streets, signage, and parking areas; and~~
h) ~~Location of triangles, where required.~~

7. ~~Drainage.~~

a) ~~Direction of water flow;~~
b) ~~Quantity of on-site and off-site water generation;~~
c) ~~Topographic contours at a minimum of five-foot intervals;~~
d) ~~Points of concentrated water discharge;~~
e) ~~Areas where special design and construction may be necessary due to slope or soil conditions;~~
f) ~~Location and design of all water detention and drainage areas; and~~
g) ~~Drainage ways, creeks, and limits of the 100-year floodplain and floodway as shown on current FEMA mapping or the city's master drainage plan, including location and acreage, together with a general plan for accommodating flood waters and drainage.~~

SUBSECTION ~~23~~.04: SITE PLAN REVIEW

(A) *Procedure*. ~~Site plans shall be reviewed, and a decision rendered, by the zoning administrator, or at his prerogative the planning and zoning commission, taking into consideration comments from the plan review committee. The applicant may appeal the decision of the administrator to the planning and zoning commission whose decision shall be final. Such appeal must be made in writing to the administrator within ten business days of the zoning administrator's notification of decision to the applicant.~~ All site plans and amended site plans shall be subject to the following review procedures unless otherwise indicated within this Article:

(1) *Architectural Review Board (ARB)*. All site plans that [*1*] propose alterations to the exterior of an existing building, [*2*] propose the construction of a new building, or [*3*] that request approval of a variance or

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exception shall be subject to review and recommendation by the Architectural Review Board (ARB). In reviewing these site plans, the Architectural Review Board (ARB) shall recommend approval, approval with conditions, or denial of the site plan based on the merits of what is being proposed and the conformance of the site plan with the City's Unified Development Code (UDC).

(2) *Planning and Zoning Commission*. The Planning and Zoning Commission may approve, approve with conditions, or deny a Site Plan -- *upon recommendation from the Architectural Review Board (ARB) if necessary* -- based on the approval criteria listed in Section 3.04(B). The Planning and Zoning Commission shall not approve a site plan prior to review and recommendation by the Architectural Review Board (ARB) if necessary.

(B) *Criteria for Approval of a Site Plan ~~review~~*. In approving, approving with conditions, or denying a site plan ~~under this article~~, the following criteria shall be considered:

(1) The extent to which the site plan fulfills the goals, objectives and standards in the City's Comprehensive Plan, Parks and Open Space Master Plan, and the Unified Development Code (UDC)~~thoroughfare plan~~.
(2) Safety of the motoring and pedestrian public using the facility and the area surrounding the site.
(3) Safety from fire hazards and measures of fire control.
(4) Protection from flooding and water damage.
(5) Noise and lighting glare effects on adjacent neighbors.
(6) Relations of signs to traffic control and their effect on adjacent properties.
(7) Adequacy of streets to accommodate the traffic generation of the proposed development.
(8) Adequacy of off-street parking and loading facilities for the uses specified.
(9) Landscaping and screening provisions appropriately placed per code requirements.
(10) ~~Siting~~ Position of structures and other improvements relative to required setbacks, height limitations, and other density and dimensional requirements.
(11) The impact of the proposed development on slopes, protected vegetation, the open space system, and adjacent properties.
(12) Such other measures as might secure and protect the public health, safety, morals and general welfare.

SUBSECTION ~~2~~3.05: EFFECT OF SITE PLAN APPROVAL

(A) *Site Plan Expiration*. If development of a lot or tract with an approved site plan has not been completed within two (2) years, or more with an extension, of its final approval, the site plan shall be deemed to have expired and a new review and approval of a site plan for development of the property shall be undertaken, and this new approval shall be required before a building permit is issued for development. This review and approval shall be evaluated according to the standards of the Unified Development Code (UDC)~~this [Unified Development Code]~~, taking into account all changes to the Unified Development Code (UDC)~~this [Unified Development Code]~~ which have occurred subsequent to the prior site plan approval.

(B) *Phasing Plan Expiration*. If the site plan is submitted in conjunction with an approved phasing plan for the development of the lot or tract, the site plan shall be deemed to have expired if any phase is not completed within the time period approved for such phase. No site plan phase may be planned to exceed three (3) years unless specifically authorized by the Planning and Zoning Commission ~~and City Council~~ when demonstrated that due to the size or complexity of the site the three (3) year time period would create a hardship. If any phase is not completed within the time period approved, the entire remaining uncompleted site plan shall be deemed to have expired and the provisions of Subsection 3.05(A) above shall be followed.

(C) *Extension of Site Plan*. Extension of an approved site plan may be granted by the Planning and Zoning Commission ~~and city council~~ upon submission of a request for such extension by the property owner at least

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90 days prior to the expiration of the plan. The Planning and Zoning Commission ~~and city council~~ shall take into consideration any changes that have occurred in the Unified Development Code (UDC)~~this [Unified Development Code]~~ subsequent to original approval of the plan and the property owner may be required to bring such plan into compliance with the current requirements. The period of time approved for any such extension shall be indicated in any approval, but in no case, shall the period for extension exceed three (3) years.

SUBSECTION ~~2~~3.06: ~~AMENDMENT OF~~ AMENDED SITE PLAN~~S~~

Minor modifications to a site plan may be approved by the Director of Planning and Zoning or his/her designee after the submission of a development application, application fee, and updated plans in accordance with Subsection 1.02, *Submission of an Application*. In the event the Director of Planning and Zoning determines that the modifications entail a significant change in the site plan, the Director of Planning and Zoning may defer the approval of the site plan to the Planning and Zoning Commission.

~~Minor modifications to any site plan may be approved by the zoning administrator. However, if the zoning administrator believes that a request for minor modification entails a significant change in the site plan, he may refer the request to the commission for determination. A "minor modification" to a PD site plan is defined as any modification that does not:~~

~~(1) Alter the basic relationship of proposed development to adjacent property;~~
~~(2) Change the character of the development;~~
~~(3) Change the uses permitted;~~
~~(4) Increase the maximum density, floor area, or height;~~
~~(5) Decrease the amount of off-street parking, unless parking remains sufficient in number and conforms to [Unified Development Code] requirements; or~~
~~(6) Reduce the minimum yards or setbacks.~~

SECTION 4: PLATS

SUBSECTION 5.01: SUBDIVISION ORDINANCE

For the City of Rockwall's platting requirements within the corporate limits and the Extraterritorial Jurisdiction (ETJ) refer to Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

~~*SECTION 4: UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS*~~

~~*SUBSECTION 4.01: PURPOSE AND AUTHORITY*~~

~~The city council may, from time to time, on its own motion, or by request of the planning and zoning commission, the zoning administrator or the city engineer, amend, supplement, or change the regulations established in this Unified Development Code.~~

~~*(Ord. No. 10-14, § 65, 7-6-2010)*~~

~~*SUBSECTION 4.02: PROCEDURES*~~

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~~A. Action by the planning and zoning commission. The planning and zoning commission shall give appropriate notice and hold a public hearing. The commission shall approve, deny or modify the amendment and forward its report and recommendation to the city council.~~

~~B. Action by the city council. The council shall give appropriate notice and hold a public hearing and has final authority to adopt or deny any proposed amendment.~~

SECTION 5: MISCELLANEOUS CASE

(A) *Purpose.* The purpose of a *Miscellaneous Case* is to allow certain requests (*e.g. variances, exceptions, Tree Preservation Plans, etc.*) to be considered by the Planning and Zoning Commission and/or City Council independent of a site plan for the purpose of facilitating development.

(B) *Procedures.* Unless otherwise specified in the Unified Development Code (UDC), *Miscellaneous Cases* shall be subject to the procedures provided for in Section 9, *Exceptions and Variances*.

SECTION ~~36~~: CERTIFICATES OF APPROPRIATENESS (COA)

SUBSECTION ~~36~~.01: GENERAL.

(A) *Applicability*. ~~Prior to the commencement of any work in a Historic Overlay District which requires a certificate of appropriateness, the owner shall file with the historic preservation officer an application for such a certificate.~~ Any person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) as provided for in Subsection 6.2, *Historic Overlay District*, of Article V, District Development Standards ~~of this Unified Development Code~~.

(B) *Criteria for the Approval of a Certificate of Appropriateness (COA)*. The Historic Preservation Advisory Board (HPAB) shall follow the design guidelines as adopted by the City Council in its consideration of all applications for a Certificate of Appropriateness (COA). These standards shall be made available to the property owners of historic landmarks or within a historic district. The Historic Preservation Officer (HPO) shall coordinate with the appropriate City Departments on all Certificate of Appropriateness (COA) applications.

[MOVED FROM SECTION 12.03; ARTICLE II, UDC]

(C) ~~*No Permits without COA*~~ *Permits*. No building or fence permits shall be issued for site improvement or other construction until a Certificate of Appropriateness (COA) has been approved by the Historic Preservation Advisory Board (HPAB).

SUBSECTION ~~36~~.02: ~~COA~~ SUBMITTAL REQUIREMENTS.

The procedures and requirements for a Certificate of Appropriateness (COA) are outlined in Subsection 6.2, *Historic Overlay District*, of Article V, District Development Standards.

(Ord. No. 06-14, 4-17-2006)

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SECTION 7: BUILDING PERMIT FEE WAIVER

SUBSECTION 7.01: PURPOSE

The *Building Permit Waiver and Reduction Program* was established for eligible properties located within the City's Historic Districts for the purpose of encourage development and redevelopment within these districts. The program will be administered by the City's Historic Preservation Advisory Board (HPAB) under the direction of the Planning and Zoning Department of the City of Rockwall.

SUBSECTION 7.02: ELEGIBILITY

The *Building Permit Waiver and Reduction Program* is eligible for the following properties:

(A) *Commercial Property.*

(1) Commercial properties located within the Old Town Rockwall (OTR) Historic District, Planned Development District 50 (PD-50), the Southside Residential Neighborhood Overlay (SRO) District, and the Downtown (DT) District are eligible for a 50% reduction in building permit fees for projects that include a substantial rehabilitation involving a minimum investment of $50,000.00 that involves work that 1) changes the use of the property (*i.e. residential to commercial*) or 2) includes an addition, alteration or change that necessitates accessibility requirements to be met. New development projects shall not be eligible for fee reductions or waivers.
(2) *Landmarked Properties* shall be eligible for a full waiver of building permit fees for projects that include a substantial rehabilitation involving a minimum investment of $25,000.00 that involves work that 1) changes the use of the property (*i.e. residential to commercial*) or 2) includes an addition, alteration or change that necessitates accessibility requirements to be met.
(3) To be eligible for the program, a project must include exterior improvements. Interior work may be included in the overall permitting cost; however, exterior improvements of a substantial nature are required.

(B) *Residential Property.*

(1) Residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District are eligible for a 50% reduction or a full waiver of building permit fees for projects involving a minimum investment of $5,000.00 that are associated with the rehabilitation or restoration of a property. New development projects shall not be eligible for fee reductions or waivers.
(2) Properties classified as *Non-Contributing* shall be eligible for a 50% reduction of the require building permit fees.
(3) Properties classified as *Contributing* (*i.e. High, Medium or Low Contributing*) shall be eligible for a full waiver of building permit fees.
(4) To be eligible for the program, a project must include exterior improvements. Interior work may be included in the overall permitting cost; however, exterior improvements of a substantial nature are required.

SUBSECTION 7.03: APPLICATION

All applications shall be submitted to City staff in accordance with the Historic Preservation Advisory Board's (HPAB's) submittal deadlines prior to or concurrently with the submittal of a building permit. Once a building

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permit has been issued for a project, that project is no longer eligible for the program. The HPAB may review the application concurrently with a building permit submittal; however, no building permit can be issued while a program application is in process. The HPAB has the ability to approve, deny or modify a request at their discretion. A complete application for the program will consist of 1) the application form, 2) a list of all improvements associated with the project, and 3) any additional information deemed necessary for the HPAB to make a determination. It shall be the Planning and Zoning Department's policy not to accept incomplete applications.

[CODIFIED FROM RESOLUTION NO.16-08]

SECTION 8: SMALL MATCHING GRANTS

SUBSECTION 8.01: PURPOSE

Purpose. The *Small Matching Grants Program* was established for eligible properties located within the City's Historic Districts for the purpose of encouraging small improvement and beautification projects. The program will be administered by the City's Historic Preservation Advisory Board (HPAB) under the direction of the Planning and Zoning Department of the City of Rockwall.

SUBSECTION 8.02: ELIGIBILITY

The *Small Neighborhood Matching Grants Program* is eligible for the following properties:

(A) *Residential Property.*

(1) Residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District are eligible for the program. The programs shall provide matching funds up to 50% of the total project cost.
(2) Properties classified as Non-Contributing shall be eligible for a total grant amount up to $500.00.
(3) Properties classified as Contributing (*i.e. High, Medium or Low Contributing*) or as a Landmarked Property shall be eligible for a grant amount up to $1,000.00.
(4) Regardless of a properties status no matching grant shall be approved for an amount of less than $100.00 (*i.e. a project minimum of $200.00*).
(5) Only projects proposing improvements to the exterior of a property that will be visible from the street shall be eligible for the program. Examples of these projects include but are not limited to landscaping, painting, replacement of windows, replacement of sidewalks and/or driveways, and etcetera.

SUBSECTION 8.03: APPLICATION

All applications shall be submitted to City staff in accordance with the Historic Preservation Advisory Board's (HPAB's) submittal deadlines prior to the commencement of the proposed project. Once a project has commenced, that project or the portion of project that has commenced shall no longer be eligible for grant monies. The HPAB has the ability to approve, deny or modify a request at their discretion. A complete application for the program will consist of 1) the application form, 2) a list of all improvements associated with the project, and 3) any additional information deemed necessary for the HPAB to make a determination. It shall be the Planning and Zoning Department's policy not to accept incomplete applications.

SUBSECTION 8.04: CERTIFICATION AND VERIFICATION PROCESS

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Applications for the Small Neighborhood Matching Grants pursuant to Subsection 8.03 of this resolution shall be filed with the Planning and Zoning Department. Upon receipt of a completed application, City staff shall process the request, verify that the improvements have not commenced, and prepare a memorandum to the Historic Preservation Advisory Board (HPAB) outlining the request. Within 60 days of the receipt of an application, the HPAB shall act to approve, deny or modify a request based on the requirements of this resolution. Upon action by the HPAB work may commence on the proposed project.

Once a proposed project has been completed, the applicant shall be required to submit a sworn statement of completion acknowledging that the project has been completed in accordance with the application submitted and approved by the HPAB. In addition, the applicant will be required to submit all receipts for the cost of the project. Within 15 days of the receipt of the sworn statement of completion, City staff shall verify that the improvements have been completed as required by the HPAB and document the improvements for the City's records. If the improvements have been completed as approved, staff will issue a check request in the applicant's name to the Finance Department for half the amount depicted on the receipts up to the full amount approved by the HPAB.

[CODIFIED FROM RESOLUTION NO.16-09]

SECTION 9: EXCEPTIONS AND VARIANCES

SUBSECTION 9.01: EXCEPTIONS TO THE GENERAL STANDARDS

Unless otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception. These may include -- *but are not limited to* -- any two (2) of the following options:

(A) Increased landscape buffer.
(B) Increased landscaping (*i.e. additional canopy trees, accent trees, landscaping percentage, etc.*).
(C) Increased open space.
(D) The provision of trails above and beyond the requirements of the City's Master Trail Plan.
(E) Increased building articulation.
(F) The provision of four (4) sided architecture (*where not already required*).
(G) Masonry building materials in percentages equal to or greater than surrounding properties. Where there are no properties adjacent to the subject property the percentage shall be 90% masonry (*i.e. brick, stone, or cultured stone*).
(H) The inclusion of 20% natural or cultured stone.
(I) Increased architectural elements (*i.e. canopies, awnings, porticos, arcades, peaked roof forms, arches, outdoor patio/plaza space, display windows, articulated cornice lines, varied roof heights, etc.*).
(J) Undergrounding existing overhead utility lines.
(K) Compliance with the General Overlay District Standards detailed in Section 6, *Overlay Districts*, of Article V, *District Development Standards*.
(L) Other additional standards that are above and beyond the general standards that appropriately offset the requested exception or exceptions.

In requesting an exception or exceptions, the applicant shall provide a written appeal to the Director of Planning and Zoning or his/her designee outlining [*1*] the reason or reasons for the exception or exceptions being requested, [*2*] the unique or extraordinary condition that exist and/or the undue hardship created by strict adherence to the technical requirements, and [*3*] the proposed compensatory measures as detailed above.

If the Planning and Zoning Commission denies a request for an exception, the applicant may appeal the decision to the City Council by filing a written appeal to the Director of Planning and Zoning or his/her designee. Approval of any exception to the requirements of this section by the Planning and Zoning Commission or City Council shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

SUBSECTION 9.02: VARIANCES TO THE GENERAL OVERLAY DISTRICT STANDARDS

Unless otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in *Section 6.02, General Overlay District Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship. In cases where a variance or variances is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception. These may include -- *but are not limited to* -- any two (2) of the following options:

(A) Increased landscape buffer.
(B) Increased landscaping (*i.e. additional canopy trees, accent trees, landscaping percentage, etc.*).
(C) Increased open space.
(D) The provision of trails above and beyond the requirements of the City's Master Trail Plan.
(E) Increased building articulation.
(F) Masonry building materials in percentages equal to or greater than surrounding properties. Where there are no properties adjacent to the subject property the percentage shall be 90% masonry (*i.e. brick, stone, or cultured stone*).
(G) The inclusion of 20% natural or cultured stone.
(H) Increased architectural elements (*i.e. canopies, awnings, porticos, arcades, peaked roof forms, arches, outdoor patio/plaza space, display windows, articulated cornice lines, varied roof heights, etc.*).
(I) Undergrounding existing overhead utility lines.
(J) Other additional standards that are above and beyond the general standards that appropriately offset the requested exception or exceptions.

In requesting a variance or variances, the applicant shall provide a written appeal to the Director of Planning and Zoning or his/her designee outlining [*1*] the reason or reasons for the variance or variances being requested, [*2*] the unique or extraordinary condition that exist and/or the undue hardship created by strict adherence to the technical requirements, and [*3*] the proposed compensatory measures as detailed above.

If the Planning and Zoning Commission denies a request for a variance, the applicant may appeal the decision to the City Council by filing a written appeal to the Director of Planning and Zoning or his/her designee. Approval of any variance to the requirements of this section by the Planning and Zoning Commission or City Council shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

SUBSECTION 9.03: CRITERIA FOR GRANTING A VARIANCE OR EXCEPTION

In reviewing a request for a variance or an exception, the Planning and Zoning Commission should review the request to determine:

(A) If the proposed compensatory measures sufficiently offset the requested variance or exception.
(B) If such a request will substantially or permanently injure the appropriate use of adjacent property.
(C) If such a request will adversely affect the health, safety, and/or general welfare of the public.

(D) If such a request will be contrary to the public interest.
(E) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.
(F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
(G) If such a request will alter the essential character of the district in which the subject property is located.
(H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

SECTION 10: FEE SCHEDULE

(A) *Establishment of Fees.* Fees for all development related applications in the City of Rockwall shall be established by the City Council upon recommendation of the City Council. Such fees shall be for the sole purpose of recovering the administrative cost of processing development applications, advertising zoning requests, and holding public hearings required by this Article. Such fee shall *not* be designed to generate revenue for the City other than recovery of actual administrative costs.

[MOVED FROM SECTION 19; ARTICLE II, UDC]

(B) *Fees*. The fees for development related applications in the City of Rockwall shall be as follows:

(1) *Platting*.

(a) *Master Plat*: $100.00 + $15.00/Acre
(b) *Preliminary Plat*: $200.00 + $15.00/Acre
(c) *Final Plat*: $300.00 + $20.00/Acre
(d) *Replat*: $300.00 + $20.00/Acre
(e) *Amending or Minor Plat*: $150.00
(f) *Plat Reinstatement Request*: $100.00

(2) *Site Plan*.

(a) *Site Plan*: $250.00 + $20.00/Acre
(b) *Amended Site Plan*: $100.00

(3) *Zoning*.

(a) *Zoning Change*: $200.00 + $15.00/Acre
(b) *Specific Use Permit (SUP)*: $200.00 + $15.00/Acre
(c) *Planned Development District (PD)*: $200.00 + $15.00/Acre

(4) *Miscellaneous Case*.

(a) *Variance/Special Exception*: $100.00
(b) *Tree Removal*: $75.00
(c) *All Other Miscellaneous Cases*: $0.00

(5) Historic Preservation Advisory Board.

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(a) *Certificate of Appropriateness (COA)*: $0.00
(b) *Small Matching Grants*: $0.00
(c) *Building Permit Fee Waiver*: $0.00

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(C) *Calculation of Fees.* Fees that have a scaled fee structure (*i.e. that are based on the acreage of the property*) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

5.25-acres x $15.00/Acres = $78.75 + $200.00 [*Base Fee*] = $278.75 [*Fee Due*]

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

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ARTICLE XIII, DEFINITIONS

SECTION 1: ~~USAGE~~ GENERAL

SUBSECTION 1.01: USAGE

For the purposes of this Unified Development Code (UDC), certain terms and/or words are used and interpreted as defined below. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense and words used in the plural include the singular. The word *shall* wherever used in this article will be interpreted in its mandatory sense and the word *may* shall be deemed as permissive. The word *building* includes the word structure unless otherwise indicated in the definition. The word *lot* also means *plot* or *tract*. The term *used for* includes the meaning *designed for* or *intended for*.

~~A. For the purpose of these regulations, certain numbers, abbreviations, terms, and words shall be used, interpreted and defined as set forth in this [Unified Development Code].~~
~~B. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense and words used in the plural include the singular.~~
~~C. The word "shall" wherever used in this article will be interpreted in its mandatory sense; the word "may" shall be deemed as permissive.~~
~~D. The word "building" includes the word "structure"; the word "lot" also means "plot" or "tract."~~
~~E. The term "used for" includes the meaning "designed for" or "intended for."~~

SECTION 2: ~~DEFINITIONS~~ WORDS, TERMS, AND LAND USES DEFINED

SUBSECTION 2.01: GENERAL DEFINITIONS

~~Accessory building or use. A subordinate building having a use customarily incident to and located on the lot occupied by the main building; or a use customarily incident to the main use of the property. A building housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building, or is under an extension of the main roof and designed as an integral part of the main building.~~

(1) *Adopted Policies*. A written administrative directive discussed at a public meeting and officially adopted by a majority vote of the city council.

(2) *Agriculture*. The planting, cultivating, harvesting and storage of grains, hay or plants, or vineyards, commonly grown in Rockwall County. The raising and feeding of livestock and poultry shall be considered an agricultural venture if the area in which the livestock or poultry is kept is three acres or more in area, and if such raising of livestock and poultry is incidental or supplemental to the raising of crops and is not primarily for the raising or fattening of livestock. A feed lot exclusively for the fattening of livestock is not considered an agricultural use.

(3) *Alley*. A minor way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street; it is also public space or way, 20 feet or less in width, which has been dedicated or deeded for public use.

(4) *Alteration*. Any addition, removal, extension, or change in the location of any exterior wall of a main building or accessory building, or change or modification in construction or occupancy.

(5) *Apartment*. A room or suite of rooms within an apartment house arranged, intended or designed for a

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place of residence of a single-family or group of individuals living together as a single housekeeping unit and who do their cooking therein. (See Dwelling unit.)

(6) *Apartment house or building*. A building arranged, intended or designed for more than two families. (See Dwelling unit, "multiple.")

(7) *Associated recreation*. Recreational uses which are an integral part of a common ownership or associated with high density residential development (example: homeowners association with a private club, swimming pool, and tennis courts).

(8) *Authorized agent*. An architect, builder, developer, or other person empowered to act on behalf of other persons.

~~*Automobile repair, major*. Major repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery; those uses listed under Automobile repair, minor, and other similar uses. All repair work shall be performed inside an enclosed building. Vehicles shall not be stored on site no longer than 90 days.~~

~~*(Ord. No. 93-22, 7-6-1993)*~~

~~*Automobile repair, minor*. Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil spark plugs, and filter changing; tire alignment; tune-ups, emergency road service; replacement of starters, alternators, hoses, brake parts, mufflers; performing state inspections and making minor repairs necessary to pass said inspection; servicing of air-conditioning systems, and similar minor services for motor vehicles except heavy land vehicles, but not including any operation named under Automobile repair, major, or any other similar use. All work must be performed inside an enclosed building. Vehicles shall not be stored on site for longer than 14 days.~~

~~*(Ord. No. 93-26, 8-2-1993)*~~

(9) *Bar, cocktail lounge, tavern, saloon, cantina*. An establishment where alcoholic beverages are sold for on-premises consumption, other than a restaurant as defined in this section.

(10) *Basement or cellar*. A story having more than one-half of its height below the average level of the adjoining ground. A cellar shall not be counted as a story for the purposes of height measurement.

~~*Bed and breakfast*. A single family owner occupied house offering rooms with breakfast on a nightly basis for a fee.~~

(11) *Block*. A piece or parcel of land entirely surrounded by public highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the building official shall determine the outline of the block.

(12) *Boardinghouse or lodginghouse*. A building other than a hotel, occupied as a single housekeeping unit, where lodging or meals are provided for five or more persons for compensation, pursuant to previous arrangements, but not for the public or transients.

(13) *Buffer*. A visual screen constructed of wood, concrete block, masonry, or landscape material including earthen berms in such a manner that adjacent property will be screened from the use contemplated, so noise, solid waste, or other objectionable influences will be avoided. Such buffer shall be horizontal to the

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ground, opaque, and a minimum of six feet in height.

(14) *Buildable area*. The "buildable area" of the lot is the maximum amount of allowable space upon which a structure or building may be erected, after meeting the coverage, yard and other requirements of this [Unified Development Code].

(15) *Building*. An enclosed structure, anchored to permanent foundation, and having exterior or party walls and a roof, designed for the shelter of persons, animals, or property. When divided by other than common or contiguous walls, each portion or section of such building shall be regarded as a separate building, except that two buildings connected by a breeze way shall be deemed as one building. Parking structures shall not be considered as buildings when calculating building coverage.

(16) *Building area*. The building area of the lot is the gross area covered by the structures when placed on the lot.

(17) *Building coverage*. Percentage of the lot that is occupied by the building area, including parking structures and accessory buildings.

(Ord. No. 06-14, 4-17-2006)

(18) *Building height*. The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

(19) *Building official*. The duly authorized employee or representative of the city charged with implementation, inspection and enforcement of the building codes.

(20) *Building, principal*. A principal building is one in which a main use of the lot on which it is located is conducted.

(21) *Building setback line*. A line defining an area on the building lot between the street right-of-way line and all other property lines and the building line within which no building or structure shall be constructed (also referred to as a "yard"), encroach or project except as specifically authorized in an adopted ordinance of the City of Rockwall. In the GR, C, DT, HC, RT, LI, [and] HI districts, underground parking garages shall not be required to meet side or rear setback requirements, but may be constructed from lot line to lot line.

(Ord. No. 10-14, § 69, 7-6-2010)

(a) *Front building setback line (defining a front yard)*. A line parallel to the street right-of-way line which the building faces, and takes its primary access from. Where lots have multiple frontages on one or more streets, the required front yard shall be provided on each street (see examples).

(Ord. No. 06-14, 4-17-2006)

(b) *Side building setback line (defining a side yard)*. A line parallel to an adjacent lot which the building sides up to.

(Ord. No. 06-14, 4-17-2006)

(c) *Rear building setback line (defining a rear yard)*. A line parallel to an adjacent lot or alley, which the building backs up to and has its rear or secondary access from.

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(Ord. No. 06-14, 4-17-2006)

(22) *Caliper*. The diameter of the trunk measured six inches above ground level up to and including four inch caliper size, and measured 12 inches above ground level if the measurement taken at six inches above ground level exceeds four inches. If a tree is of a multi-trunk variety, the caliper of the tree is the total caliper of all of its trunks at the elevation being measured.

(23) *Canopy or shade tree*. A species of tree which normally bears crown foliage no lower than six feet above ground level upon maturity.

(24) *Carport*. A structure which is open on at least 2 sides, covered with a roof and constructed specifically for the storage of one or more automobiles; utility room may be included.

(25) *Certificate of occupancy*. A certificate issued by the zoning administrator or his authorized representative stating that the proposed use of the land and/or building conforms to the requirements of this [Unified Development Code].

(26) *City*. The City of Rockwall, Texas.

(27) *Clinic*. An institution, public or private, or a station for the examination and treatment of outpatients by a group of doctors, dentists, opticians, ophthalmologists, orthopedists, or other similar professional physicians.

(28) *Cluster development*. A method of development of land that permits variation in lot sizes without an increase in overall density of population or development. The use of permanent, open space may be one method used to offset the increased density of smaller residential lots.

~~*Cold storage plant*. A commercial establishment where foods are stored either in lockers, rented or leased, or in vaults in bulk for distribution to the home or other commercial businesses. There is no slaughtering of animals on the premises.~~

(29) *Commission*. The planning and zoning commission of the City of Rockwall, Texas.

(30) *Comprehensive plan*. The comprehensive plan of the City of Rockwall and includes any unit or a part of such unit separately adopted and any amendment to such plan or parts thereof.

(31) *Condominium*. A multi-family dwelling unit, within which designated dwelling units are conveyed fee simple title, with an undivided interest in the building's common elements, to include, but not be limited to, halls, stairs, elevators, roof, parking space, and the land when the building is not constructed on leased land.

(32) *Court*. An open unoccupied space, other than a yard, on the same lot with a building and which is bounded on two or more sides by the building.

(33) *Curb level*. The level of the established curb in front of the building measured at the center of such front, or in the case of a corner lot, along the abutting street where the mean curb level is the highest. Where no curb has been established, the city engineer shall establish such curb or its equivalent for the purpose of this [Unified Development Code].

~~*Day care center or day nursery*. A place for the care of children. Services usually include a staff nurse~~

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~~and a hot meal is normally served.~~

(34) *Density*. The ratio of dwelling units per gross acre of platted area being developed.

(35) *District*. A zone or geographic area within the municipality within which certain zoning or development regulations apply.

~~*Drive-in eating establishments*. Any structure and premises specifically designed for the preparation and dispensing of food and meals for consumption either indoors or in a vehicle parked on the premises or taken away for consumption in the home or other places.~~

(36) *Dwelling unit*. Any building or portion thereof which is designed for or used primarily for residential occupancy, but not including hotels, boardinghouses or mobile homes, trailers, motor coaches or other recreational vehicles.

~~*Single-family*. A building designed for and/or occupied exclusively by one family as a separate dwelling unit.~~

~~*Duplex*. A building designed and/or occupied exclusively by two families living independently of each other.~~

(a) *Triplex*. A building designed for and/or occupied exclusively by three families living independently of each other.

(b) *Fourplex*. A building designed for and/or occupied exclusively by four families living independently of each other.

(c) *Multiple*. A building designed for and/or occupied exclusively by five or more families living independently of each other.

(d) The determination of whether one family is living independently of another is based on one or more of the following criteria:

(1) Separate sanitary facilities.
(2) Separate kitchen facilities.
(3) Separate entrances.
(4) Separate utilities.

(37) *Dwelling unit, minimum square footage*. The minimum square footage required in each zoning district shall not include garages, porches, patios, eaves and/or other areas not part of the main, air-conditioned living space of the dwelling unit.

(Ord. No. 06-14, 4-17-2006)

(38) *Enhanced pavement*. Any permeable or non-permeable decorative pavement material intended for pedestrian or vehicular use. Examples of enhanced pavement include brick or stone pavers, grass paver, exposed aggregate concrete, and stamped and stained concrete.

(39) *Evergreen tree or shrub*. A tree or shrub of a species which normally retains its leaves throughout the year.

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(40) *Family*. One or more persons who are related by blood, adoption or marriage, living together and occupying a single housekeeping unit with single kitchen facilities, or a group of not more than five (excluding servants) living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities, on a nonprofit, cost-sharing basis.

(41) *Fence*. Any wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.

~~*Filling, retail service station*. An establishment where gasoline, oil and grease, or automobile accessories are sold, supplied or dispensed to the vehicle trade or where motor vehicles received limited repair, are equipped for service, or where electric storage batteries are recharged and cared for, or a place where any two or more such activities are carried on or conducted as the principal use of the establishment. (The storage, sale, lease, or rental of more than one boat or mobile home, or more than five hauling trailers is prohibited.)~~

(42) *Floor area ratio*. The relationship of the gross floor area of all buildings on a lot to the total lot area. Parking structures shall be excluded in the calculation of the floor area ratio.

(43) *Frontage*. All the property abutting on one side of a street between two intersecting streets, measured along the street line.

(44) *Garage apartment*. A dwelling unit attached to a private garage.

~~*Garage, commercial*. A commercial garage is any premises and structures used for housing more than three motor driven vehicles or where any vehicles are kept for remuneration, hire, or sale and where a retail service station may be maintained as a secondary use.~~

(45) *Garage, community*. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.

~~*Garage, detached or private*. An accessory building for storage only of motor vehicles and home laundry.~~

(46) *Garage, public*. A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

(47) *Garage, storage*. A building or portion thereof, except those defined as private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.

(48) *Ground cover*. Natural mulch or plants of species which normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

~~*Group housing project*. A dwelling project consisting of three or more buildings, to be constructed on a plot of ground which is not subdivided into customary streets or lots, or where the existing or contemplated street or streets or lot layouts make it impractical to apply the requirements of this [Unified Development Code] to the individual building units in such housing project.~~

~~*Guesthouse*. An accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as a separate domicile.~~

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(49) *Height of yard or court*. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

~~*Home occupations*. A "home occupation" is a commercial use customarily carried on in the home by members of the occupant family without structural alterations in the principal building or any of its rooms, without offering any commodity or service for sale on premises, without the installations of machinery or additional equipment other than that customary to normal household operations, without the employment of additional persons, without the use of a sign to advertise the occupations, and which does not cause the generation of other than normal noise, and pedestrian and vehicular traffic.~~

~~*Hospital, sanitarium, nursing or convalescent homes*. A building or any portion thereof, used or designed for the housing or treatment of the sick, mentally ill, injured, convalescent or infirm persons; provided that this definition shall not include rooms in any residential dwelling, hotel, apartment hotel not ordinarily intended to be occupied by said persons.~~

~~*Hotel*. A building or group of buildings used as a temporary dwelling place for individuals in exchange of financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Hotel room units are accessed through doorways into an internal hallway, courtyard, or lobby. Financial consideration for hotel room units is generally calculated on a nightly basis.~~

~~*(Ord. No. 08-56, 10-20-2008)*~~

~~*Hotel, full service*. A building or group of buildings designed for and occupied as a temporary dwelling place. Access to guestrooms shall be restricted exclusively to interior corridors, that shall be accessed via the main lobby of the building or entryways individually equipped with some form of security controlled access system. Customary hotel services such as linen, maid service, telephone, and other guest amenities are provided and may also contain various personal service shops. A full service hotel shall also include the following:~~

~~(a) A minimum room count of 250 rooms.~~
~~(b) Each guestroom shall have a minimum area of 380 square feet.~~
~~(c) A full service restaurant with full kitchen facilities and which provides service to the general public.~~
~~(d) On site staff required 24 hours a day, seven days a week.~~
~~(e) The following amenities are required to be provided:~~
~~(1) A minimum of 10,000 square feet of meeting or conference room space; and~~
~~(2) A swimming pool with a minimum area of 1,000 square feet.~~

~~*(Ord. No. 08-56, 10-20-2008)*~~

~~*Hotel, residence*. A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Residence hotel room units are designed to be suitable for long-term occupancy with financial consideration being calculated on a nightly, weekly, and/or monthly basis. Typical residence hotel attributes include, but are not limited to, kitchen facilities, two-story design, and external doorways into room units.~~

~~*(Ord. No. 08-56, 10-20-2008)*~~

(50) *Impervious cover*. Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevent absorption of the water. Water quality basins, swells and other conveyances for overland drainage shall not be calculated as impervious cover.

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(51) *Institutional use*. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

~~*Kennel*. Any premises in which more than three dogs or three cats or three other domesticated animals over the age of three months, not including livestock or poultry, are housed, boarded, raised, or trained as a commercial enterprise. This definition does not include pet shops.~~

(Ord. No. 90-5, 3-19-1990)

(52) *Kindergarten*. A school for more than five children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

(53) *Landscape architect*. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

(54) *Landscape buffer*. A strip of land:

(a) Which serves a buffer function on the perimeter of a building site adjacent to another building site or to a public or private street or alley; and
(b) At least 80 percent of which is covered by natural grass, ground cover, or other natural plant materials (excluding screening).

(55) *Landscaping*. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the city council.

(56) *Large shrub*. A shrub which normally reaches a height of six feet or more upon maturity.

(57) *Large tree*. A tree of a species which normally reaches a height of 30 feet or more upon maturity.

(58) *Legislative or governing body*. The city council of the City of Rockwall, Texas.

(59) *Loading space*. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 [feet] by 65 feet and a vertical clearance of at least 14 feet.

(Ord. No. 06-14, 4-17-2006)

(60) *Lot*. An undivided tract or parcel of land having frontage on a public street, or upon an approved open space, having direct street access, and which is, or in the future may be, offered for sale, conveyance, transfer, or improvement, which is designated as a distinct and separate tract, and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly filed of record.

(61) *Lot area, minimum*. Includes internal sidewalks, recreation areas, floor space, parking area, open space and utility easements, but does not include any public right-of-way street easements or alley easements.

(62) *Lot, corner*. A lot abutting upon two or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the building official, or as specified on an approved plat.

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(63) *Lot depth*. The length of a line connecting the midpoints of the front and rear lot lines.

(64) *Lot[,] double frontage[,] or through lot*. A lot abutting on two nonintersecting public streets as distinguished from a corner lot.

(65) *Lot, frontage*. The length of street frontage between property lines.

(66) *Lot, interior*. A lot whose side lot lines do not abut upon any street.

(67) *Lot, irregular*. Any lot not having equal front and rear lot lines, or equal side lot lines; a lot, the opposite lot lines of which vary in dimension and the corners of which have an angle of either more or less than 90 degrees. A lot fronting on a sharp curve or cul-de-sac.

(68) *Lot lines*. The lines bounding a lot as defined herein.

(a) *Front lot line*. The property line between the front yard(s) and the contiguous street right-of-way boundary.

(Ord. No. 06-14, 4-17-2006)

(b) *Rear lot line*. The boundary line which is opposite and most distinct from the front street line; except that in the case of uncertainty the building inspector shall determine the rear line.

(c) *Side lot line*. The property line between two adjacent lots. Where lots have multiple frontages on one or more streets, the required front yard shall be provided on each street.
(Ord. No. 06-14, 4-17-2006)

(69) *Lot of record*. A parcel of land which is part of a subdivision, the map or plat of which has been recorded in the office of the county clerk of Rockwall County; or a parcel of land not a part of an urban or town lot subdivision, the deed of which has been recorded in the office of the county clerk of Rockwall County prior to the adoption date of the ordinance from which this Unified Development Code is derived which has not been divided since recording.

(70) *Lot, reverse corner*. A corner lot whose front line faces at right angles to the front lot lines of the interior lots or whose rear lot line abuts the side lot lines of interior lots.

(71) *Lot width*. The horizontal distance between side property lines, measured at the front setback line.

(72) *Lots in separate ownership at the time of the passage of this [Unified Development Code]*. A lot whose boundary lines, along their entire length touched lands under other ownership as shown by plat or deed recorded in the office of the county clerk of Rockwall County on or before the date of the adoption of the ordinance from which this Unified Development Code was derived.

(73) *Maneuvering space*. The space entirely on private property required for maneuvering vehicles in such a manner as to preclude the backing of any vehicle into any street right-of-way.

(74) *Manufactured home or HUD-code manufactured home*. A dwelling structure meeting the definitions and requirements specified in chapter 1201 of the State of Texas Occupational Code.

(Ord. No. 10-14, § 71, 7-6-2010)

(75) *Masonry*. Masonry construction shall be defined as construction composed of materials in the categories listed below and shall not include hollow clay tile or exposed lightweight block such as cinder block.

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(76) *Modular*.

(a) Brick.
(b) Natural or quarried stone.
(c) Cast or cultured stone.
(d) Glass block or glass.
(e) Tile.
(f) Custom concrete masonry units (normal or heavy weight blocks with an integral color that is sandblasted, burnished or has a split face).

~~*Mini-warehouses*. Small individual storage units for rent or lease, restricted to the storage of items that are not for sale on the premises.~~

(77) *Mobile home*. A dwelling structure meeting the definitions and requirements specified in chapter 1201 of the State of Texas Occupational Code.

(Ord. No. 10-14, § 72, 7-6-2010)

(78) *Modular homes*. Any permanent, single-family dwelling unit which has been prefabricated or factory constructed as a single unit or in sections or modules, and assembled at the factory or construction site and moved to a permanent location as a unit or in sections or modules, as a permanent single-family dwelling unit placed on a permanent foundation at such site and connected with all required utility services.

~~*Motel*. A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Each motel room unit has direct access to the outside. Financial consideration for motel room units is generally calculated on a nightly basis.~~

~~*(Ord. No. 08-56, 10-20-2008)*~~

(79) *Municipal uses*. Facilities owned or controlled by the City of Rockwall, including, but not limited to, office buildings, maintenance shops, treatment plants; community centers.

~~*Nightclub, discotheque, disco or dance hall*. An establishment whose primary activity is the provision of facilities for dancing, including a dance floor and live entertainment or amplified music. Such establishment may or may not provide on-premises consumption of alcoholic beverages. Schools of dance are exempted from this definition.~~

(80) *Nonconforming use, building or yard*. A use, building or yard, which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated. It is a legal nonconforming use if established prior to the passage of this [Unified Development Code].

(81) *Non-permeable coverage*. Coverage with non-permeable pavement.

(82) *Parking area*. Space used exclusively for the parking of vehicles and where no other business is conducted paved to city specifications.

(83) *Parking space*. Area, not closer than six feet from the back edge of the curb, the width and length of which shall exceed by a minimum of two feet the dimensions of the type of vehicle normally to be parked

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in the space, and connected to a street or alley by a driveway affording satisfactory ingress and egress. The minimum dimension of a parking space shall be in accordance with the adopted ordinances of the City of Rockwall regarding off-street parking.

(84) *Patio home*. A single-family, residential dwelling unit that is most often a one-story L-shaped or U-shaped home utilizing the entire lot with an enclosed garden court for open space area. Fire retardant walls are utilized and additional open space is often provided by clustering the units.

(85) *Paving*. Material which provides an all-weather surface for the parking of vehicles. All required paving shall meet the standards specified by applicable city specifications.

(86) *Permitted use*. A use specifically allowed in one or more of the various districts without the necessity of obtaining a use permit.

(87) *Person*. Any individual, association, firm, corporation, governmental agency or political subdivision.

~~*Personal service shop*. An establishment for the purpose of supplying limited personal services such as, but not limited to, barber, shoe, boot, saddle, shine shop.~~

(88) *Place*. An open, unoccupied space other than a street or alley permanently established or dedicated as the principal means of access to property abutting thereon.

(89) *Planned development (PD)*. Includes a combination of different dwelling types and/or a variety of land uses which creatively complement each other and harmonize with existing and proposed land uses in the vicinity, and comply with provisions of the ordinances governing planned developments.

(90) *Planned shopping center*. A group of architecturally unified commercial establishments built on a site which is planned, developed, owned and managed as one operating unit related in its location, size, and type of shops to the trade area that the unit serves. The unit provides on-site parking in definite relationship to the types and total size of the stores.

(91) *Planning consultant*. A private practitioner in planning, who is a member of the American Institute of Certified Planners (AICP).

(92) *Plat*. A map of a subdivision or site plan that represents a tract of land, showing the boundaries and location of individual properties and streets.

~~*Portable building*. A temporary building that may or may not have a foundation and is transportable.~~

~~*(Ord. No. 86-56, 6-16-1986)*~~

~~*Private club*. An establishment providing social and dining facilities as well as alcoholic beverage service to an association of persons and otherwise falling within the definition of and permitted under the provisions of that portion of V.T.C.A., Alcoholic Beverage Code § 32.01 et seq., as it be hereafter amended and as it pertains to the operation of private clubs.~~

(93) *Recreational vehicle or travel trailer*. A vehicle which is:

(a) Built on a single chassis;
(b) 400 square feet or less when measured at the largest horizontal projections;
(c) Designed to be self-propelled or permanently towable by a light duty truck; and

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(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

(Ord. No. 10-14, § 73, 7-6-2010)

~~*Restaurant or cafe*. A building or portion of a building, where the primary business is the on-premises sale of prepared food, with adequate facilities for the preparation of the food to be sold, the adequacy of said kitchen facilities to be based upon the seating capacity of the restaurant and the type of menu offered.~~

(94) *Restaurant (limited service)*. A building or portion of a building, where the primary business is the on-premises sale of prepared food where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to customers' location. Drive-through "pickup/order" window permitted provided that there is no public address system or speakers.

(95) *Retail*. The sale of goods directly to a consumer. Engaged in, pertaining to, or relating to the sale of merchandise at retail. To sell by individual items or by the piece, directly to a consumer.

(96) *Retail food store*. A retail establishment selling meats, fruits, vegetables, bakery products, light hardware, and other similar items which are purchased for use and consumption off the premises (may be drive-in or supermarket type).

(97) *Right-of-way line*. A dividing line between a lot, tract, or parcel of land and the public right-of-way.

(98) *Screening*. Screening that complies with the construction and maintenance regulations in section 5, Mandatory Provisions, except as those regulations may be expressly modified in this article.

~~*Self-storage facility*. Small individual storage units for rent or lease, restricted solely to the storage of items. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited. One caretaker/security residence shall be permitted in association with a self-storage facility.~~

(99) *Semi-public uses*. Public facilities including sanitary landfills, water treatment and supply facilities, and wastewater treatment facilities, but not including facilities owned or controlled by the city.

~~*Servant's quarters*. An accessory building or portion of a main building located on the same lot as the main building and used as living quarters for servants employed on the premises and not rented or otherwise used as a separate domicile.~~

(100) *Setback*. See Building setback line.

(101) *Sign*. A name, identification, image, description, display or illustration which is affixed to, painted, or represented directly or indirectly upon a building, structure or piece of land, and which directs attention to an object, product, place, activity, facility, service, event, attraction, person, institution, organization or business which is visible from any street, right-of-way, sidewalk, alley, park or other public property. Customary displays of merchandise or objects and material without lettering placed behind a store window are not signs.

(102) *Site*. A combination of continuous lots that may or may not be owned separately, that will be developed under one unified plan, as if it were a single parcel of land.

(103) *Site plan*. The development plan for one or more lots on which is shown the existing and proposed conditions of the lot including: topography, vegetation, drainage, floodplain, marshes and waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices; any other information that reasonably may be required in order that an informed decision can be made by the approving authority.

(104) *Small tree*. A tree of a species which normally reaches a height of less than 30 feet.

(105) *Soil*. A medium that plants will grow in.

(106) *Space*. A plot of ground within a mobile home or recreational vehicle park designated for the accommodation of one mobile home or one recreational vehicle, together with such open space as required by this chapter.

(107) *Storage*. The accumulation, stocking, or depositing of materials or items. These may include materials for the eventual use or sale in a commercial enterprise, but does not include the storing of a personal car or truck on an individual residential lot.

~~*Storage building*. Any building either portable or constructed on site, utilized for storage purposes, and not requiring plumbing and electrical wiring, and not used for residential purposes~~.

(108) *Story*. That part of a building included between the surface of one floor and the surface of the floor next above, or, if there be no floor above, that part of the building which is above the surface of a floor and the ceiling next above. A top story attic is a half-story, when the main line of the eaves is not above the middle of the interior height of such story. The first story is a full story when over 50 percent of its exterior walls are exposed to outside light and air entirely above grade and which exterior walls contain windows or doors permitting entrance of daylight and outside air.

(109) *Street*. A public or approved private thoroughfare which affords the principal means of access to abutting property, excluding alleys, and as defined in the city's thoroughfare plan.

(110) *Street line*. The dividing line between the street right-of-way and the abutting property.

(111) *Structural alterations*. Any alteration involving a change in or addition to the supporting members of a building, such as bearing walls, columns, beams or girders.

(112) *Structure*. Anything constructed or erected, which requires location on the ground, or attached to something having a location on the ground, including, but not limited to, signs, and excluding utility poles, fences and retaining walls.

(113) *Subdivision*. The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

~~*Townhouse*. A single-family dwelling unit constructed in a series, or a group of units having common walls, each on a separate lot.~~

(114) *Urban Agriculture*. An industry located within or on the fringe of a town, a city or metro-area, which grows and raises, processes and distributes a diversity of food and non-food products, using largely human and natural resources, products and services found in and around the urban area, and in turn supplying human and material resources, products and services largely to the urban area.

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(115) *Variance*. Relief from or variation of the provisions of these regulations, other than use regulations, as applied to a specific piece of property, as distinct from rezoning, as further set out hereinafter in powers and duties of the board of adjustment.

~~*Veterinary clinic*. An establishment where animals and pets are admitted for examination and medical treatment and boarding of animals is limited to short-term care incidental and subordinate to the clinic use.~~

~~*(Ord. No. 90-5, 3-19-1990)*~~

(116) *Visibility Triangle*. The term "visibility triangle" as defined in article V, section 1.9 of this Unified Development Code.

(117) *Wall, exterior*. Any wall or element of a wall, or any member or group of members, which defines the exterior boundaries or courts of a building and which has a slope of 60 degrees or greater with the horizontal plane.

(118) *Wholesale*. The sale of commodities for the purpose of resale, as to retailers or jobbers rather than to consumers directly; opposed to retail. Of, pertaining to, or engaged in sale at wholesale.

(119) *Xeriscaping*. A type of landscaping design that uses a combination of native plants and grasses, approved hardscapes and drought tolerant ground covers and planting materials for the purpose of conserving water and protecting the local environment.

~~*Zero lot line house*. A single family detached residential dwelling unit with one side wall coincident with the side lot line and a five foot maintenance easement coincident with the opposite side lot line.~~

SUBSECTION 2.02: LAND USE DEFINITIONS

(A) *Agricultural and Animal Related Land Uses.*

(1) *Agricultural Uses on Unplatted Land*. Any area used for growing farm products, vegetables, fruits, trees, and grain and/or for the raising of farm animals (*e.g. horses, cattle, sheep, etc.*) -- *including the necessary accessory uses for raising, treating, and storing products raised on the premises* -- , but not including the commercial feeding, cultivation of offal (*i.e. entrails or internal organs*) to swine or other animals and not including any type of agriculture or cultivation that is specifically prohibited by this federal, state, or local law.

(2) *Animal Boarding/Kennel*. Any premises in which more than three (3) dogs or three (3) cats or three (3) of any other domesticated animal over the age of three (3) months -- *not including livestock or farm animals* -- are housed, boarded, raised or trained as a commercial enterprise. This definition does not include pet shops.

(3) *Animal Clinic for Small Animals without Outdoor Pens*. An establishment where small animals and pets are admitted for examination, medical treatment, and boarding of animals is limited to short-term care incidental and subordinate to the clinic use.

(4) *Animal Hospital or Clinic*. A facility for the diagnosis, treatment, or hospitalization of animals.

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(5) *Animal Production or Husbandry*. An agricultural operation specifically concerned with the raising of animals for meat, milk, eggs, or other products. *Animal Production or Husbandry* includes the *day-to-day* care, selective breeding and the raising of livestock.

(6) *Animal Shelter or Loafing Shed*. An agricultural structure that is typically built inside a pasture or paddock area that provides livestock with shade, water, and/or food.

(7) *Barn or Agricultural Accessory Building*. A barn or agricultural accessory building is a building that is located on a property that is a minimum of ten acres in size, zoned Agricultural (AG) District, and is intended to be used to store agricultural equipment used for animal production, crop production and/or other agricultural related uses.

(8) *Crop Production*. An area for raising or harvesting agricultural crops such as wheat, field forage, and other plant crops intended to provide food or fiber.

(9) *Commercial Horse Corral or Stable*. A facility or area where horses, mules, or other domestic animals are kept, housed, boarded, lodged, fed, hired, trained, sold, or bred as a commercial activity. The definition includes accessory uses such as riding lessons, clinics, and similar activities.

(10) *Private Horse Corral or Stable*. A facility or area where horses, mules, or other domestic animals are kept, housed, boarded, lodged, fed, trained, or bred for the private use of the property owner.

(11) *Community Garden*. A use in which an area of land is managed and maintained by a group of individuals to grow and harvest food and/or horticultural products for personal or group consumption or for sale or donation. A community garden area may be divided into separated garden plots for cultivation by one or more individuals, or may be farmed collectively by members of the group. A community garden may include common areas (*e.g., hand tool storage sheds*) maintained and used by the group.

(12) *Urban Farm*. A use in which plants are grown for sale as products, and in which the plants or their biproducts are sold at the lot where they are grown or off-site, or both, and in which no other items are sold (*e.g. flower and vegetable raising, orchards and vineyards, etc.*).

(13) *Wholesale Nursery (i.e. without Retail Sales On-Site)*. An establishment for the cultivation and propagation, display, storage and wholesale of large plants, shrubs, trees and other materials used in the indoor or outdoor plantings; and the contracting for installation and/or maintenance of landscape materials as an accessory use.

(B) *Residential and Lodging Land Uses.*

(1) *Residential Accessory Building or Structure*. A subordinate building having a use customarily incidental to and located on the lot occupied by the main building; or a use customarily incident to the main use of the property. A building housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building, or is under an extension of the main roof and designed as an integral part of the main building.

(2) *Bed and Breakfast*. A single-family owner-occupied house offering rooms with breakfast on a nightly basis for a fee.

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(3) *Caretakers Quarters/Domestic or Security Unit*. A residence located on premises with a main residential or non-residential use and occupied only by a caretaker or guard employed on the premises.

(4) *Convent, Monastery, or Temple*. A facility or building occupied by a community of monks, nuns, priests, or similar sects living under religious vows.

(5) *Duplex*. A building designed and/or occupied exclusively by two (2) families living independently of each other on one (1) lot or parcel of land.

(6) *Commercial Garage*. Any premises and/or structures used for housing more than three (3) motor vehicles or where any vehicles are kept for remuneration, hire, or sale and where a retail service station may be maintained as a secondary use.

(7) *Residential Garage*. A residential accessory building used for the storage motor vehicles. These structures are typically attached to the primary structure; however, they may also be a detached structure.

(8) *Guest Quarters/Secondary Living Unit*. An accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as a separate domicile.

(9) *Home Occupation*. A commercial use customarily carried on in the home by members of the occupant family without structural alterations in the principal building or any of its rooms, without offering any commodity or service for sale on premises, without the installations of machinery or additional equipment other than that customary to normal household operations, without the employment of additional persons, without the use of a sign to advertise the occupations, and which does not cause the generation of other than normal noise, and pedestrian and vehicular traffic.

(10) *Limited-Service Hotel*. A building or group of buildings used as a temporary dwelling place for individuals in exchange of financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Hotel room units are accessed through doorways into an internal hallway, courtyard, or lobby. Financial consideration for hotel room units is generally calculated on a nightly basis.

(11) *Full-Service Hotel*. A building or group of buildings designed for and occupied as a temporary dwelling place. Access to guestrooms shall be restricted exclusively to interior corridors, that shall be accessed via the main lobby of the building or entryways individually equipped with some form of security-controlled access system. Customary hotel services such as linen, maid service, telephone, and other guest amenities are provided and may also contain various personal service shops.

(12) *Residence Hotel*. A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Residence hotel room units are designed to be suitable for long-term occupancy with financial consideration being calculated on a nightly, weekly, and/or monthly basis. Typical residence hotel attributes include, but are not limited to, kitchen facilities, two-story design, and external doorways into room units.

(13) *Motel*. A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Each motel room unit has direct access to the outside. Financial consideration for motel

room units is generally calculated on a nightly basis.

(14) *Multi-Family Structure or Development.* A development consisting of at least three (3) single-family dwelling units grouped into a single building or multiple buildings on an individual parcel of land. Examples of a *Multi-Family Development* include Triplexes, Quad or Fourplexes, apartments, condominiums, and etcetera.

(15) *Portable Building*. A temporary building that may or may not have a foundation and is transportable.

(16) *Residential Infill in or Adjacent to an Established Subdivision.* The new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.

(17) *Single-Family Attached Structure.* A single-family residential structure that is occupied by one (1) family and shares a common wall or walls with another single-family residential structure, but that is on an individual lot and can be conveyed individually (*i.e. one [1] dwelling unit per lot*).

(18) *Single-Family Detached Structure*. A single-family residential structure that is occupied by one (1) family, is situated on a single parcel of land, does not share a common wall or wall with any adjacent structures, and can be conveyed individually (*i.e. one [1] dwelling unit per lot*).

(19) *Single-Family Zero Lot Line Structure*. A single-family detached structure that has a wall or walls that comes up to, or very near to, the edge of the property line on one (1) side of the property.

(20) *Private Swimming Pool*. A swimming pool constructed for the exclusive use of the property owner and/or residents of a single-family, duplex, multi-family structure or development. A private swimming pool shall not be operated as a business.

(21) *Private Tennis Court*. A surface designed and constructed for playing the game of tennis along with all fencing, nets and related appurtenances but excluding lighting for night play in residential areas except as may be otherwise permitted.

(22) *Townhouse*. A single-family residential structure that is occupied by one (1) family and shares a common wall or walls with another single-family residential structure, but that is on an individual lot and can be conveyed individually (*i.e. one [1] dwelling unit per lot*). These units are typically constructed in a series or group of units.

(23) *Urban Residential.* A development situated within the City's Downtown (DT) District -- *which is also referred to as the urban core* -- that allows for multiple single-family dwelling units grouped into a single building. This type of structure typically contains a mix of office, retail, and residential land uses.

(C) *Institutional and Community Service Land Uses.*

(1) *Assisted Living Facility.* A facility that is licensed under Chapter 247, *Assisted Living Facilities*, of the Texas Health and Safety Code that furnishes -- *in one (1) or more buildings* – food, shelter, and limited assistance to persons who are unrelated to the proprietor of the establishment, and also provides personal care services.

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(2) *Blood or Plasma Donation Center*. A facility that allows for a person or persons to donate or sell blood or plasma for use in medical or other products.

(3) *Cemetery/Mausoleum*. A land used intended to be used for the burial of the human or animal remains and dedicated for cemetery purposes, including crematories, mortuaries and funeral chapels if operated in connection with and within the boundaries of such cemetery.

(4) *Church/House of Worship*. A facility or area where people gather together for public worship, religious training, or other religious activities including a church, temple, mosque, synagogue, convent, monastery, or other structure, together with its accessory structures, including a parsonage or rectory. This use does not include home meetings or other religious activities conducted in a privately occupied residence.

(5) *College, University, or Seminary*. An institution established for educational purposes offering courses for study beyond the secondary education level. This land use shall exclude *Trade Schools*.

(6) *Convalescent Care Facility/Nursing Home*. A facility providing primarily inpatient health care, personal care, or rehabilitative services on a 24-hour basis over a long period of time to persons chronically ill, aged, or disabled who need ongoing health supervision, but not hospitalization.

(7) *Congregate Care Facility/Elderly Housing.* A facility for long-term residence -- *exclusively for persons 62 years of age or older* -- who may need limited assistance with daily living activities, and which includes at a minimum each of the following amenities and personal care services: [*1*] private living quarters that are designed for a maximum of double occupancy and which no full kitchen facilities are permitted (i.e. no dishwasher or oven); [*2*] daily prepared meals in a common dining area; [*3*] housekeeping, laundry service, and private bus transportation service; [*4*] dedicated areas for social activities; and [*5*] dedicated areas for indoor and outdoor recreation activities.

(8) *Crematorium*. A facility licensed, or qualified to be licensed, by the State of Texas for the cremation of human remains.

(9) *Daycare with Seven (7) or More Children*. A state licensed facility -- *other than a public, parochial, or private school* -- providing care for seven (7) or more children under the age of 14 years old for less than 24-hours per day (*typically daytime hours only*) at a location other than a residence.

(10) *Emergency Ground Ambulance Services*. A facility that houses Emergency Medical Service (EMS) motor vehicles or ambulances that are dispatched to offer emergency paramedic services that require an urgent medical response.

(11) *Group or Community Home*. A home for disabled persons whose ability to care for themselves, perform manual tasks, learn, work, walk, see, hear, speak or breath is substantially limited because the person has an orthopedic, visual, speech, or hearing impairment, Alzheimer's disease, pre-senile dementia, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, autism, or emotional illness.

(12) *Government Facility*. An office of a governmental agency that provides administrative and/or direct services to the public, such as, but not limited to: City services/offices, employment offices, police and fire stations, and/or motor vehicle licensing and registration services.

(13) *Halfway House*. A facility where persons are aided in readjusting to society following a period of imprisonment, hospitalization, homelessness, or institutionalized treatment.

(14) *Hospice*. A facility designed to provide a centralized program for palliative and supportive services to dying persons and their families in the form of physical, psychological, social, and spiritual care either directly or on a consulting basis.

(15) *Hospital*. An institution providing health services primarily for human inpatient medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, central services facilities, and staff offices which are an integral part of the facilities.

(16) *Public Library, Art Gallery, or Museum.* An institution for the collection, display and distribution of objects of art, science, or library sciences and which are sponsored by a public or quasi-public agency that is open to the general public.

(17) *Mortuary or Funeral Chapel.* A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of a deceased for burial and/or the display of the deceased through ceremonies prior to burial or cremation.

(18) *Local Post Office.* A local branch of the United States Postal Services or a private commercial venture engaged in the distribution of mail, packages, and incidental services.

(19) *Regional Post Office*. A branch of the United States Postal Services or a private commercial venture engage in the regional distribution of mail and packages to local post offices.

(20) *Prison/Custodial Institution.* A facility responsible for the incarceration of adults that provides 24-hour supervision by professionals. These types of facilities include prisons, jails, and probation facilities.

(21) *Public or Private Primary School*. A school that is either owned and operated by the independent school district or a private commercial organization for children from five (5) to 11-years of age to receive their primary or elementary education.

(22) *Public or Private Secondary School*. A school that is either owned and operated by the independent school district or a private commercial organization for children from 11 to 18-years of age to receive their secondary or high school education.

(23) *Temporary Education Buildings for a Public or Private School*. A temporary building for classrooms, recreation and administrative needs for the independent school district or a private commercial organization as defined by Section 1202, *Industrialized Housing and Buildings*, of the Texas Occupations Code.

(24) *Rescue Mission or Shelter for the Homeless*. A non-profit housing shelter operating as an accessory use to a religious facility, providing temporary free lodging for indigent individuals or families with no regular home or residential address. A *Rescue Mission or Shelter for the Homeless* shall house a maximum of 15 individuals for a period not to exceed a maximum of 30-days.

(25) *Social Service Provider (Except Rescue Mission or Shelter for the Homeless)*. Any organization operating under a non-profit charter, the activities of which are devoted exclusively to charitable, benevolent, patriotic, employment related, or educational purposes not currently listed elsewhere in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(D) *Office and Professional Land Uses.*

(1) *Financial Institution*. A facility that is open to the public for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds and that is licensed by the appropriate state or federal agency as a bank, savings and loan association, or credit union. Accessory uses may include automatic teller machines, drive through service, offices, and parking. This excludes bail bonds, pawnshops, payday advance/loan businesses, and motor vehicle title loan businesses.

(2) *Office Building*. A facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.

(E) *Recreation, Entertainment and Amusement Land Uses.*

(1) *Temporary Carnival, Circus, or Amusement Ride*. A temporary, traveling show or exhibition that has no permanent structure or installation, and is intended to attract people to a site where there may or may not be an admission charge. These activities include: carnivals, circuses, rides, entertainment, gaming booths, food stands, exhibitions, and animal displays. Outdoor or indoor commercial amusement provided on a temporary basis.

(2) *Indoor Commercial Amusement/Recreation*. Any enterprise whose main purpose is to provide the general public with a variety of amusing or entertaining activities, including such activities as skating rinks, bowling alleys, video arcades, billiard tables and similar enterprises, but does not include theaters and auditoriums.

(3) *Outdoor Commercial Amusement/Recreation*. An amusement enterprise that offers entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open.

(4) *Public or Private Community Recreation Club as an Accessory Use.* (1) *Public:* A facility or area that is owned and/or operated by a nonprofit organization and that provides for sports, leisure, and recreation activities operated for the general public. (2) *Private:* A recreation facility operated for the exclusive use of private residents or neighborhood groups and their guests, and not the general public.

(5) *Private Country Club.* A facility or area laid out for recreational, athletic, and social purposes, with limited membership, and the use of which is primarily restricted to members and their guests. A golf course may be included as an additional principal use. Accessory uses may include retail sales, a club house, and other recreational facilities.

(6) *Golf Driving Range.* An area improved with trees, greens, fairways, hazards, and which may include a clubhouse, dining room, and accessory recreational uses.

(7) *Temporary Fundraising Events by Non-profit.* An event sponsored by a recognized legal nonprofit organization, intended to attract people to a site where there may or may not be an admission charge.

(8) *Gun Club with Skeet or Target Range.* A facility or area for the sport of shooting at targets to test accuracy in rifles, pistols, or archery practice, owned or operated by a corporation, association, or persons.

(9) *Health Club or Gym.* A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include -- *but are not limited to* -- game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks.

(10) *Private Club, Lodge or Fraternal Organization.* (1) *Private Club.* Private quarters for a private organization, a principal purpose of which is the preparation and service of food and/or drink for members and their guests only and falling within the definition of and permitted by Chapter 32, *Private Club Registration Permit*, of the Texas Alcoholic Beverage Code. (2) *Lodge or Fraternal Organization.* A facility or area for a special purpose organization or for the sharing of sports, arts, literature, politics, or other similar interests, but not primarily for profit or to render a service that is customarily carried on as a business, excluding churches, synagogues, or other houses of worship or religious assembly.

(11) *Private Sports Arena, Stadium, and/or Track.* An athletic field or stadium that is not owned or operated by a public agency such as a city or school and operated for the exclusive use of its members and their guests and not the general public

(12) *Public Park or Playground.* A facility or area for recreational, cultural, or aesthetic use owned or operated by a public agency and available to the general public. This definition may include -- *but is not limited to* -- lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, pavilions, wooded areas, and water courses.

(13) *Sexually Oriented Businesses.* See Article XI, *Sexually Oriented Businesses*, of Chapter 12, *Businesses and Sales*, of the Municipal Code of Ordinances.

(14) *Tennis Courts (i.e. Not Accessory to a Public or Private Country Club).* A surface designed and constructed for playing the game of tennis along with all fencing, nets and related appurtenances. This would be the primary use for a property and not attached to a Public or Private Country Club.

(15) *Theater.* A structure that is open to the public and is used for dramatic, operatic, musical, motion picture, or other performance or entertainment-related activities, where admission is charged per performance or event, and where there is no audience participation other than as spectators. Such establishments may include incidental services such as food and beverage sales and other concessions.

(F) *Retail and Personal Service Land Uses.*

(1) *Antique/Collectible Store*. A retail establishment that engages in the selling of works of art, furniture or other artifacts of an earlier period.

(2) *Astrologer, Hypnotist, or Psychic*. An establishment providing predictions or readings of the future based on intuitive or mental powers, astrology, card or tea reading, crystal gazing, palmistry, or spiritual reading.

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(3) *Banquet Facility/Event Hall*. An establishment that is leased on a temporary basis before the day of the event by individuals or groups who reserve the facility to accommodate private functions, including, but not limited to, banquets, weddings, anniversaries, receptions, business and organizational meetings, and other similar functions, to which the general public is not admitted and for which no admission charge is imposed. Such establishments may include kitchen facilities for the preparation of food or catering of food and areas for dancing, dining, and other entertainment activities that customarily occur in association with banquets, weddings, or receptions.

(4) *Portable Beverage Service Facility*. A portable beverage service facility is an establishment that sells beverages from a structure that can be moved from place to place but that stays at one location during a normal business day; food sales are prohibited in these facilities.

(5) *Brewpub.* A brewpub is a restaurant that incorporates a craft or microbrewery as an accessory use. The craft or microbrewery in conjunction with the restaurant allows for the manufacturing of beer -- *in limited quantities* -- for both on-premise and off-premise consumption.

(6) *Business School.* A business organized to operate for profit that offers instruction and training in a service or art such as secretarial school, barber college, beauty school or commercial art school, but not including manual trade schools.

(7) *Catering Service.* A food establishment without on-site banquet facilities that provides, prepares, and/or serves food at off-site locations for groups, where all food and service expenses are paid by the group and not for individual sale.

(8) *Temporary Christmas Tree Sales Lot and Similar Uses.* A building or land area that provides seasonal uses such as the sale of Christmas trees, pumpkins, and other temporary uses which occur at certain times of the year.

(9) *Copy Center.* An establishment that reproduces, in printed form, individual orders from a business, profession, service, industry, or government organization.

(10) *Craft/Micro Brewery, Distillery and/or Winery.* A *craft/microbrewery* is a small-scale brewing facility designed for the production of malt liquors such as beer and ale, using grains such as oats, hops, rice, wheat, and barley, designed and managed to brew no more than 75,000 barrels of beer per year. A *distillery and/or winery* is a small-scale facility designed for the manufacture, bottling, labeling, packaging, and sale of wine containing not more than 24% alcohol by volume, distilled spirits and other liquors.

(11) *Incidental Display.* An outdoor retail sale or commercial promotion, not in excess of thirty (30) days during any 12-month period, adjacent to an existing permanent business operated in the city where the products displayed or sold outdoors are the same as those sold inside the existing permanent business and where such activity is incidental to the normal conduct of business operated by the same merchant or his employer in an on-site building for which a valid Certificate of Occupancy (CO) exists and when permitted by the City.

(12) *Food Truck/Trailer.* A food truck or trailer is a mobile food vendor that sells food and/or beverages that are either pre-packaged or prepared in the confines of a portable truck/trailer, which can be moved from place to place, but is typically in a fixed location for extended periods of time.

(13) *Garden Supply/Plant Nursery.* An establishment for the cultivation and propagation, display, storage and sale (*i.e. retail and wholesale*) of large plants, shrubs, trees and other materials used for in indoor

or outdoor plantings; and the contracting for installation and/or maintenance of landscape material as an accessory use.

(14) *General Personal Service.* Establishments primarily engaged in providing services generally involving the care of the person and/or his/her apparel including but not limited to barber and beauty shops, dressmaking, shoe shining, dry-cleaning and laundry pick-up stations, tailor or seamstress, and reducing salons/health clubs.

(15) *General Retail Store.* A facility or area for the retail sale of general merchandise or food to the public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel; equipment for hobbies or sports; gifts; flowers and household plants; dry goods; groceries, convenience, and specialty foods; toys; furniture; books and stationery; pets; drugs; hardware; and similar consumer goods. This use does not include uses that are specifically addressed in Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*.

(16) *Hair Salon and/or Manicurist.* A business that provides customers with beauty treatments including -- *but not limited to* -- haircuts, manicures, pedicures, and other similar treatments.

(17) *Laundromat with Dropoff/Pickup*. A personal service shop that specializes in cleaning clothes that may or may not include coin-operated washing machines and dryers for public use.

(18) *Self-Service Laundromat.* A facility where patrons wash, dry or dry clean clothing and other fabrics in machines operated by the patron.

(19) *Massage Therapist.* Any building, room, place, or establishment other than where regularly licensed non-medical or non-surgical manipulative exercises or devices are practiced upon the human body manually or otherwise by a licensed massage therapist, physician, surgeon, dentist, occupational or physical therapist, chiropractor, or osteopath, with or without the use of therapeutic, electrical, mechanical, or bathing devices.

(20) *Private Museum or Art Gallery.* An institution for the collection, display and distribution of objects of art or science, and which is sponsored by a public or quasi-public agency in a facility that is open to the general public.

(21) *Night Club, Discotheque, or Dance Hall.* An establishment, facility, or room that offers or provides entertainment of any kind for remuneration, whether through fees, ticket sales, cover charges, membership, dues, or portion of funds generated in any other manner, usually collected at the time of customer entry into the establishment. Such establishments may provide accommodations for patron dancing; dispense alcoholic beverages for consumption on the premises; provide live, recorded, or televised music or comedy performances; and/or serve food as an ancillary service. *Night Club* shall not include indoor theaters, auditoriums and stadiums with fixed row seating, private clubs, bars, teen clubs, banquet halls, or establishments defined elsewhere in Section 1, *Land Use Schedule*.

(22) *Pawn Shop.* A retail operation which provides for the lending of money with personal items held as collateral, or the purchasing, or the repurchasing of gold, silver, jewelry, watches, and gems in addition to other merchandise.

(23) *Permanent Cosmetics.* A cosmetic technique which employs permanent pigmentation of the dermis as a means of producing designs that resemble makeup, such as eye-lining and other permanent enhancing colors to the skin of the face, lips, and eyelids.

(24) *Pet Shop.* A *Pet Shop* is a retail business which sells different kinds of animals to the public. A variety of animal supplies and pet accessories are also sold in *Pet Shops*. The products typically sold in these establishments include -- *but are not limited to* -- food, treats, toys, collars, leashes, cat litter, cages and aquariums.

(25) *Temporary Real Estate Sales Office.* *Temporary ~~on-site~~ Real Estate Sales Offices* located on property being sold, shall be limited to the period of sale of the lots with a two (2) year initial period and one (1) year extensions being authorized by the Chief Building Official.

(26) *Rental Store without Outside Storage and/or Display.* A retail business that sells, rents, or leases tools, equipment, or other goods on a short-time basis to customers to the extent that the item is actually used by the customer.

(27) *Restaurant with Drive Through or Drive-In.* A place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises. The term shall not include a bakery, pastry shop, meat market, or ice cream parlor if on-premises consumption of food is not allowed.

(28) *Restaurant without Drive Through or Drive-In.* A place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premise and does not provide facilities that allow the serving and consumption of food in personal vehicles on or near the restaurant premises. The term shall not include a bakery, pastry shop, meat market, or ice cream parlor if on-premises consumption of food is not allowed.

(29) *Retail Store with Gasoline Sales.* An establishment that engages in the sale of fuel, lubricants, and/or accessories for motor vehicles, and that may have ancillary retail sales of convenience goods. A dispenser in a *Retail Store with Gasoline Sales* is assumed to serve two (2) standard motor vehicles.

(30) *Second Hand Dealer.* An establishment for the sale of any goods, materials, or other articles of merchandise that are not new (*e.g. consignment stores*). This definition includes items that have been used or worn previously by another.

(31) *Art, Photography, or Music Studio.* A workplace for the teaching, preparation, or practice of an art such as animation, ceramics, dance, graphic design, music, painting, photography, pottery, scrapbooking, and sculpture.

(32) *Tailor, Clothing, and/or Apparel Shop.* An establishment engaged in custom making, altering, or the repair of clothing.

(33) *Tattoo and/or Body Piercing.* An establishment whose principal business activity, either in terms of operation or as provided to the general public, is the practice of one (1) or more of the following: [*1*] placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin, by means of the use of needles or other instruments designed to contact or puncture the skin; [*2*] creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

(34) *Taxidermist Shop.* A facility engaged in the preserving of an animal's body via mounting or stuffing for the purpose of display or study.

(G) *Commercial and Business Services Land Uses.*

(1) *Bail Bonds*. An establishment that solicits, negotiates, and executes bonds or other security to guarantee the appearance in court of a person accused of a crime.

(2) *Building and Landscape Material.* An establishment for the sale of materials customarily used in the construction of buildings and other structures, including sales of lumber, drywall and similar construction materials.

(3) *Building Maintenance, Service, and Sales*. A facility or area for contracting services such as building repair and maintenance; the installation of plumbing, electrical, air conditioning, and heating equipment; janitorial services; and exterminating services. The retail sale of supplies is permitted as an accessory use.

(4) *Commercial Cleaners*. A facility or area for cleaning items in bulk quantities such as clothes and linens. This definition includes cleaning for hospitals, restaurants, hotels, diaper cleaning services, and other similar accounts, as well as rug and dry-cleaning plants where on-premise retail services to individual households are incidental to the operation of the plant.

(5) *Custom and Craft Work*. A facility or area in which finished, personal, or household items that are either made to order or that involve considerable handwork are produced. Examples include but are not limited to textiles, pottery, furniture repair or refinishing, wood working, upholstery, sculpting, and other work or wood products on an individualized single item basis. Cabinetmaking and cabinet assembly shops are not included in this definition. The use of mechanized assembly line production is excluded from this definition.

(6) *Electrical, Watch, Clock, Jewelry, and Similar Repair.* An establishment that designs, makes, sells or repairs small consumer goods.

(7) *Feed Store, Ranch Supply*. An establishment for the selling of corn, grain, and other food stuffs for animals and livestock, and including other implements and goods related to agricultural processes, but not including farm machinery.

(8) *Furniture Upholstery/Refinishing and Resale*. A furniture upholstery refinishing or resale business is a business that engages in the act of reupholstering, repairing, stripping, refinishing, restoring or rebuilding furniture for the purpose of retailing the finished good.

(9) *Gunsmith Repair and Sales.* An establishment that specializes in the repair and/or sale of small fire arms (*e.g. handguns and shotguns*) for individuals.

(10) *Heavy Machinery and Equipment Rental, Sales, and Service*. A building or open area, other than a right-of-way or a public parking area, used for the display, sale, rental, and storage of heavy machinery, either machines in general or as a functioning unit. Heavy machinery includes -- *but is not limited to* -- tractors, farm machinery, bulldozers, street graders, and paving devices.

(11) *Locksmith.* A business that works with locks, keys and security systems.

(12) *Machine Shop*. A shop wherein there are facilities and tools, which are utilized in the shaping and forging, welding or fabricating of metal products and/or related items.

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(13) *Medical or Scientific Research Lab*. A facility or area for conducting medical or scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. This definition also includes labs for the manufacture of dentures and prostheses.

(14) *Manufactured Homes Sales*. The offering for sale, storage, or display of new and/or used manufactured homes on a parcel of land but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

(15) *Research and Technology/Light Assembly*. An indoor facility that includes laboratories and experimental equipment for medical testing, prototype design and development, and product testing.

(16) *Shoe and Boot Repair and Sales*. A business that specializes in the sale and repair of shoes and boots.

(17) *Trade School*. Establishments, other than public or parochial schools, private primary or secondary schools, or colleges, offering training or instruction in a trade, art, or occupation.

(18) *Temporary On-site Construction Office*. A structure or shelter used in connection with a development or building project for housing on the site of temporary administrative and supervisory functions and for sheltering employees and equipment.

(H) *Auto and Marine-Related Land Uses Conditions.*

(1) *Major Auto Repair Garage*. Major repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery; those uses listed under Automobile repair, minor, and other similar uses. All repair work shall be performed inside an enclosed building. Vehicles shall not be stored on site no longer than 90-days.

(2) *Minor Auto Repair Garage*. Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil spark plugs, and filter changing; tire alignment; tune-ups, emergency road service; replacement of starters, alternators, hoses, brake parts, mufflers; performing state inspections and making minor repairs necessary to pass said inspection; servicing of air-conditioning systems, and similar minor services for motor vehicles except heavy land vehicles, but not including any operation named under Automobile repair, major, or any other similar use. All work must be performed inside an enclosed building. Vehicles shall not be stored on site for longer than 14 days.

(3) *Automobile Rental*. A business that engages in the rental of light load motor vehicles for short periods of time for a fee. This use excludes the truck and heavy equipment rental.

(4) *Boat and Trailer Dealerships (New and Used)*. A business that buys and sell boats and boat trailers that are both new and used.

(5) *Car Wash*. A facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be [*1*] a single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or [*2*] a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.

(6) *New and/or Used Indoor Motor Vehicle Dealership/Showroom*. The indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.

(7) *Motor Vehicle Dealerships for Cars and Light Trucks*. Retail sales of new automobiles or light load vehicles, including, as a minor part of the business, the sales of used automobiles or light load vehicles and the service of new or used vehicles within an area or enclosed building.

(8) *Commercial Parking Lot.* An area or structure intended for parking that is operated as a business enterprise with a service charge or fee being paid to the owner or operator for the storage or parking of privately-owned vehicles, and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.

(9) *Non-Commercial Parking Lot*. An area, structure, or shared area that is open to the general public for the temporary parking of operable personal and light commercial vehicles.

(10) *Recreational Vehicle (RV) Sales and Service.* An establishment that engages in the sale and/or leasing of new and/or used recreation vehicles (including as an accessory use) and the repair and service of these vehicles.

(11) *Service Station*. An establishment where gasoline and other petroleum products are sold as the principal use of the property. Light maintenance activities such as engine tuneups, lubrication, and minor repairs may also be provided if incidental to such principal use.

(12) *Towing and Impound Yard*. Any lot that two (2) or more motor vehicles of any kind of for the purpose of holding such vehicles in reserve or incapable of being operated due to condition or lack of license have been placed for the purpose of obtaining parts for recycling or resale.

(A) *Conditional Standards.*

(13) *Towing Service without Storage*. Establishment that provides for the removal of vehicles but does not include disposal, permanent disassembly, salvage or accessory storage of inoperable vehicles.

(14) *Truck Rental*. The display and rental of new or used heavy commercial vehicles or trucks in operable condition.

(15) *Truck Stop with Gasoline Sales and Accessory Services*. An area for parking heavy commercial vehicles and/or trucks for storage purposes including the retail dispensing and/or sales of truck and automobile fuels, lubricants and/or accessories as an accessory use and not including automotive repair services.

(I) *Industrial and Manufacturing Land Uses.*

(1) *Asphalt or Concrete Batch Plant*. A permanent manufacturing facility for the production of concrete or asphalt.

(2) *Temporary Asphalt or Concrete Batch Plant*. A temporary manufacturing facility for the production of concrete or asphalt during construction of a project and to be removed when the project is completed.

(3) *Bottle Works, Milks, or Soft Drinks*. A facility for food or beverage processing that uses mechanized assembly line production for canned or bottled goods.

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(4) *Brewery or Distillery*. A brewery or distillery is an industrial facility where the primary purpose of the facility is the manufacturing of malt, brewed and/or distilled beverages produced on the premises for sale or distributed for off-premise consumption.

(5) *Carpet and Rug Cleaning*. A personal service business that specializes in the cleaning of carpet and rugs in both residential and non-residential structures.

(6) *Environmentally Hazardous Materials*. Any solid, liquid, or gaseous matter which is present in sufficient quantities to endanger health, safety, or comfort of persons in the vicinity or which may cause injury or damage to property.

(7) *Food Processing with No Slaughtering.* A facility or area in which food for human consumption in its final form, such as candy, baked goods, tortillas, and ice cream is produced, and the food is distributed to retailers or wholesalers for resale on or off the premises. Food or beverage processing using mechanized assembly line production of canned or bottled goods is excluded from this definition. Sales may either be retail or wholesale, and are generally made to businesses rather than to individual households.

(8) *Light Assembly and Fabrication.* A business where parts, manufactured elsewhere, are assembled with the assistance of power-driven machines and materials-handling equipment, and manipulated primarily by hand which produces low dust and fiber, and all materials are assembled and stored within an enclosed building.

(9) *Heavy Manufacturing*. A facility or area for generally mass-producing goods usually for sale to wholesalers or other industrial or manufacturing uses. A heavy manufacturing use is one which employs the following or similar types of processes: [*1*] the milling of grain as retail sales and service; [*2*] producing animal food and tanning animal hides; [*3*] production of large durable goods such as but not limited to motorcycles, cars, manufactured homes, or airplanes; [*4*] canning or bottling of food or beverages for human consumption using a mechanized assembly line; [*5*] manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents, and other chemical products, and use of a foundry for metals; [*6*] production of items made from stone, clay, metal, or concrete; and, [*7*] tire recapping or retreading.

(10) *Light Manufacturing*. A facility or area for producing goods without the use of chemical processing of materials. Light manufacturing activities include -- *but are not limited to* -- the following activities: [*1*] assembly, finishing, and/or packaging of small items from component parts made at another location (examples include but are not limited to cabinetmaking, or the assembly of clocks, electrical appliances, or medical equipment); [*2*] production of items made from materials derived from plants or animals, including but not limited to leather, pre-milled wood, rubber, paper, wool, or cork, or from textiles or plastics; [*3*] electrical component manufacturing; [*4*] reproduction, cutting, printing, or binding of written materials, drawings, or newspapers on a bulk basis using lithography, offset printing, blue printing, and other similar methods; [*5*] machine or welding shop where material is processed by machining, cutting, grinding, welding, or similar processes; and, [*6*] spray painting or motor vehicle conversion.

(11) *Metal/Electro Plating*. The process that uses an electric current to reduce dissolved metal cations so that they form a thin coherent metal coating on an electrode.

(12) *Mining and Extraction (Sand, Gravel, Oil and Other)*. The process of extracting natural resources from the earth that includes -- *but is not limited to* -- sand, gravel, stone, and petroleum.

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(13) *Printing and Publishing.* An establishment whose primary service is long-run printing including -- *but not limited to* -- book, magazine, and newspaper publishing.

(14) *Indoor Salvage or Reclamation of Products.* An indoor facility for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment not listed elsewhere in this Code. The term "scrap or discarded materials" includes but is not limited to metal, paper, rags, tires, bottles, inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment, and appliances. This definition includes indoor facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products; glass, metal cans, and other products, to return such products to a condition in which they may again be used for production.

(15) *Outdoor Salvage of Products.* An outdoor or partially outdoor facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment not listed elsewhere in this Code. The term "scrap or discarded materials" includes but is not limited to metal, paper, rags, tires, bottles, inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment, and appliances. This definition includes outdoor or partially outdoor facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products; glass, metal cans, and other products, to return such products to a condition in which they may again be used for production.

(16) *Sheet Metal Shop.* A company that specializes in the creation of metal structures by cutting, bending and assembling processes.

(17) *Tool, Dye, Gauge, and Machine Shop*. A workshop were metal fabrication tools, including but not limited to lathes, presses, and mills, are used for making finishing, or repairing machines or machine parts.

(18) *Welding Repair.* A technique in which a cracked material is removed by arc gouging and the element is welded to re-join the material on either side of the crack.

(19) *Winery*. A winery is the industrial manufacturing, bottling, labeling and packaging of wine in accordance with the Texas Local Government Code (TLGC).

(J) *Wholesale, Distribution and Storage Land Uses.*

(1) *Cold Storage Plant.* A commercial establishment where foods are stored either in lockers, rented or leased, or in vaults in bulk for distribution to the home or other commercial businesses. There is no slaughtering of animals on the premises.

(2) *Heavy Construction/Trade Yard.* A land or structure used primarily for the storage of equipment, vehicles, machinery, building materials, paint, piping, or electrical components being used by the owner or occupant of the premises in the conduct of a building trade.

(3) *Landfill.* A tract of land used for the burial of farm, residential, institutional, or commercial waste that is not hazardous, medical, or radioactive.

(4) *Mini-Warehouse.* A *Mini-Warehouse* (*or self-storage facility*) is an enclosed storage facility containing independent, fully enclosed bays that are generally leased to individuals for long-term storage of their household goods or personal property.

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(5) *Outside Storage and/or Outside Display*. The permanent or continuous keeping, displaying, or storing of unfinished goods, material, merchandise, equipment, service vehicles or heavy vehicles outside of a building on a lot or tract overnight of for more than 24-hours.

(6) *Recycling Collection Center*. An enclosed trailer used for the collection and temporary storage of empty beverage containers, aluminum, glass, plastic, paper, clothing, or similar materials for recycling purposes. This definition includes automated can banks that crush cans as they are deposited. This definition does not include donation boxes for clothing, toys, household goods, and similar items.

(7) *Warehouse/Distribution Center*. A building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale but excluding *Truck Terminal*.

(8) *Wholesale Showroom Facility*. An establishment that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted. Warehousing facilities shall be incidental to the primary use and shall not exceed 50% of the total floor area.

(K) *Utilities, Communications, and Transportation Land Uses.*

(1) *Airport, Heliport, or Landing Field.* An area used or intended for use for the landing and takeoff of aircraft and other aviation uses; An appurtenant area used or intended for use for an airport building or other airport facility or right-of-way, including a building or facility for the shelter, supply, repair, and maintenance of aircraft and related purposes; An airport building or facility located on an appurtenant area; Facilities for the fueling of aircraft; Buildings for office use; and Related uses and buildings and other uses and buildings incidental to any of the foregoing.

(2) *Accessory Antenna.* Any structure or device used to collect, receive, transmit, or radiate electromagnetic waves. Antennae may be mounted on towers or on buildings, and may be concealed or unconcealed.

(3) *Commercial Antenna.* Any antenna system that provides the transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or for financial gain.

(4) *Antenna for Amateur Radio.* Any antenna system that provides the transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals for private or personal use and not for the purpose of operating a business and/or for financial gain.

(5) *Antenna Dish.* An antenna that is parabolic or bowl-shaped and that receives and/or transmits signals in a specific directional pattern

(6) *Commercial Freestanding Antenna.* A self-supporting, tubular-shaped antenna support structure which consists of a single vertical pole fixed into the ground and/or attached to a foundation.

(7) *Mounted Commercial Antenna.* Any exterior transmitting or receiving device mounted on or within a support structure, building, or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals, television signals, or other communications signals.

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(8) *Bus Charter and Service Facility.* A facility for the loading and discharging of train or bus passengers.

(9) *Helipad.* An area of land or water or a structural surface which is used, or intended for use, for the landing and taking-off of helicopters, and any appurtenant areas which are used, or intended for use, for heliport buildings and other heliport facilities.

(10) *Non-Municipally Owned or Controlled Utilities.* The use of land for lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and facilities for the generation of electricity, which are non-municipally owned or controlled.

(11) *Municipally Owned or Controlled Facilities, Utilities, and Uses.* The use of land for lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and facilities for the generation of electricity, which are municipally owned or controlled.

(12) *Private Streets.* A private vehicular access way shared by and serving 2 or more lots, which is not dedicated to the public and is not publicly maintained. Private streets and alleys may be established only under the terms of the Subdivision Ordinance. The term "private street" shall be inclusive of alleys.

(13) *Radio Broadcasting.*

(14) *Railroad Yard or Shop.* A facility used for the storage of railway cars, boxcars and engines and related equipment.

(15) *Recording Studio.* A facility that provides an environment for the purposes of writing, collaborating, preforming, instruction, preparing, or completing audio recordings.

(16) *Satellite Dish.*

(17) *Solar Energy Collector Panels and Systems.* A ground- or building-mounted solar collection system consisting of solar photovoltaic cells, panels, or arrays and related equipment that relies upon solar radiation as an energy source for collection, inversion, storage, and distribution of solar energy for electricity generation, and that supplies electrical power independently of an electrical production and distribution network.

(18) *Transit Passenger Facility.* Any premises for the loading and unloading of passengers by a public or private transit company including the temporary parking of transit vehicles between routes or during stop overs and excluding overnight parking, storage, and maintenance of transit vehicles. This definition shall not include bus stops along rights-of-way.

(19) *Trucking Company.* An area and building where cargo is stored and where trucks, including tractors and trailer units, load and unload cargo on a regular basis. May include facilities for the temporary storage of loads prior to shipment.

(20) *TV Broadcasting and Other Communication Services.* The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

(21) *Franchise Utilities.* A non-public utility requiring special facilities in residential areas or on public property such as heating, cooling, or communications not customarily provided by the municipality or

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public utilities.

(22) ***General Utility Installation.*** Permanent facilities and structures operated by companies engaged in providing transportation and utility services including -- but not limited to -- railroad track rights-of-way, sewage pumping stations, telephone exchanges, transit station turnarounds, water reservoirs and water pumping stations.

(23) ***Utility/Transmission Lines.*** Facilities which serve to distribute and transmit electrical power, gas and water, including but not limited to electrical transmission lines, gas transmission lines, telephone lines and metering stations, whether operated by the city or private utility company.

(24) ***Wireless Communication Tower.*** Any structure that is designed and constructed primarily for the purpose of supporting one or more antennae that transmit information (audio, video, data) in the form of electromagnetic signals to one or more receivers without the use of a physical connection between the transmitting and receiving source. The term includes but is not limited to lattice towers, guyed towers, and monopole towers. The term does not include a clock tower, bell tower, steeple, light pole, power pole, water tower, or similar structure that incidentally supports antennae. Towers may be freestanding or building-mounted, and may be concealed or unconcealed.

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Staff Notes: Highlighted, Red Text
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ARTICLE XI, FENCES, CHAPTER 10, BUILDING AND BUILDING REGULATIONS, MUNICIPAL CODE OF ORDINANCES

DIVISION 1: GENERALLY

SECTION 10-402: DEFINITIONS

For the purposes of this article, the term "fence" means any wall or structure of any material, the purpose of which is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building or structure.

~~*(Ord. No. 04-05, § 1(6-124), 1-20-2004)*~~

~~*SECTION 10-403: PERMIT REQUIRED; APPLICATIONS; FEES*~~

~~No fence shall be constructed within the city without the owner or person in control of such premises, or his agent or contractor, having secured a permit therefor from the building official or his designee. A fence repair permit shall be required for the replacement of 25 linear feet or more of fencing and/or the replacement of five or more posts. When five or more posts are replaced, replacement posts must be metal posts. Applications shall be made and a permit issued on forms promulgated by the code official for such purpose. The fees for such permits shall be in amounts as established from time to time by resolution of the city council.~~

~~*(Ord. No. 04-05, § 1(6-125), 1-20-2004)*~~

~~*SECTION 10-404: EXCEPTIONS*~~

~~The following shall be exceptions to the terms of this article:~~

~~(1) Dikes and retaining walls for the purpose of diverting water and retaining soil shall not be considered fences within the terms of this article.~~
~~(2) Fences existing and in place at the time of the enactment of the ordinance from which this article is derived shall be excused from the permit provisions hereof. However, such fences shall be maintained to comply with the provisions hereof. Any such fence or any fence in an area annexed by the city after the effective date of the ordinance from which this article is derived shall be subject to the provisions of this article in the event of reconstruction, modification, enlargement, extension, alteration or any construction thereto other than normal maintenance thereof.~~

~~*(Ord. No. 04-05, § 1(6-132), 1-20-2004)*~~

~~*SECTIONS 10-405—10-423: RESERVED*~~

DIVISION 2: CONSTRUCTION STANDARDS

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SECTION 10-424: ~~SPECIAL PERMIT FOR REQUIRED FRONT YARD~~ FENCE STANDARDS

For *Fence Standards* see Section 8, *Fence Standards*, of Article VIII, *Landscape and Fence Standards*.

~~(a) No fence shall be constructed in the required front yard of a residential property or of a tract or parcel of land adjacent to I-30 without first being granted a special permit by the city council. The city council may authorize the issuance of a special permit for the construction of a front yard fence subject to the provisions of this division. The city council, in considering and determining action on any request for a special permit, may require from the applicant plans, drawings, and other information concerning the proposed front yard fence. The city council may establish conditions of construction of any fence for which a special permit is authorized. However, no front yard fence proposed in a residential subdivision may be constructed without complying with any approved active deed restrictions for the subdivision.~~

~~(1) No fence shall be placed in the required front yard of a residential property in excess of 42 inches in height and constructed of wood or 48 inches in height and constructed of wrought iron, or in a non-residentially zoned area in excess of eight feet in height and shall be constructed of wrought iron. No opaque fences will be allowed in the required front yard.~~

~~(b) Exceptions.~~

~~(1) Model homes meeting the requirements as follows:~~

~~a. The maximum height of front yard fence is not to exceed 42 inches.~~
~~b. No opaque fences allowed in the front yard, fences must be 50 percent see-through.~~
~~c. The fence must be architecturally harmonious with the development and of split rail, picket, vinyl, or wrought iron.~~
~~d. These fences are only temporary and must be removed, or city council approval sought at such time permanent residency will be established.~~

~~(2) Single-Family—Estate (SF-E) meeting the requirements as follows:~~

~~a. No opaque fences allowed in the front yard, fences must be 50 percent see-through.~~
~~b. Front yard fences shall be no more than 48 inches in height.~~
~~c. Front yard fences shall be architecturally harmonious with the development, and of split rail, picket, vinyl, wrought iron or painted steel pipe.~~

~~*(Ord. No. 04-05, § 1(6-126), 1-20-2004; Ord. No. 06-10, § 1(6-126), 3-20-2006; Ord. No. 11-23, § 1, 6-6-2011; Ord. No. 17-15, § 1, 3-20-2017)*~~

~~*SECTION 10-425: STANDARDS; SPECIFICATIONS; PROHIBITIONS*~~

~~The following regulations shall apply to the construction of fences within the city, except for additional standards or requirements referenced in article V and article X of the Unified Development Code:~~

~~(1) No fence, guy wire, brace, light standard, sign, vee arm barbed wire base and arm, or any structure attached to a fence shall protrude over any property line.~~

~~(2) No chainlink fence shall be allowed within ten feet of the property lines unless completely screened from adjacent public areas and properties by either structure or solid landscape screening.~~

~~(3) Precast solid fencing shall require special approval by the planning and zoning commission.~~

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(4) Fence height requirements. All fence heights shall be measured vertically from the inside natural or mean grade elevation of the yard.

a. No residential fence shall exceed eight feet in height.
b. No nonresidential fence shall exceed 12 feet in height.

(5) Fences may be placed in the required yards, as regulated in this article, and meeting the following conditions:

a. Corner lots in residentially zoned areas which have rear lot lines adjacent to alleys, or other rear lot lines. Fences may be constructed not to exceed eight feet in height along the side yard and rear yard lines as indicated on appendix B, attached to the ordinance from which this section is derived.
b. Corner lots in residentially zoned areas where the rear lot line is adjacent to a side lot line of an adjoining lot. Only fences not exceeding 42 inches in height and meeting the material requirements of a front yard fence in residentially zoned areas shall be constructed beyond the side building line as indicated on appendix C, attached to the ordinance from which this section is derived. Fences constructed on or behind the building line shall not exceed eight feet in height.
c. Where an alley 15 feet or greater in width intervenes between the above-described lots, or a natural barrier of 15 feet or greater in width exists, such as creeks, railroads or easements where fences are prohibited, a fence not exceeding eight feet in height may be erected on the street side of the property line, indicated on appendix D, attached to the ordinance from which this section is derived.
d. Through lots in residentially zoned areas with street frontage on both the front and rear property line. Fences may be constructed not to exceed eight feet in height along the side yard and rear yard lines on through lots where all lots within the block have a rear yard along the same street frontage, as indicated on appendix E - Example 1, attached to the ordinance from which this section is derived.
e. When both front and rear yards are located along the same street frontage within a block, fences constructed within the designated rear yard shall not exceed 42 inches in height and shall meet the material requirements of a front yard fence in residentially zoned areas, as indicated on appendix E, Example 2, attached to the ordinance from which this section is derived, unless a variance to this request is granted by the zoning board of adjustment, as provided in section 10-447.

(6) Fences may be constructed of materials subject to the provisions of this article and the other codes and ordinances of the city.

a. Permitted materials are wood pickets, chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made from powder-coated steel, aluminum or covered with a corrosion protection finish), brick, split face CMU blocks, stone, vinyl, fiberglass composite, painted steel pipe where allowed, barbed wire where allowed, concrete with stone face/form liner. Stucco is allowed on residential properties.
b. Any other materials that are not manufactured specifically as fencing materials are prohibited.

(7) Solid wood fencing exceeding 48 inches in height must be constructed using metal post set in concrete, or brick or stone columns.

(8) It shall be unlawful for any person to construct or maintain any electrical fence or electrical attachment of any type, dimension, or composition on any fence within the city. Barbed wire fences may be used without restrictions when in conjunction with agricultural related uses; provided, however, no barbed wire fence shall be located on any platted property that is zoned or used as a residential property. In areas where barbed wire fences are allowed, arms or base and arms with barbed wire not to exceed three strands will be permitted. Concertina/razor wire shall be prohibited. Such attachments will be considered part of the fence for the purposes of determining the maximum height of said fence.

~~(9) The code official may permit temporary fencing for the purpose of protection or securing of construction sites. The duration of use must be stated in the application for a permit. Barbed wire fences may be allowed for temporary use upon approval of the location, height, and construction by the building official.~~

~~*(Ord. No. 04-05, § 1(6-127), 1-20-2004; Ord. No. 06-10, § 1(6-127), 3-20-2006; Ord. No. 11-23, § 1, 6-6-2011; Ord. No. 17-15, § 1, 3-20-2017)*~~

SECTION 10-42~~56~~: SWIMMING POOL, SPA AND HOT TUB/BARRIER REQUIREMENTS

(a) The top of the barrier shall be at least 48 inches (1,219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four inches (102 mm).

(b) Openings in the barrier shall not allow passage of a four-inch-diameter (102 mm) sphere.

(c) Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

(d) Placement of members.

(1) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1,143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.
(2) Exception. Boards with a minimum 60-degree angle, cut and placed at the top of the horizontal fence members, may be used on existing fences that will become pool barriers. This exception does not apply to fences adjacent to public right-of-way.

(e) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1,143 mm) or more, spacing between vertical members shall not exceed four inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

(f) Maximum mesh size for chainlink fences shall be a 2.25-inch (57 mm) square unless the fence is provided with slats fastened at the top or the bottom, which reduce the openings to not more than 1.75 inches (44 mm).

(g) Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75 inches (44 mm).

(h) Access gates shall comply with the requirements of subsections (a) through (g) of this section, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1,372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

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(1) The release mechanism shall be located on the pool side of the gate at least three inches (76 mm) below the top of the gate; and
(2) The gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

(i) Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

(1) The pool shall be equipped with a powered safety cover in compliance with ASTM F1346;
(2) All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within seven seconds and sound continuously for a minimum of 30 seconds immediately after the door and/or its screen, if present are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means, such as touchpad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds. The deactivation switch shall be located at least 54 inches (1,372 mm) above the threshold of the door; or
(3) Other means of protection, such as self-closing doors with self-latching devices, which are approved by the city council, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by subsection (i)(1) or (i)(2) of this section.

(j) Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or steps, then:

(1) The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
(2) The ladder or steps shall be surrounded by a barrier which meets the requirements of subsections (a) through (i) of this section. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a four-inch-diameter (102 mm) sphere.

(k) Fence barrier exceptions for spas or hot tubs are as follows:

(1) Safety covers for spas and hot tubs must comply with ASTM F1346-91.
(2) There should be a means of fastening the safety cover to the hot tub or spa, such as key locks, combination locks, special tool, or similar devices.
(3) The safety cover should have a label that provides a warning and message regarding the risk of drowning.
(4) The cover should have been tested to demonstrate that it is capable of supporting the weight of one child (50 pounds) and one adult (225 pounds).
(5) There shall be no openings in the cover itself or at any point where the cover joins the surface of the hot tub or spa that would not allow a four-inch sphere to pass through.
(6) Safety covers are to be installed in accordance with the manufacturer's instructions.

(Ord. No. 04-05, § 1(6-128), 1-20-2004; Ord. No. 06-10, § 1(6-128), 3-20-2006; Ord. No. 08-03, § 1(exh. A, art. IX(6-129)), 1-22-2008)

SECTIONS 10-4267—10-445: RESERVED

DIVISION 3. - ADMINISTRATION

SECTION 10-446: INSPECTION UPON COMPLETION

DRAFT ORDINANCE 08.13.2019

Upon completion of a fence constructed under a permit issued by the building official, an inspection shall be made thereof by the building official or his designated representative. If the fence is constructed in accordance with the provisions of this article, the permit, and the application, the building official will issue written notice of acceptance to the permit holder. Any and all fences in the city shall hereafter be constructed under the provisions of this article and existing fences shall be maintained so as to comply with the requirements of this article at all times.

(Ord. No. 04-05, § 1(6-130), 1-20-2004)

SECTION 10-447: RESERVED ~~VARIANCES~~

~~The city council is hereby authorized, after public notice has been given and a public hearing has been held, to hear and decide on requests for variances as it feels will alleviate an unnecessary hardship on a property owner resulting from the literal enforcement of the requirements in this article.~~

~~*(Ord. No. 17-15, § 1, 3-20-2017)*~~

~~*Editor's note — Ord. No. 17-15, § 1, adopted March 20, 2017, amended the Code by repealing former § 10-447 and adding a new § 10-447. Former § 10-447 pertained to appeals, and derived from Ord. No. 04-05, adopted January 20, 2004.*~~

SECTION 10-448: MAINTENANCE

(a) No person owning, leasing, occupying, or having charge of any premises shall maintain or keep a fence in dilapidated condition that, although functional, creates an unsightly condition that substantially detracts from the appearance of the neighborhood.

(b) Each structural and decorative member of a fence shall be free of deterioration and be compatible in size, material, and appearance with the remainder of the fence. Fences shall not be externally braced in lieu of replacing or repairing posts, columns, or other structural members.

(c) The fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence. Except, however, for fencing four (4) feet or less in height, the vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.

(d) Upon becoming aware of conditions set forth in subsections (a) through (c) of this section, the Neighborhood Improvement Services Representative shall make a determination as to whether the fence condition is a nuisance and should be abated. If so, the Neighborhood Improvement Services Representative shall give notice to such person having control of the premises to remedy such condition within ten days, unless good cause can be shown that additional time is needed to rectify the condition.

(Ord. No. 04-05, § 1(6-133), 1-20-2004; Ord. No. 17-15, § 1, 3-20-2017)

SECTIONS 10-449—10-465: RESERVED

DRAFT ORDINANCE 08.13.2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 13, 2019
APPLICANT:	Shannon Thomas; *Friendship Baptist Church*
CASE NUMBER:	SP2019-024; *Site Plan for House of Worship*

SUMMARY

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

BACKGROUND

The 6.03-acre subject property was annexed in 1985 [*Ordinance No. 85-66*], is situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, and is located east of the intersection of Justin Road and John King Boulevard. On February 19, 2019, the City Council approved a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District.

PURPOSE

The applicant is requesting approval of a site plan for a 27,352 SF *house of worship* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the intersection of Justin Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

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

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

East: Directly east of the subject property are several vacant tracts of land zoned Agricultural (AG) District and Light Industrial (LI) District. Beyond this is FM-3549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall.

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

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a house of worship is allowed by-right in a Light Industrial (LI) District. With the exception of the variances being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District and situated within the SH-205 Bypass (SH-205 BY OV) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*X=262,666 SF; In Conformance*
Minimum Lot Frontage	*100 Feet*	*X=301-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*X=613-732-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X=25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*
Minimum Side Yard Setback	*27-Feet*	*X=27-Feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=25-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=10%; In Conformance*
Minimum Masonry Requirement	*90%*	*X=90-100%; In Conformance*
Minimum Number of Parking Spaces	*150 Spaces*	*X=239 Spaces; In Conformance*
Minimum Stone Requirement	*20%*	*X=21-32%; In Conformance*
Minimum Landscaping Percentage	*10%*	*X=38%; In Conformance*
Maximum Impervious Coverage	*90-95%*	*X=62%; In Conformance*

TREESCAPE PLAN

This request does not require a treescape plan since there are no protected trees being removed.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 5.02, *Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries. Light Industrial (LI) Districts are typically located close to arterial capable of carrying commercial traffic and in this case, the subject property is located at the intersection of an arterial and a major collector (*i.e. S. John King Blvd and Airport Rd*.) and this request appears to conform to these requirements.

VARIANCES REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of the Unified Development Code (UDC):

(1) *Architectural Standards*

(a) *Secondary Materials.* Subsection 6.02.C, *Architectural Standards*, of Subsection 6.02, *General Overlay District Standards*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), requires that each exterior wall of a building's façade consist of a minimum of 90% primary materials and/or a maximum of 10% secondary materials. In this case, the west façade utilizes 16.9% secondary materials. Since this exceeds the maximum allowable secondary materials, a variance is required to be approved by the Planning and Zoning Commission, pending a recommendation from the Architectural Review Board (ARB).

(b) *Cementitious Materials.* Subsection 6.02.C, *Architectural Standards*, of Subsection 6.02, *General Overlay District Standards*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), stipulates that the use of cementitious materials shall be limited to 50% of the building's exterior façade. In this case, the east façade utilizes 58% stucco. Since this exceeds the maximum allowable cementitious materials, a variance is required to be approved by the Planning and Zoning Commission, pending a recommendation by the Architectural Review Board (ARB).

(c) *Four (4)-Sided Architecture*. Subsection 6.02.C, *Architectural Standards*, of Subsection 6.02, *General Overlay District Standards*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), stipulates that all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation, and features. In this case, the rear façade spans 108-feet without an architectural element (*i.e. a projection, recess, etc.*). Since this exceeds the maximum allowable wall length, a variance is required to be approved by the Planning and Zoning Commission, pending a recommendation by the Architectural Review Board (ARB).

These variances are discretionary decisions for the Planning and Zoning Commission and require approval by a ¾ majority vote. In the event that the variances are denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, designated the subject property for *Technology/Employment* land uses, which is characterized by employment-oriented businesses, typically situated in larger centers that have access to key transportation networks. In this case, the applicant previously rezoned the property to Light Industrial (LI) District, which was in conformance with the Future Land Use Plan; however, the land use (*i.e. a house of worship*) is considered to be a *Quasi-Public* land use, which necessitated a change in the Future Land Use Plan. The proposed house of worship conforms to the *Quasi-Public* land use.

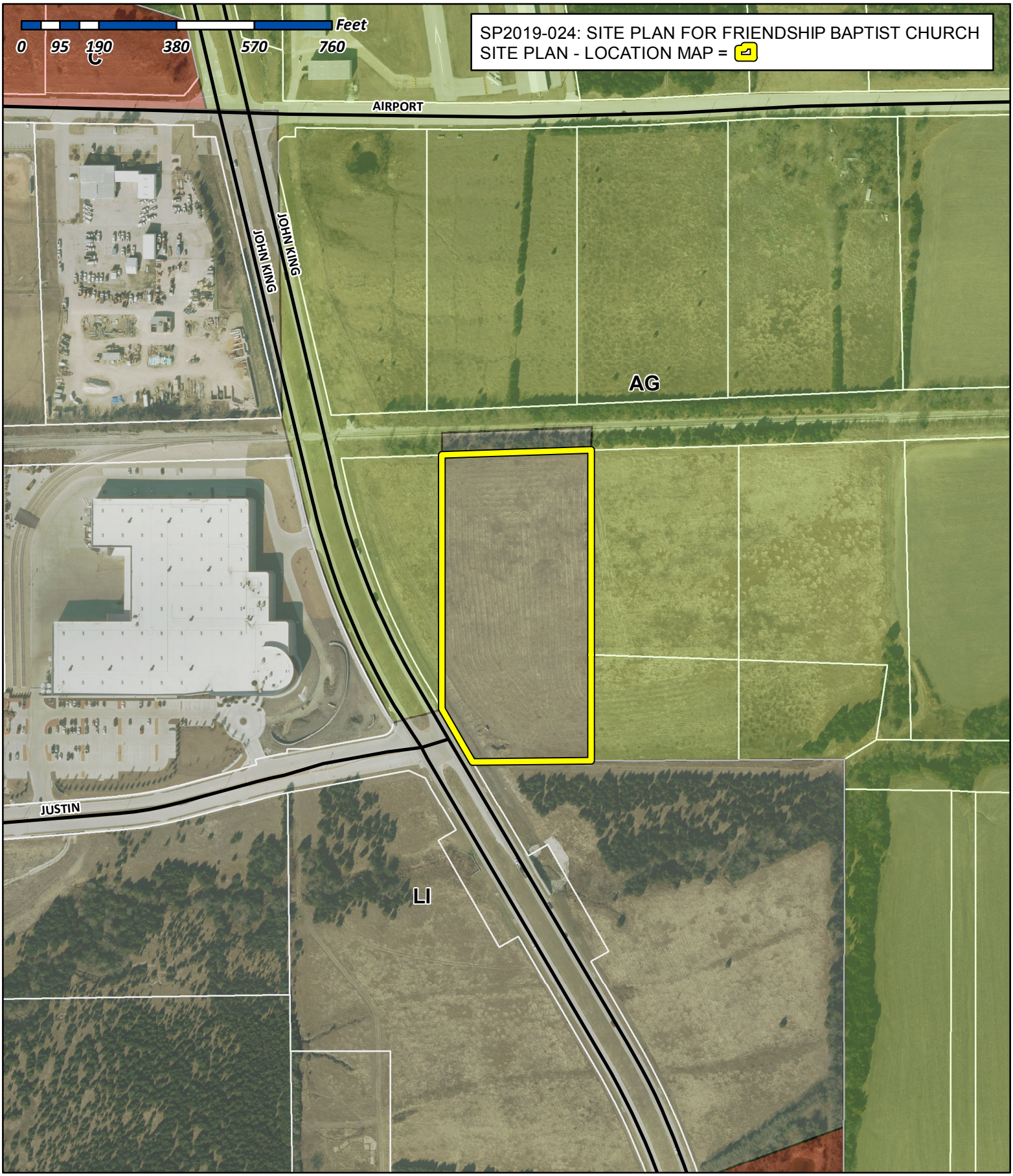
ARCHITECTURAL REVIEW BOARD (ARB):

On June 25, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide the following: A parapet wall on all four (4) sides of the building; meet the four (4)-sided architecture requirements; raise the stone wainscot to the top of the windows, to provide an alternative color rendering; and, to provide material samples. The applicant has submitted revised building elevations that appear to be generally conforming. The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the meeting on August 13, 2019.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for approval of a site plan for a *house of worship*, then staff would propose the following conditions of approval:

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



City of Rockwall

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

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

JO ANN ATHEY
VOL 4875 PG 133
D.R.R.C.T.
4.114 ACRES

BOBBY FRANK ATHEY
VOL. 4875 PG 117
D.R.R.C.T
2.0 ACRES

12" W TO AIRPORT ROAD

S 00°56'05" W 732.64'

365.97'

M.K.&T. RAILROAD
(100' Right-of-Way)

FF 571.50
27,352 SF

24' FLAUE

8" W

12" W

24' DRIVE

10' LAND. SETBACK

20' SAN. ESMT

20' U.E.

8" SS (PUBLIC)

6" SS (PRIVATE)

WYE INLET

FH

PROPOSED DUMPSTER

OIL/WATER SEPARATOR

30' FIRELANE ACCESS & UTILITY ESMT

DETENTION AREA ESMT @ EL. 566

50' LANDSCAPE SETBACK

CONC. FLUME @ 1%

DETENTION AREA
100 YR W.S. 564.00
FREEBOARD 566.00

100 YR DRAINAGE EASEMENT
VOL 5409 PG 8

10' SIDEWALK

STAMPED, STAINED CONC.

5' WALK

85' FUTURE ROW

60' OPENING

CROSSOVER SIGN

25.0' B-B FUT. DRIVE

31.0' B-B ENTR.

JUSTIN RD. (85' ROW)

JUSTIN ROAD

301.94'

N 89°08'42" W

20' SANITARY SEWER ESMT
CITY OF ROCKWALL
VOL. 679 PG 198

18.24 ACRES
PETAR & CVIJETA TEMUNOVIC
VOL 930 PG 188

INLET TO BE RELOCATED

N29°20'00" W
1016.00'

N 29°20'00" W
126.54'

N 89°23'21" E 895'

N 00°55'26" E 613.93'

CITY OF ROCKWALL
INST # 2008.00396138
O.P.R.R.C.T.

25' INGRESS-EGRESS
VOL 679 PG 197

JOHN KING BOULEVARD
(120' Right-of-Way)

JUSTIN ROAD
(Variable Right-of-Way)

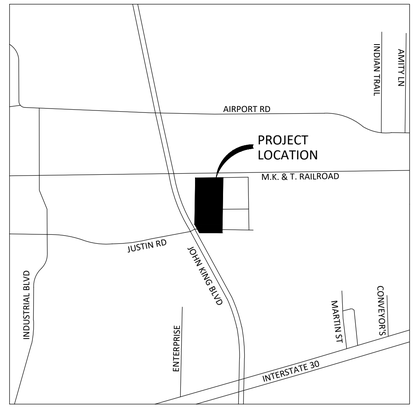
TBM "X" CUT
ELEV=564.79

TBM "X" CUT
ELEV=563.34

6" INTEGRAL CURB
6" REINFORCED CONCRETE PVMT
1"
6" COMPACTED SUBGRADE

PAVEMENT SECTION

FOR FIRELANE & DRIVE AISLES	6" 3600 PSI, 6.5 SACK PVMT 6" LIME STAB SUBGRADE
FOR DUMPSTER PAD	8" 4000 PSI, 6.5 SACK PVMT 6" LIME STAB SUBGRADE
FOR PARKING AREAS	5" 3600 PSI, 5.5 SACK MIN PVMT 6" COMPACTED SUBGRADE



VICINITY MAP
NTS

0 20 40 80
SCALE: 1"=40'

PROJECT INFORMATION

NAME OF PROJECT PROPOSED LAND USE	ROCKWALL FRIENDSHIP BAPTIST CHURCH CHURCH
GENERAL	PROPOSED
ZONING DISTRICT OVERLAY	LIGHT INDUSTRIAL (LI) JOHN KING (SH 205)
OVERALL SITE	
TOTAL SITE AREA IMPERVIOUS SURFACE PERVIOUS SURFACE AREA	6.033 AC. 62% (3.76 AC) 38% (2.27 AC)
BUILDING	
TOTAL SQUARE FOOTAGE TOTAL GROSS INTENSITY (FAR) SANCTUARY SEATING	27,352 S.F. 0.10 OR 10% 598 SEATS
PROPERTY DEVELOPMENT REGULATIONS	
MAXIMUM LOT COVERAGE MINIMUM LOT AREA MINIMUM LOT WIDTH MINIMUM LOT DEPTH SETBACKS FRONT REAR SIDE STRUCTURE HEIGHT	60% 43,560 SF 100 125 25 ½ H > 36 w/ FRW & ALLEY ½ H > 36 w/ FRW 60' MAX
PARKING & ACCESS	
REQUIRED TOTAL PARKING (598 SEATS @ 1 PER 4 SEATS)	150
PROVIDED TOTAL PARKING NO. OF HANDICAP (REGULAR) NO. OF HANDICAP (VAN)	239 4 3

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT.
2. FIRE HYDRANTS TO BE LOCATED 5 FT FROM BACK OF CURB PER CITY STANDARDS.
3. LANDSCAPE SETBACKS PER JOHN KING OVERLAY.
   A. 50' ALONG JOHN KING BLVD.
   B. 10' ALONG JUSTIN ROAD.

CASE NO: SP 2019-024

SITE PLAN
6.03 ACRES

ROCKWALL FRIENDSHIP BAPTIST CHURCH

VOL. 4875, PG. 117 D.R.R.C.T.

OWNER/DEVELOPER	SURVEYOR
ROCKWALL FRIENDSHIP BAPTIST CHURCH MR. SHANON THOMAS, SENIOR PASTOR 5651 STATE HWY 276 ROYSE CITY, TX 75189 972-772-7520	H.D. FETTY LAND SURVEYOR, LLC TRACY FETTY 6770 FM 1565 ROYSE CITY, TEXAS 75189 972-635-2255

DATE	REVISIONS	DWN BY
		TPJ
		TPJ
08/06/2019	RESUBMITTAL	
07/02/2019	REVISIONS 1	

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

SITE PLAN

ROCKWALL FRIENDSHIP BAPTIST CHURCH

ROCKWALL, TEXAS

PROJ. MGR.: TPJ
PROJ. ASSOC.: ADC
DRAWN BY:
DATE: 08/06/2019

SHEET
SP1

C ORDINANCE REQUIREMENT

Mandatory Provisions

1. **15' landscape buffer**
   Provided.
2. **Screening of off-street loading areas**
   Provided.
3. **Residential Adjacency**
   6' masonry fencing — **n/a**
4. **Buffer landscaping**
   1 tree per 50' linear feet — 1,105 / 50 — **22** 3" caliper trees required; **22** 3" caliper trees provided
5. **Parking lot landscaping**
   5% required — 75,000 * .05 — **3,750** required area; **4,228** provided area
6. **Open space**
   Office zoning requires 20% — 262,666 * .20 — **52,533** square feet required; **109,000** square feet provided
7. **SH 205 Overlay District**
   Planting at Buffer — 323 / 50 — **6** Canopy Trees required; **9** Canopy Trees provided
   323 / 25 — **13** Accent Trees required; **14** Accent Trees provided

C PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.
IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBILE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
TAXODIUM DISTICHUM	BALD CYPRESS	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ILEX VOMITORIA 'NANA'	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
LAGESTROEMIA INDICA	CRAPE MYRTLE	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGII 'HOTLIPS'	HOT LIPS CHERRY SAGE	3 GALLON	24" ON CENTER
GROUNDCOVER / PERINNEL			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER
LAWN			
CYNDON	SOLID SOD BERMUDA		

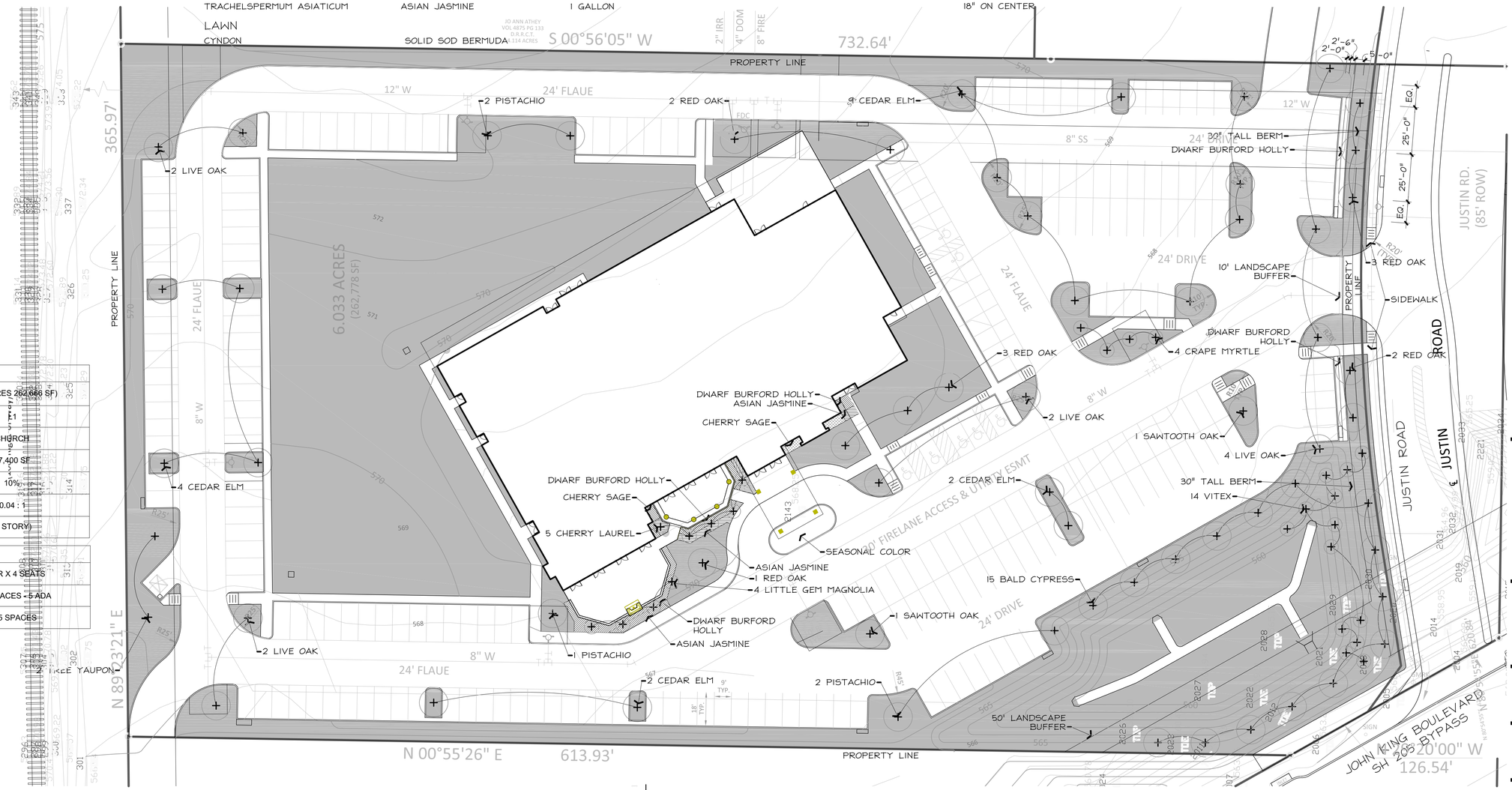
B PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   6976 SANTA BARBARA
   DALLAS, TEXAS 75214
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
4. IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.
5. NO TREES WITHIN 5' OF ANY UTILITIES.

SITE DATA TABLE	
SITE AREA	6.03 ACRES (262,668 SF)
ZONING	I-1
PROPOSED USE	CHURCH
BUILDING SIZE	27,400 SF
LOT COVERAGE	10% : 1
FLOOR TO AREA RATIO	0.04 : 1
BUILDING HEIGHT	(1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER X 4 SEATS
PARKING REQUIRED	150 SPACES - 5 ADA
PARKING PROVIDED	245 SPACES



A LANDSCAPE PLAN

1" = 30'-0"

0 15' 30' 60'

SP2019-024

KENDALL LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH

ROCKWALL, TEXAS

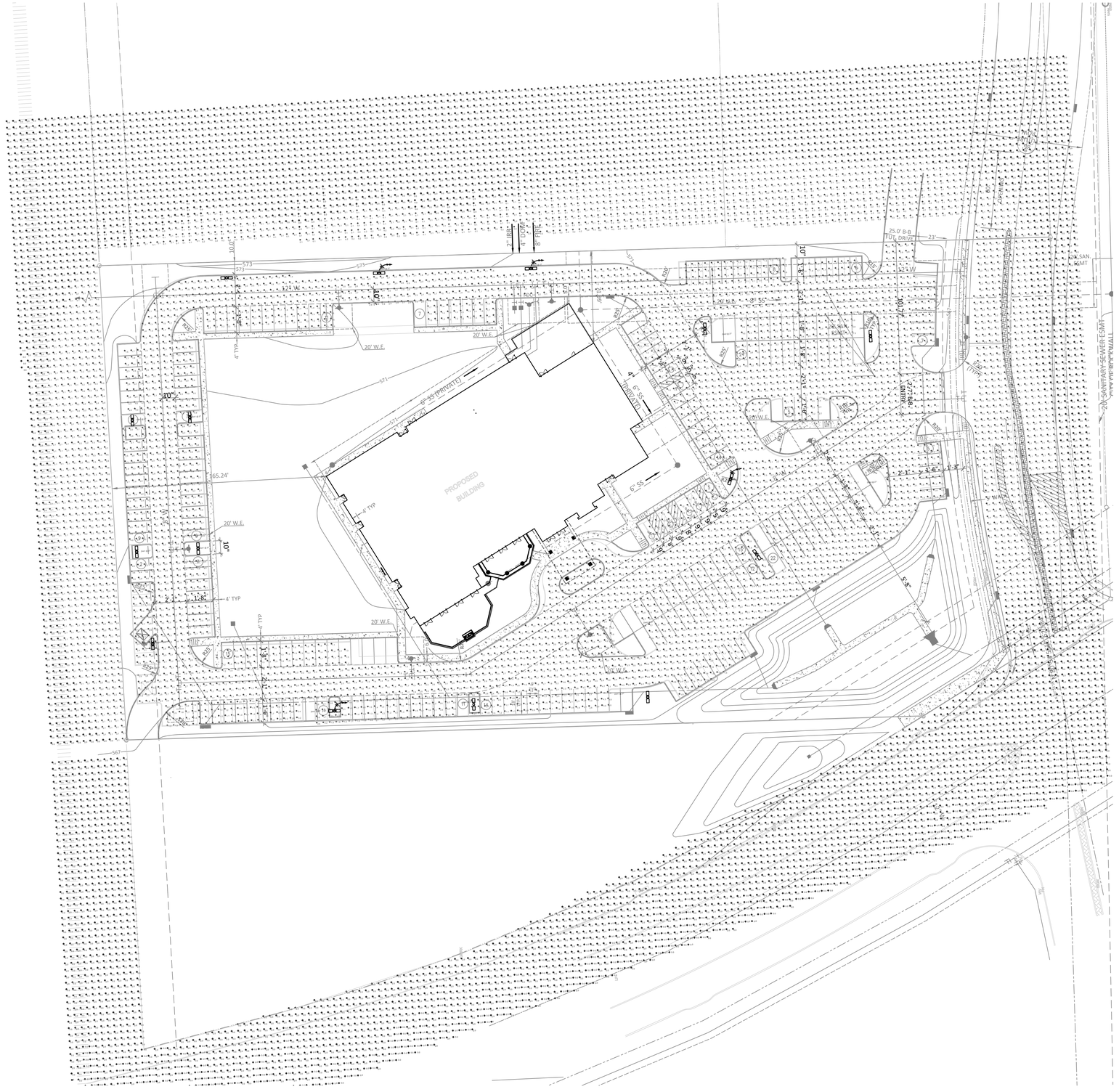
Seal

Revisions

Issue Date
08.02.2019

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.1



1 LIGHTING CALCULATIONS

GRAPHIC SCALE

NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING

1"=40'-0"

0 20' 40' 80'

FINAL REVIEW SET NOT FOR CONSTRUCTION

MARSHALL ENGINEERING CORPORATION
T.B.P.E. FIRM REG. # F-5988
715 N. HOUSTON AVENUE
HUMBLE TEXAS 77338
PHONE: 281-852-4131
FAX: 281-852-4631
marshallengineeringco.com

STATE OF TEXAS
CLIFFORD TONY MARSHALL
127321
REGISTERED
PROFESSIONAL ENGINEER

08/05/19

CROSSPOINTE
CHURCH ARCHITECTS
designing buildings that grow churches
10924 GRANT ROAD #112, HOUSTON, TX 77070
281-404-2236 214-269-2236 866-687-2296

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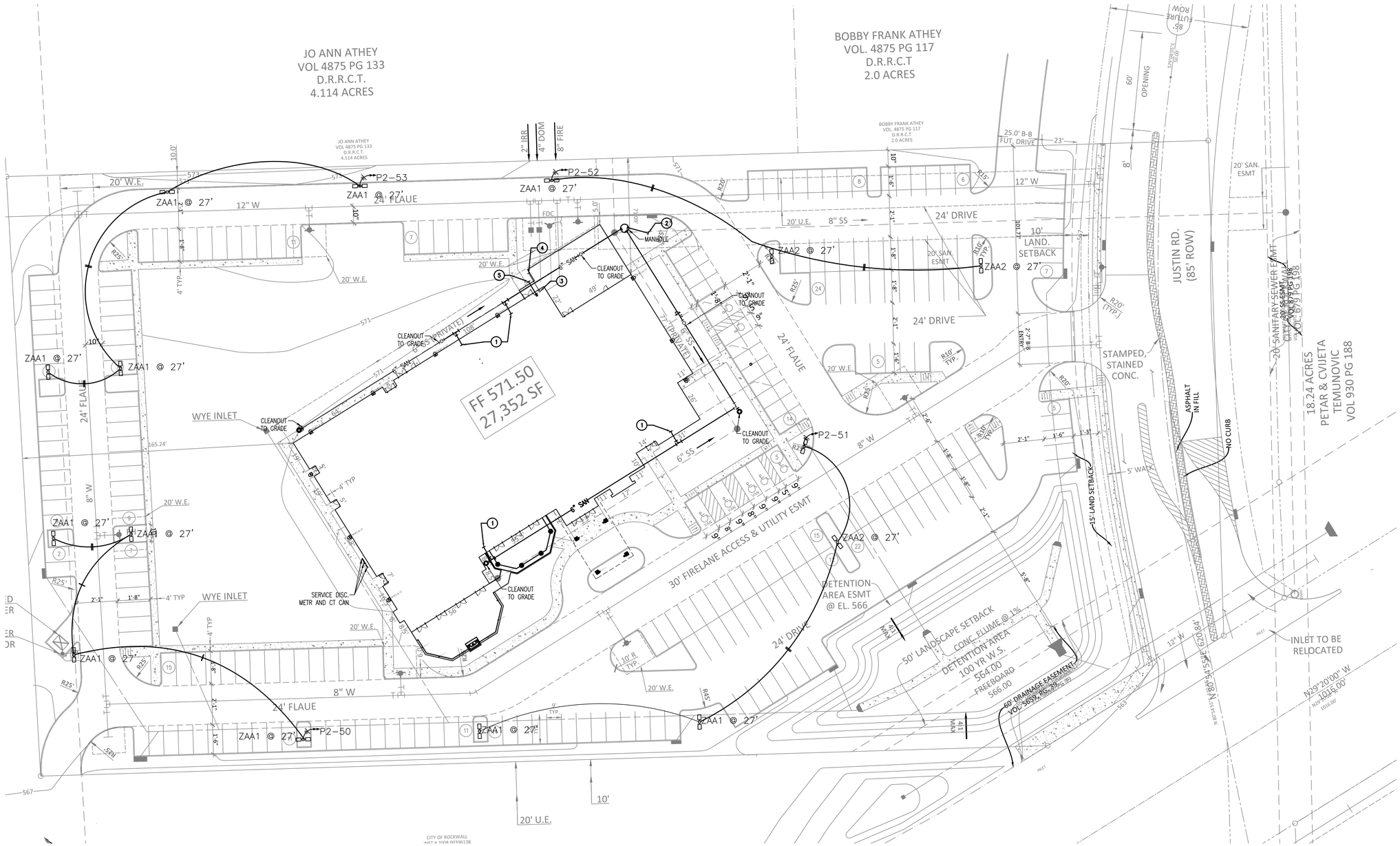
ROCKWALL FRIENDSHIP BAPTIST CHURCH

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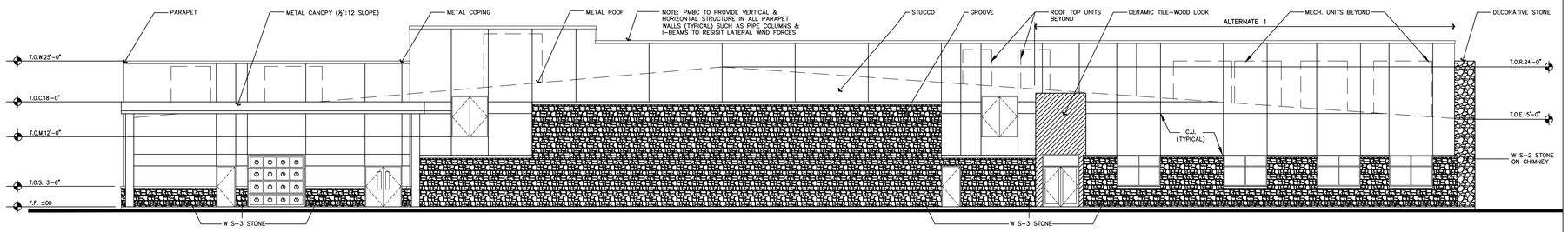
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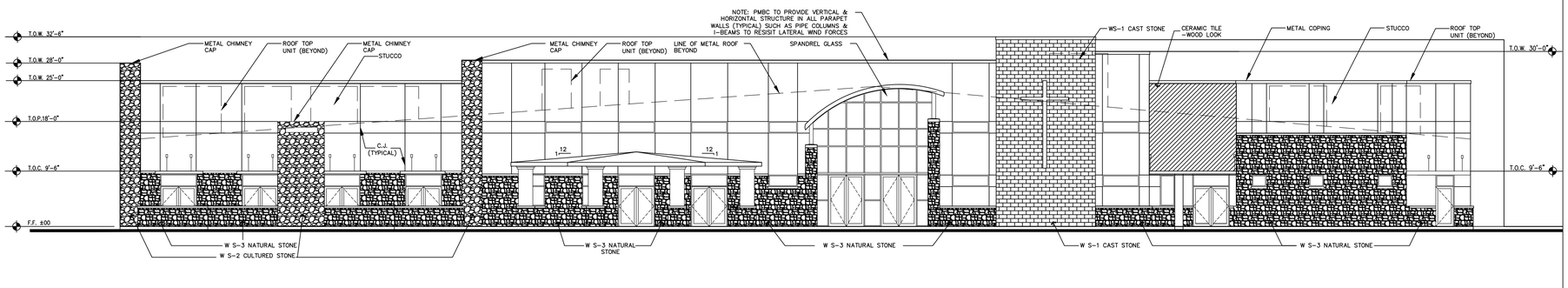
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JO ANN ATHEY
VOL 4875 PG 133
D.R.R.C.T.
4.114 ACRES
BOBBY FRANK ATHEY
VOL. 4875 PG 117
D.R.R.C.T
2.0 ACRES
18.24 ACRES
PETAR & CVIJETA
TEMUNOVIC
VOL 930 PG 188
JUSTIN RD.
(85' ROW)
FF 571.50
27,352 SF
24' FLAUE
24' DRIVE
30' FIRELANE ACCESS & UTILITY ESMT
DETENTION
AREA ESMT
@ EL. 566
50' LANDSCAPE SETBACK
CONC. FLUME @ 1%
DETENTION AREA
100 YR W.S.
564.00
FREEBOARD
566.00
60' DRAINAGE EASEMENT
VOL. 5653, PG 39, O.P.R.R.C.T.
10' LAND. SETBACK
15' LAND SETBACK
STAMPED, STAINED CONC.
ASPHALT IN FILL
NO CURB
INLET TO BE RELOCATED
WYE INLET
SERVICE DISC. METR AND CT CAN
CLEANOUT TO GRADE
MANHOLE
FDC
2" IRR
4" DOM
8" FIRE
20' SANITARY SEWER EASMT
CITY OF ROCKWALL
INST # 20080000198
VOL 5195, PG 198
20' SAN. ESMT
20' U.E.
20' W.E.
10' U.E.
8" W
12" W
8" SS
6" SAN
6" SS
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ZAA2 @ 27'
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P2-53
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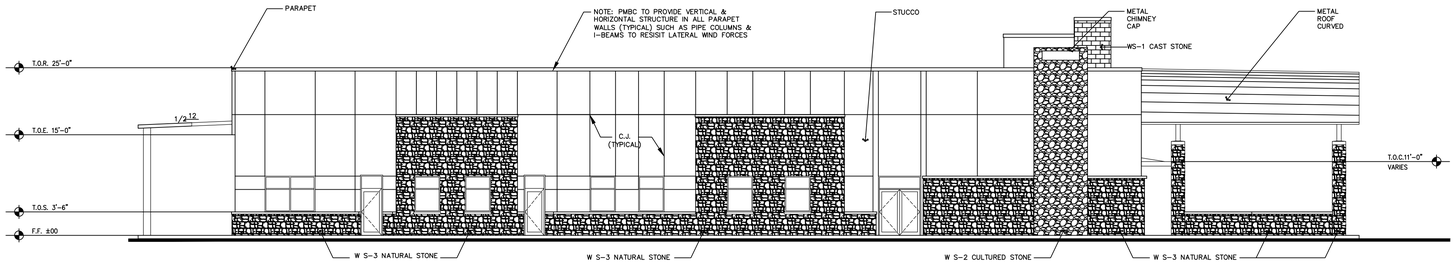
SOUTH FACADE AREAS		
TOTAL AREA : 6012 Sq. Ft.		
MATERIAL	AREA (Sq. Ft.)	PERCENTAGE
WS1 (CAST STONE)	196.89	3.3%
WS2 (CULTURED STONE)	85.82	1.42%
WS3 (NATURAL STONE)	1975.13	32.85%
CERAMIC TILE	109	1.81%
STUCCO	3484.49	58%



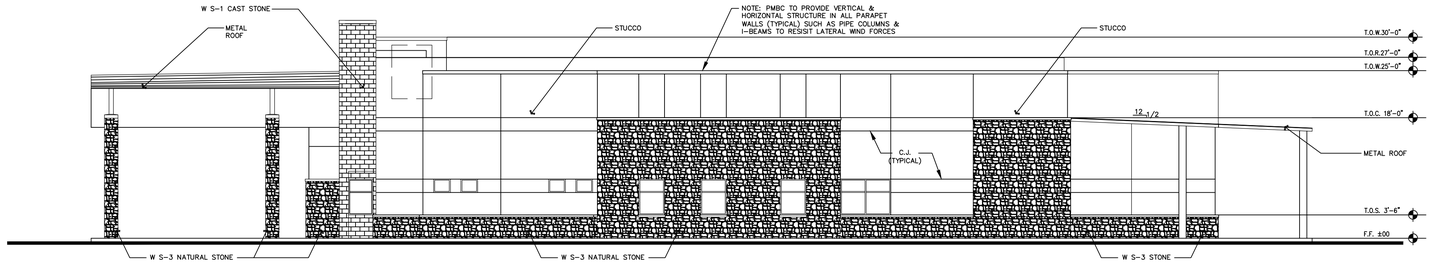
NORTH FACADE AREAS		
TOTAL AREA : 5372.96 Sq. Ft.		
MATERIAL	AREA (Sq. Ft.)	PERCENTAGE
WS1 (CAST STONE)	684.93	12.74%
WS2 (CULTURED STONE)	333.62	6.2%
WS3 (NATURAL STONE)	1178	21.92%
CERAMIC TILE	223.75	4.16%
STUCCO	2655.72	49.42%



EAST FACADE AREAS		
TOTAL AREA : 3663.54 Sq. Ft.		
MATERIAL	AREA (Sq. Ft.)	PERCENTAGE
WS1 (CAST STONE)	152.42	4.1%
WS2 (CULTURED STONE)	216.32	5.9%
WS3 (NATURAL STONE)	1121	30.6%
STUCCO	1808.09	49.35%



WEST FACADE AREAS		
TOTAL AREA : 3870.28 Sq. Ft.		
MATERIAL	AREA (Sq. Ft.)	PERCENTAGE
WS1 (CAST STONE)	266.8	6.89%
WS3 (NATURAL STONE)	1184.01	30.6%
STUCCO	2276.01	58.8%



LEGEND	
	WS-1 (Cast Stone)
	WS-2 (Cultured Stone)
	WS-3 (Natural Stone)
	Ceramic Tile
	Stucco

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CHURCH ARCHITECTS
designing buildings that grow churches
10924 GRANT ROAD #112, HOUSTON, TX 77070
281-404-2236 214-269-2236 866-687-2296



Expires: 2-19-2020 Sealed: 7-12-2019

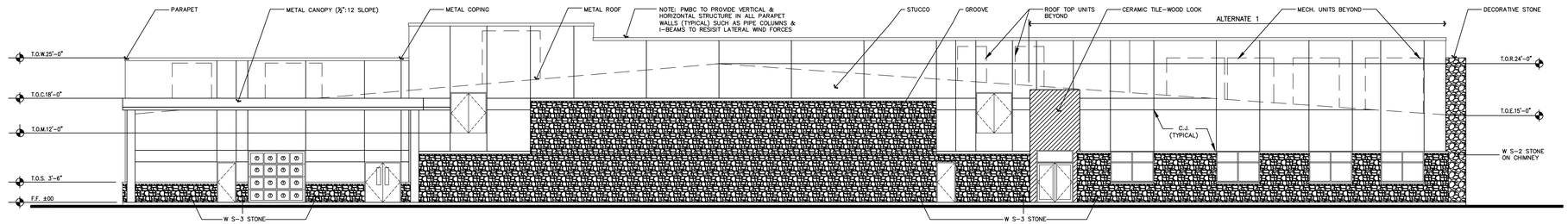
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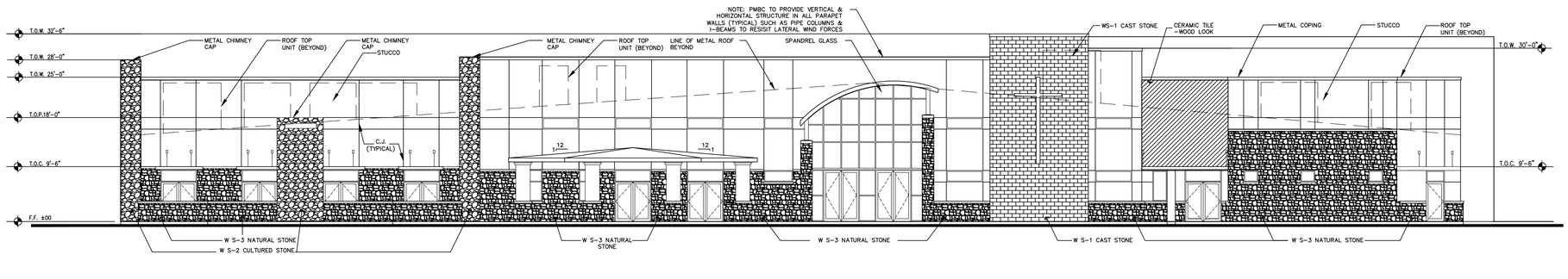
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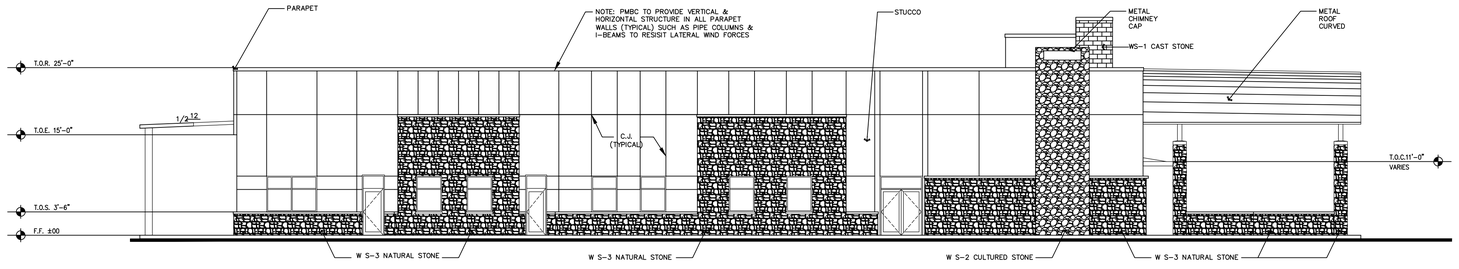
ROCKWALL FRIENDSHIP BAPTIST CHURCH

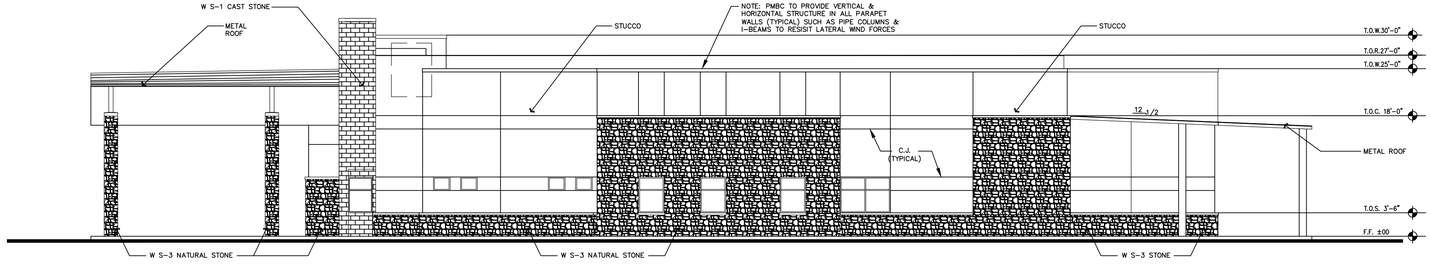
Drawn by: C.S.
Project No. 1709
Checked by: SKL
Revisions:

Date: 05/14/2019
Drawing No.:
A3.1









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REGISTERED ARCHITECT
STEPHEN K. UPHAM
STATE OF TEXAS

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Sealed: 7-12-2019

NOTE: These drawings are preliminary and shall not be used for construction or final bidding unless sealed by the architect above

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FR ROCKWALL FRIENDSHIP BAPTIST CHURCH

Drawn by: C.S.
Project No. 1709
Checked by: SKU
Revisions:

Date: 05/14/2019
Drawing No.:
A3.1





1. 3-coat Stucco—color: Dryvit (finish coat only) color: Baked Meringue



2. Manufactured stone: Boral Pro-Fit Alpine Ledgestone—Color: Chardennay



3. Metal trim:



4. Metal Roofing: MBCI Signature 300 metal roofing, color: Medium Bronze



5. Manufactured stone:



6. Ceramic Tile—"reclaimed wood" look—Daltile Yorkwood Manor YM02 Pecan



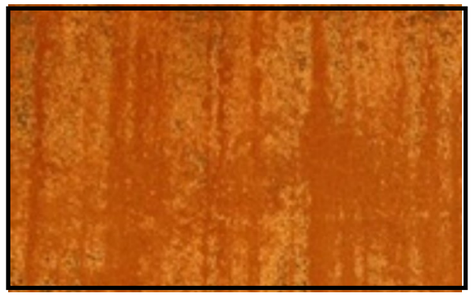
7. Metal window/door frames: Bronze finish on aluminum



8. Glass: Bronze glass



9. Metal trim (painted to match stucco): Sherwin Willaims Moderate White SW 6140



10. Metal cross and logo: custom made from CorTen steel



11. Natural Stone—Austin Chalk Limestone

1. Stucco—color:
2. Manufactured stone:
3. Metal trim: bronze finish
4. Metal roof (exposed): bronze
5. Manufactured stone:
6. Ceramic tile "reclaimed wood" look:
7. Window frames: bronze
8. Glass: bronze tint everywhere (except clear glass at heavily shaded main entrance)
9. Metal trim: (match the stucco) color:
10. Cross and sign: CorTen steel (rust color)
11. Natural Stone—Austin Chalk Limestone (see building elevations)

Metal roof (where not seen): white

Applicant Info:

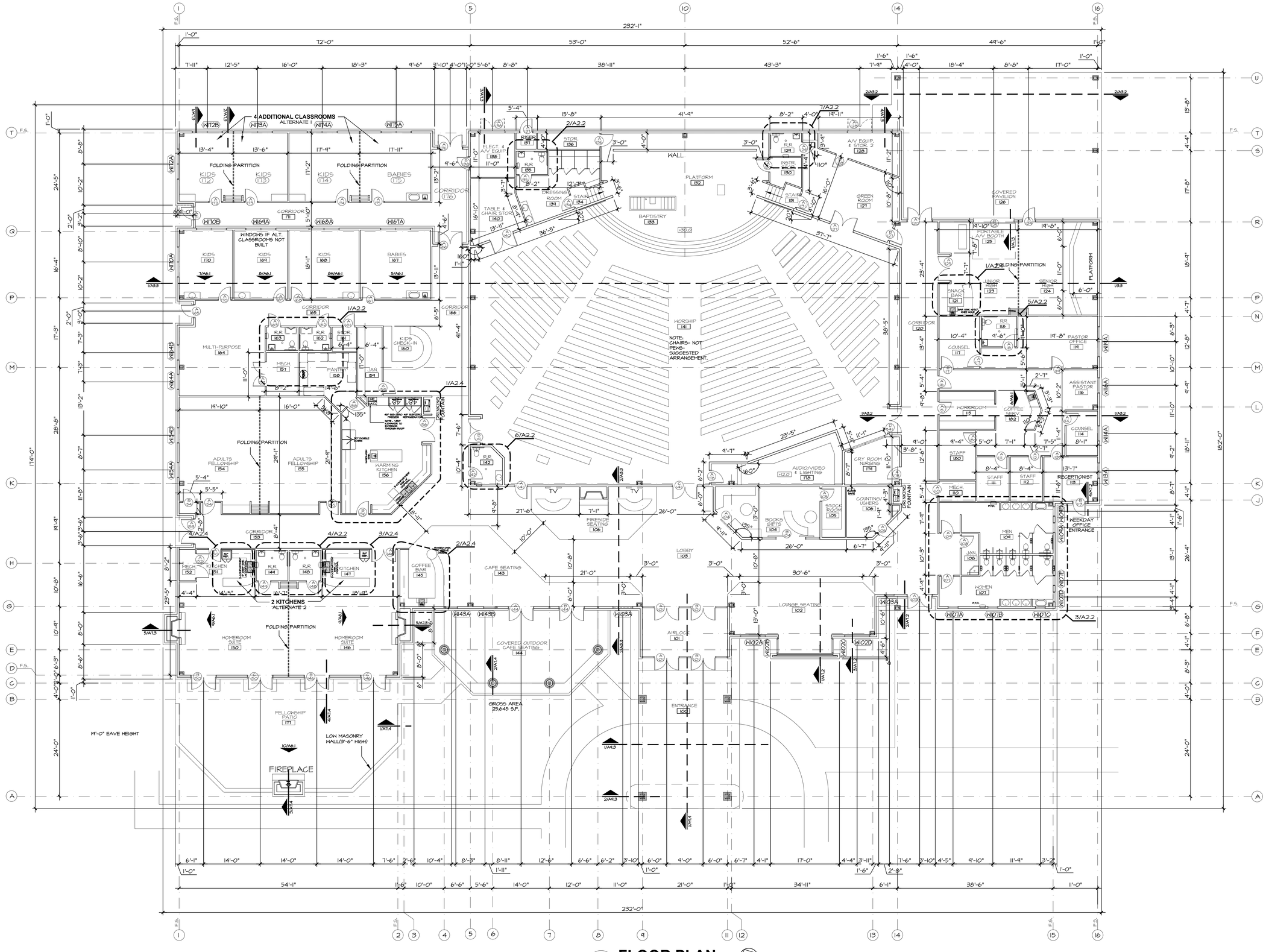
Crosspointe Architects
Steve Upham
10924 Grant Road, #112
Houston, TX 77070 281-404-2236
Steve@CrosspointeArchitects.com

Owner Info:

Rockwall Friendship Baptist Church — Pastor Shanon Thomas
5651 State Highway 276
Royse City, TX 75189
972-772-7520
info@rockwallfbc.org

Rockwall Friendship Baptist Church
Case No: _____

CROSSPOINTE
CHURCH ARCHITECTS
designing buildings that grow churches
10924 GRANT ROAD #112, HOUSTON, TX 77070
281-404-2236 214-269-2236 866-687-2296



1 A2.1 **FLOOR PLAN**
SCALE: 3/32" = 1'-0"

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STEPHEN K. UPHAM 23715 REGISTERED ARCHITECT STATE OF TEXAS
Expires: 2-19-2020 Sealed: 5-21-2019

NOTE: These drawings are preliminary and shall not be used for construction or final bidding unless sealed by the architect above

ROCKWALL FRIENDSHIP BAPTIST CHURCH

Drawn by: C.S.
Project No. 1709
Checked by: SKU
Revisions:

Date: 05/14/2019
Drawing No.:
A2.1

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 13, 2019
APPLICANT:	Russell Phillips
CASE NUMBER:	SP2019-027; *Site Plan for 259 Ranch Trail*

SUMMARY

Discuss and consider a request by Russell Phillips of Horizon Road Self Storage, LLC for the approval of a site plan for a Mini-Warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

BACKGROUND

On October 16, 2017, the City Council approved Specific Use Permit (SUP) No. S-178 [*Ordinance No. 17-59; Case No. Z2018-052*] for a mini-warehouse on a 7.489-acre tract of land located along Ranch Trail Road. This Specific Use Permit (SUP) expired due to inactivity on November 6, 2018. In response to this expiration, the applicant submitted a subsequent request for a Specific Use Permit (SUP) for a mini-warehouse on the subject property [*Case No. Z2018-052*]. This was approved on January 7, 2019 by *Ordinance No. 19-04* [*S-202*].

PURPOSE

The applicant is requesting approval of a site plan for a 575 unit mini-warehouse facility in accordance with *Ordinance No. 19-04*. The subject property is a 7.489-acre tract of land that is zoned Commercial District.

ADJACENT LAND USES AND ACCESS

The subject property is located generally north of Horizon Road [FM-3097] and Ranch Trail Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are commercial structures. Beyond this is vacant land adjacent to County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

South: Directly south of the subject property are commercial structures. Beyond this is vacant land that is adjacent to FM-3097, which is identified as a M4D *(Major Collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. This area is zoned Commercial (C) District.

East: Directly east of the subject property is a large, vacant tract of land that is zoned Agricultural (AG) District. Beyond this is a single-family residential subdivision, which is zoned Single-Family Estates 1.5 (SFE-1.5) District.

West: Directly west of the subject property is Ranch Trail, which is identified as a *Minor Collector*. Beyond this are commercial structures, that are zoned Commercial (C) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1.1, *Land Use and Building*s, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a mini-warehouse facility is permitted in a Commercial (C) District by Specific Use Permit (SUP). In this case, since there is an approved Specific Use Permit (SUP) [*Ordinance No. 19-04*] for the subject property, no additional approvals will be necessary with regard to land use. With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=326,202 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X~132-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=1,011-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X=15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=11-24-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=31.5%; In Conformance*
Minimum Masonry Requirement	*90%*	*X=0-100%; Not In Conformance*
Minimum Number of Parking Spaces	*9 Parking Spaces*	*X=16 Spaces; In Conformance*
Minimum Stone Requirement	*20%*	*X=0%; Not In Conformance*
Minimum Landscaping Percentage	*15%*	*X=37.1%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=62.9%; In Conformance*

The proposed mini warehouse facility will contain 575 units and will be developed in two (2) phases. Phase 1 will have seven (7) buildings totaling 293 units ranging from 16 to 121 units per building. Phase 2 will have 12 buildings totaling 282 units ranging from ten (10) to 32 units per building. The proposed mini-warehouse will have perimeter building that utilizes masonry on all exterior facades visible from the street. The interior buildings will utilize metal and will have limited visibility from the street. Staff should note that most of the surrounding buildings are constructed of metal. *Building One* will include the leasing office and climate-controlled units that are accessible internally in the building. The remaining buildings will have drive-up units with roll-up doors, which will be oriented so the roll-up doors will not face Ranch Trail or Horizon Road. The applicant is proposing to utilize landscape screening for the mini-warehouse facility to limit the visibility of the facility from Ranch Trail and Horizon Road. Additionally, the northeast portion of the subject property is wooded and will be preserved to provide landscape screening for adjacent properties.

TREESCAPE PLAN

The submitted treescape plan identifies that there are no protected trees being removed from the site.

CONFORMANCE WITH THE CITY'S CODES

Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the Commercial (C) District is a district intended to provide commercial land uses such as retail, large shopping centers, and restaurants. Commercial (C) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. In addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial (C) District is general in nature, development standards are less

stringent as lower intensity districts such as Residential-Office (RO), Neighborhood Services (NS), and General Retail (GR) Districts. In this case, the applicant's proposal is adjacent to Ranch Trail Road -- *identified as a Minor Collector on the City's Master Thoroughfare Plan* --, and the mini-warehouse land use is not typically a high volume water/wastewater user. With regard to the land use, a mini-warehouse facility is permitted with a Specific Use Permit (SUP) in a Commercial (C) District.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) *Construction Materials.*

(a) *Primary Materials.* Subsection 4.01, *General Commercial District Standards*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) stipulates minimum masonry requirements (*i.e. 90% Primary Materials, 20% stone, and no more than 10% Secondary Materials*) for commercial buildings. In this case, the applicant's proposed development does not conform to the minimum masonry requirements. Specifically, the building façades are mostly metal (*i.e. between 0-100% metal*), which is considered to be a secondary material. Although the applicant is proposing to utilize 100% brick on the façades that are visible from the street, the interior building façades will be 100% metal. Additionally, the applicant is not providing stone on the façades. Since the façades exceed the maximum amount of secondary materials and are below the minimum masonry requirements, an exception to the material requirements needs to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(2) *Building Articulation.*

(a) *Horizontal Articulation*. Subsection 4.01, *General Commercial District Standards*, of Section 4, *Commercial District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) stipulates that the maximum wall length shall not exceed more than three (3) times the wall's height without a recess or projection of an architectural element. In this case the maximum wall length is approximately 33-feet; however, the proposed buildings have walls that are approximately 160-feet in length. Since this exceeds the maximum allowable length, an exception to the building articulation standards is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

These exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a simple majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Southwest Residential District* and is situated within an area that is identified as a *Transitional Area*. According to the district, the *Transitional Area* is defined as, "…currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties…" In this case, the applicant is proposing a mini-warehouse that is composed of metal buildings. This use and the proposed metal buildings are similar to the existing buildings in the area, and the proposed improvements are similar to other buildings that have been approved along Ranch Trail since this area was annexed by the City in 2004.

ARCHITECTURAL REVIEW BOARD (ARB):

On July, 30, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the site plan by a 5-2 vote with Board Members Wacker and Meyrat dissenting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for approval of a site plan with the associated exceptions, then staff would propose the following conditions of approval:

(1) The development shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of the approved Specific Use Permit (SUP) [*Ordinance No. 19-04*].

(2) The building elevations shall generally conform to the Concept Building Elevations depicted in *Exhibit 'D*' of the approved Specific Use Permit (SUP) [*Ordinance No. 19-04*].

(3) The maximum number of storage units provided shall not exceed 575 units for the facility.

(4) The residential unit/caretaker's quarters shall not exceed 1,600 square feet.

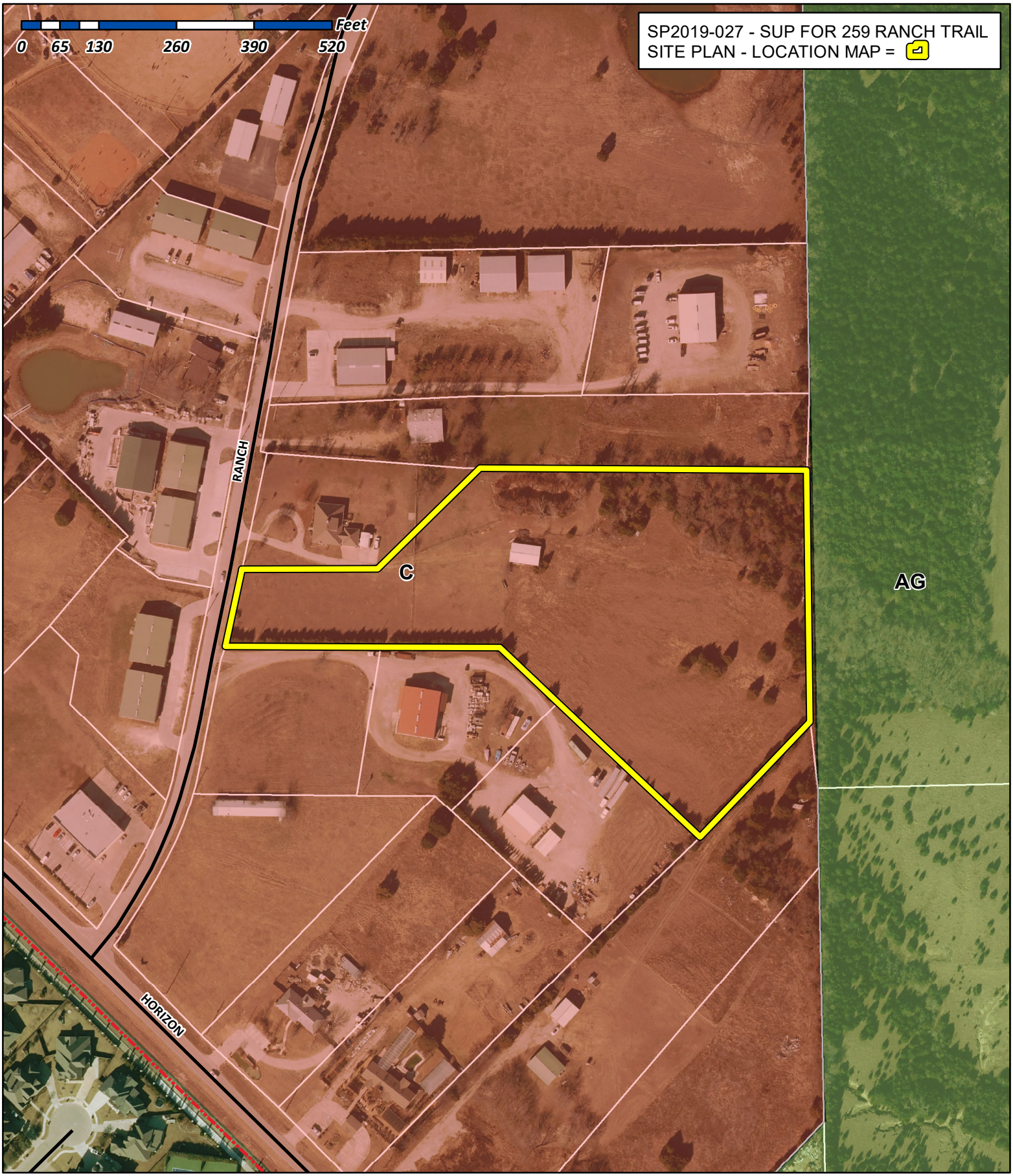
(5) The residential unit/caretaker's quarters shall not be greater than 36-feet in height.

(6) No outside storage of any kind shall be allowed (including, but not limited to the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles).

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

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

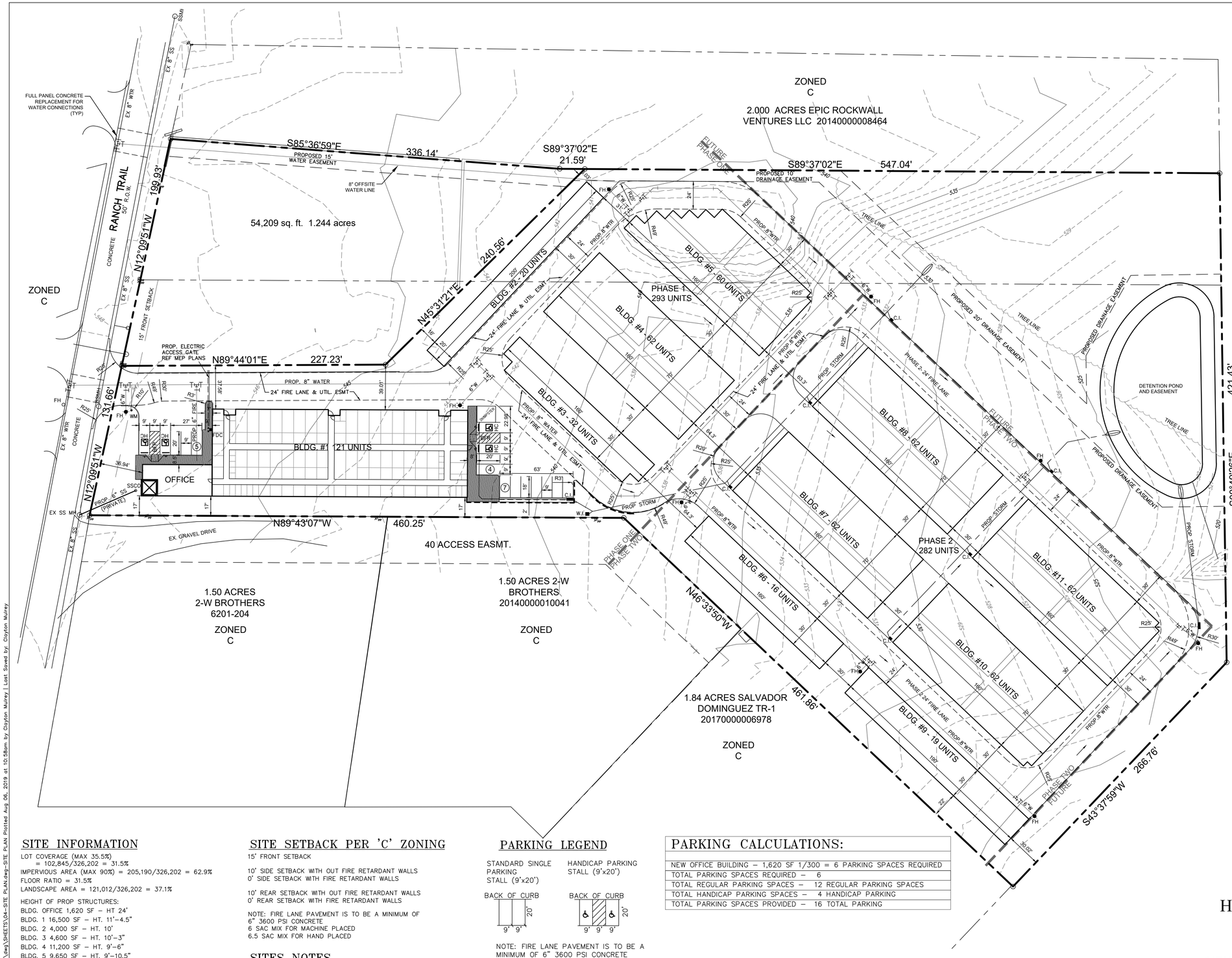
(9) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable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



City of Rockwall

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

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SITE INFORMATION

LOT COVERAGE (MAX 35.5%)
= 102,845/326,202 = 31.5%
IMPERVIOUS AREA (MAX 90%) = 205,190/326,202 = 62.9%
FLOOR RATIO = 31.5%
LANDSCAPE AREA = 121,012/326,202 = 37.1%

HEIGHT OF PROP STRUCTURES:
BLDG. OFFICE 1,620 SF – HT 24'
BLDG. 1 16,500 SF – HT. 11'–4.5"
BLDG. 2 4,000 SF – HT. 10'
BLDG. 3 4,600 SF – HT. 10'–3"
BLDG. 4 11,200 SF – HT. 9'–6"
BLDG. 5 9,650 SF – HT. 9'–10.5"
BLDG. 6 4,800 SF – HT. 10'–3"
BLDG. 7 11,200 SF – HT. 9'–6"
BLDG. 8 11,200 SF – HT. 9'–6"
BLDG. 9 5,700 SF – HT. 10'–3"
BLDG. 10 11,200 SF – HT. 9'–6"
BLDG. 11 11,200 SF – HT. 9'–6"

PROP USE OF STRUCTURES: MINI PUBLIC STORAGE WAREHOUSES

SITE SETBACK PER 'C' ZONING

15' FRONT SETBACK

10' SIDE SETBACK WITH OUT FIRE RETARDANT WALLS
0' SIDE SETBACK WITH FIRE RETARDANT WALLS

10' REAR SETBACK WITH OUT FIRE RETARDANT WALLS
0' REAR SETBACK WITH FIRE RETARDANT WALLS

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF
6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

SITES NOTES

1. DUMPSTER ENCLOSURE MUST DRAIN TO AN OIL/WATER SEPARATE AND THEN TO THE STORM LINE.
2. RETAINING WALLS 3' AND OVER MUST BE ENGINEERED. ALL RETAINING WALLS MUST BE ROCK OR STONE FACE. NO SMOOTH CONCRETE WALLS.
3. MAXIMUM 4:1 SLOPE FOR GRADES.
4. FIRE SPRINKLER PROTECTION REQUIRED FOR ALL BUILDINGS LESS THAN 5,000 SF WITH NO INTERIOR CORRIDORS.

PARKING LEGEND

STANDARD SINGLE PARKING STALL (9'x20')

HANDICAP PARKING STALL (9'x20')

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

PARKING CALCULATIONS:

NEW OFFICE BUILDING – 1,620 SF 1/300 = 6 PARKING SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED – 6
TOTAL REGULAR PARKING SPACES – 12 REGULAR PARKING SPACES
TOTAL HANDICAP PARKING SPACES – 4 HANDICAP PARKING
TOTAL PARKING SPACES PROVIDED – 16 TOTAL PARKING

LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
GW	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
B	BOLLARD
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
XFR	ELECTRIC TRANSFORMER
MB	MAILBOX
WV	WATER VALVE
EBX	ELECTRIC BOX
FOM	FIBER OPTIC CABLE MARKER
A/C	AIR CONDITIONER UNIT
ES	ELECTRIC SWITCH
HW	HEADWALL
TS	TRAFFIC SIGN
WF	WATER FAUCET
FH	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
P.R.R.C.T.	PLAT RECORDS ROCKWALL CO. TX.
D.R.R.C.T.	DEEDS RECORDS ROCKWALL CO. TX.
	EDGE OF ASPHALT
—x—	WIRE FENCE
—E—	OVERHEAD ELECTRIC LINE
SSCO	SANITARY SEWER CLEAN–OUT
FDC	FIRE DEPARTMENT CONNECTION
C.I.	CURB INLET
W.I.	WYE INLET

SITE PLAN
HORIZON ROAD SELF STORAGE

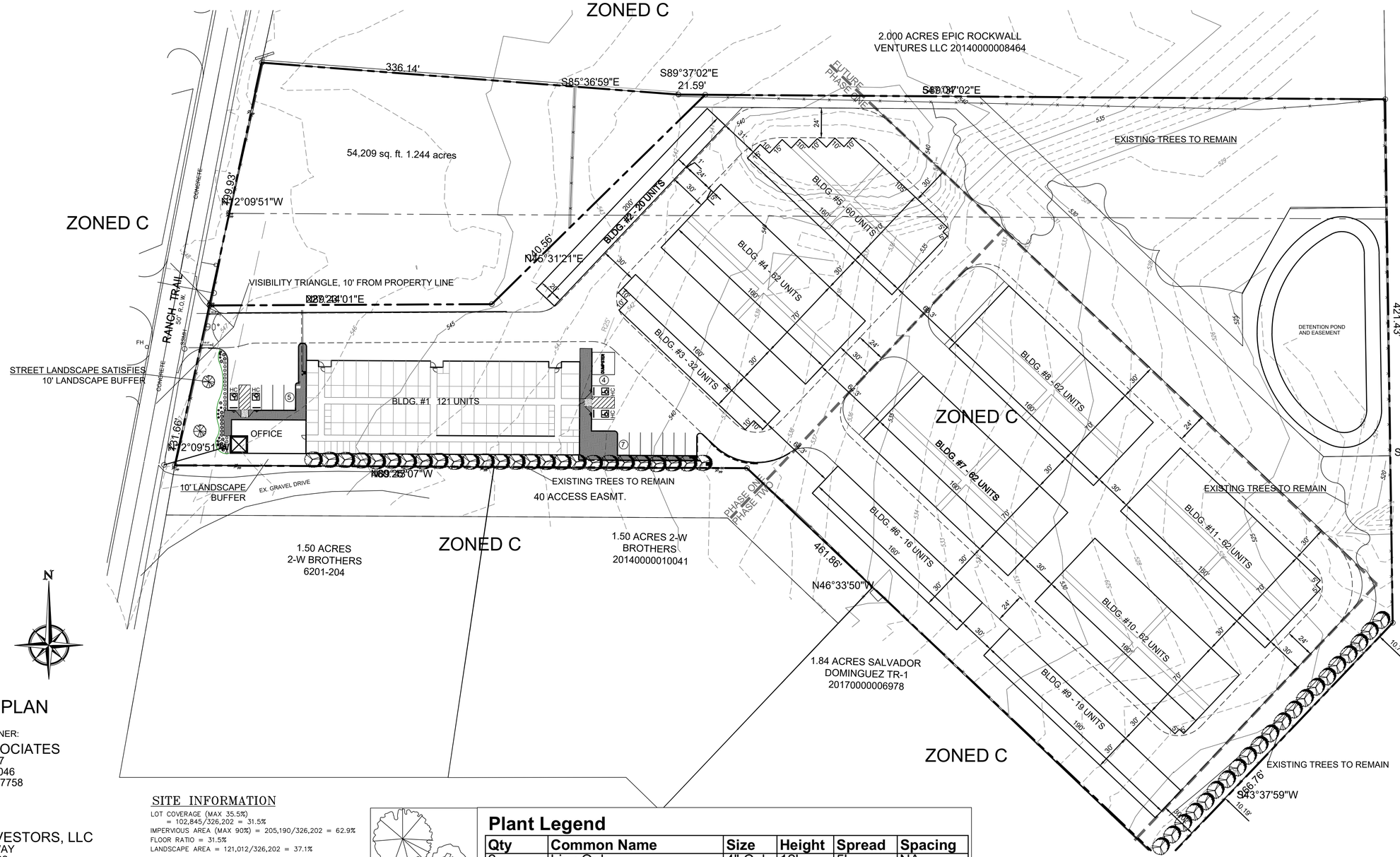
326,202 sf 7.489 Acres
TRACT 23 OF RAINBOW ACRES
WILLIAM W. FORD SURVEY, A-20
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner/Applicant:
ROCKWALL RETAIL INVESTORS, LLC
521 MORAINE WAY
HEATH, TX 75032
Telephone: 469.446.7734

Engineer
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

Scale 1"=40' | August 6, 2019 | Project No. 05211 | SP2019-*** | Sheet 1 of 1

Z:\PROJECTS\05211 Rockwall Mini Storage\dwg\SHEETS\04-SITE PLAN.dwg-SITE PLAN Plotted Aug 06, 2019 at 10:58am by Clayton Mulrey | Last Saved by: Clayton Mulrey



LANDSCAPE PLAN

LANDSCAPE DESIGNER:

ML JOHNSON & ASSOCIATES
PO BOX 460897
GARLAND, TX 75046
Telephone: 972.442.7758

Owner/Applicant:

ROCKWALL RETAIL INVESTORS, LLC
521 MORAINE WAY
HEATH, TX 75032
Telephone: 469.446.7734

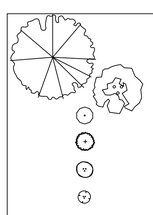
HORIZON ROAD SELF STORAGE

326,202 sf 7.489 Acres
TRACT 23 OF RAINBOW ACRES
WILLIAM W. FORD SURVEY, A-20
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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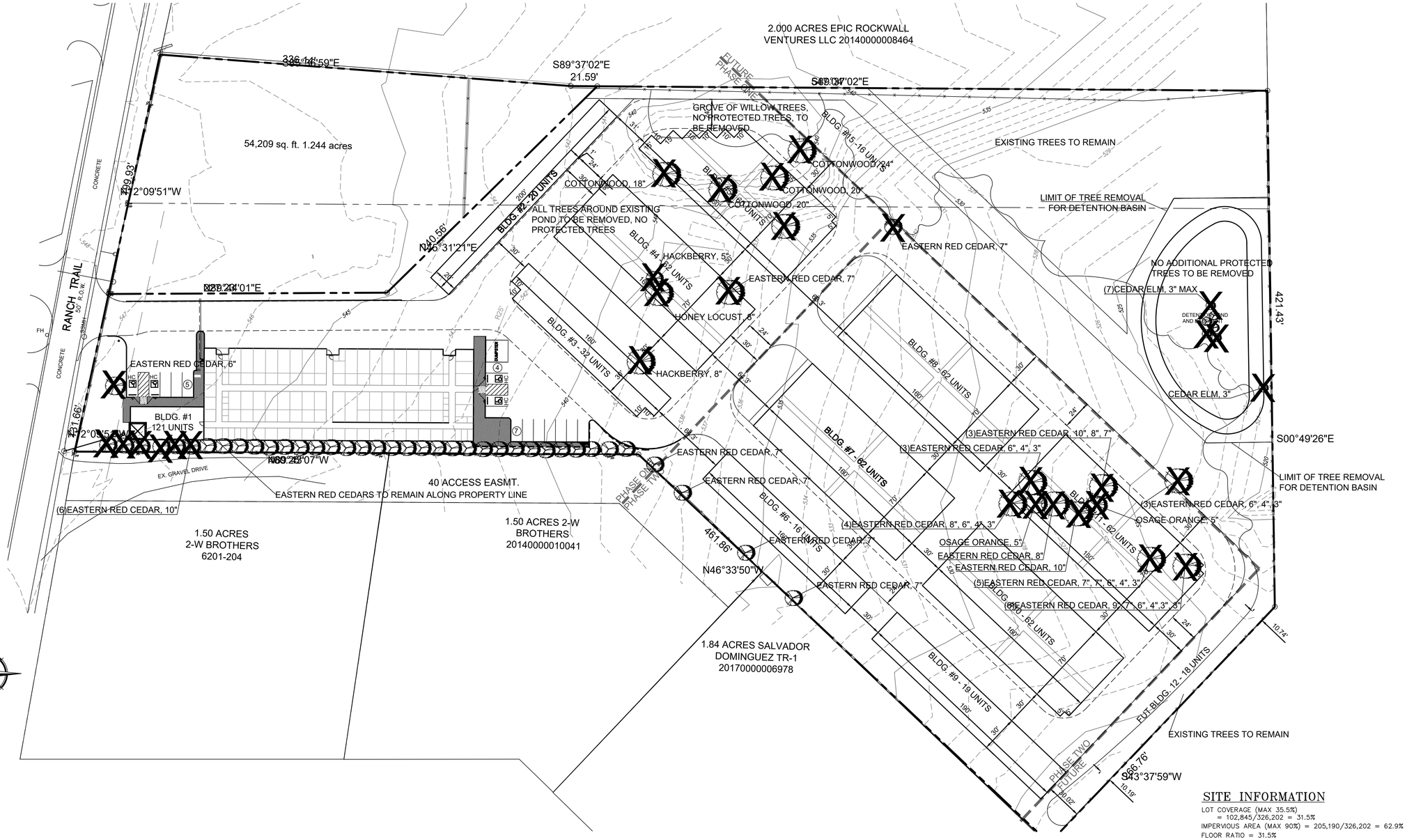
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BLDG. 9 5,700 SF – HT. 10'–3"
BLDG. 10 11,200 SF – HT. 9'–6"
BLDG. 11 11,200 SF – HT. 9'–6"



Plant Legend

Qty	Common Name	Size	Height	Spread	Spacing
2	Live Oak	4" Cal	12'	5'	NA
1	Crape Myrtle	30 Gal	6'	4'	NA
18	Dwarf Burford Holly	3 Gal	24"	18"	3' o.c.
10	Indian Hawthorn	3 Gal	15"	15"	3' o.c.
3	Loropetalum	3 Gal	15"	15"	NA
12	Nandina	3 Gal	15"	15"	3' o.c.
117649	Common Bermuda, sf	NA	NA	NA	NA

IRRIGATION SYSTEM TO BE INSTALLED ACCORDING TO CITY OF ROCKWALL UDC



TREESCAPE PLAN

LANDSCAPE DESIGNER:

ML JOHNSON & ASSOCIATES
PO BOX 460897
GARLAND, TX 75046
Telephone: 972.442.7758

Owner/Applicant:

ROCKWALL RETAIL INVESTORS, LLC
521 MORAINE WAY
HEATH, TX 75032
Telephone: 469.446.7734

HORIZON ROAD SELF STORAGE

326,202 sf 7.489 Acres
TRACT 23 OF RAINBOW ACRES
WILLIAM W. FORD SURVEY, A-20
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

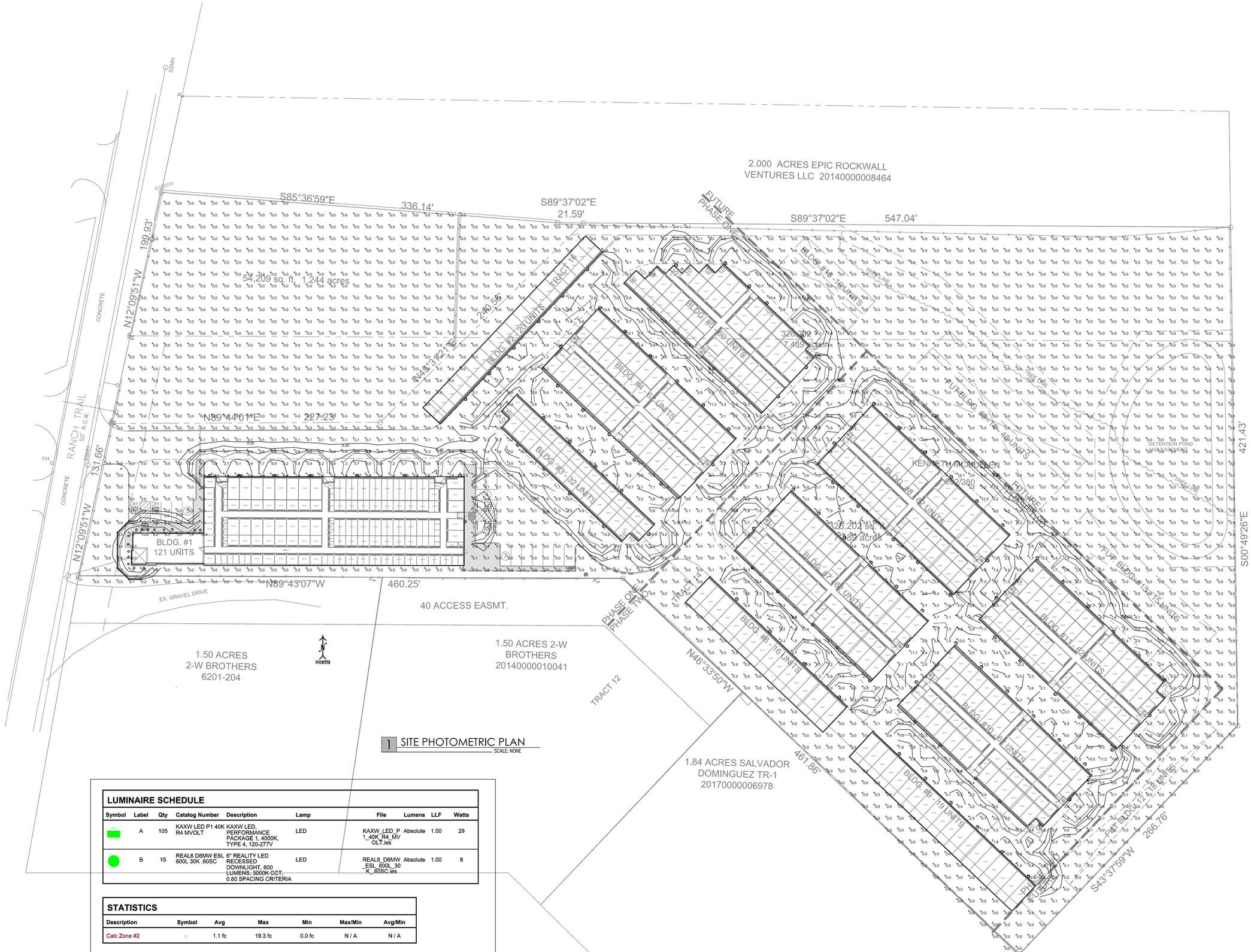
X	TREE TO BE REMOVED

NOTE: NO PROTECTED TREES TO BE REMOVED

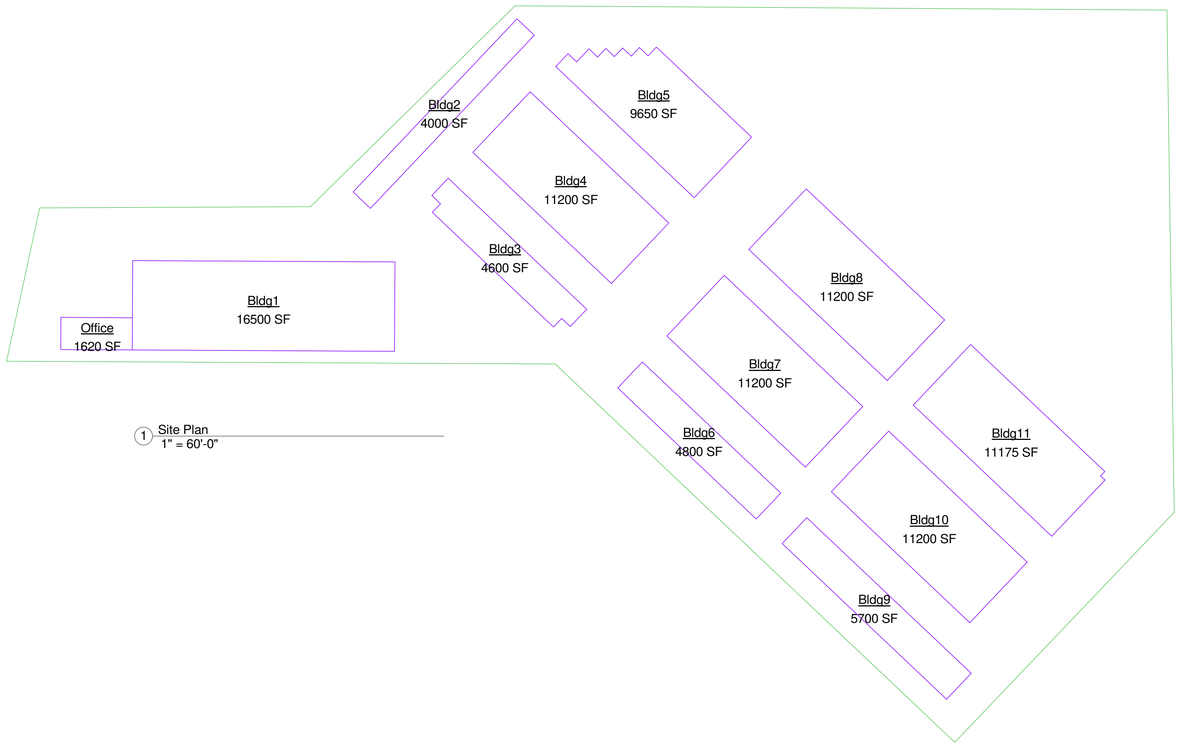
SITE INFORMATION

LOT COVERAGE (MAX 35.5%)
= 102,845/326,202 = 31.5%
IMPERVIOUS AREA (MAX 90%) = 205,190/326,202 = 62.9%
FLOOR RATIO = 31.5%
LANDSCAPE AREA = 121,012/326,202 = 37.1%

HEIGHT OF PROP STRUCTURES:
BLDG. OFFICE 1,620 SF – HT 24'
BLDG. 1 16,500 SF – HT. 11'–4.5"
BLDG. 2 4,000 SF – HT. 10'
BLDG. 3 4,600 SF – HT. 10'–3"
BLDG. 4 11,200 SF – HT. 9'–6"
BLDG. 5 9,650 SF – HT. 9'–10.5"
BLDG. 6 4,800 SF – HT. 10'–3"
BLDG. 7 11,200 SF – HT. 9'–6"
BLDG. 8 11,200 SF – HT. 9'–6"
BLDG. 9 5,700 SF – HT. 10'–3"
BLDG. 10 11,200 SF – HT. 9'–6"
BLDG. 11 11,200 SF – HT. 9'–6"


2.000 ACRES EPIC ROCKWALL VENTURES LLC 20140000008464
S85°36'59"E
336.14'
S89°37'02"E
21.59'
S89°37'02"E
547.04'
199.93'
N12°09'51"W
131.66'
RANCH TRAIL
50' R.O.W.
CONCRETE
SSMH
FH
54,209 sq. ft. 1.244 acres
N89°44'0"E
227.23'
421.43'
S00°49'26"E
BLDG. #1
121 UNITS
BLDG #2 - 120 UNITS
BLDG #3 - 60 UNITS
BLDG #4 - 6 UNITS
BLDG #5 - 32 UNITS
BLDG #6 - 116 UNITS
BLDG #7 - 119 UNITS
BLDG #8 - 60 UNITS
BLDG #9 - 48 UNITS
BLDG #10 - 61 UNITS
BLDG #11 - 62 UNITS
BLDG #12 - 156 UNITS
BLDG #13 - 156 UNITS
FUTURE PHASE ONE
FUTURE PHASE TWO
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Horizon Road Self Storage



1 Site Plan
1" = 60'-0"

Unit Mix Schedule - Total			
Count	Name	Rent As	%
11	5x5	275	2%
17	5x10	850	3%
158	10x10	15800	27%
165	10x15	24750	29%
189	10x20	37800	33%
35	10x30	10500	6%
575		89975	100%

Area Schedule (Gross Building)		
Name	Area	Perimeter
Bldg1	16500 SF	590' - 0"
Bldg2	4000 SF	440' - 0"
Bldg3	4600 SF	380' - 0"
Bldg4	11200 SF	460' - 0"
Bldg5	9650 SF	460' - 0"
Bldg6	4800 SF	380' - 0"
Bldg7	11200 SF	460' - 0"
Bldg8	11200 SF	460' - 0"
Bldg9	5700 SF	440' - 0"
Bldg10	11200 SF	460' - 0"
Bldg11	11175 SF	460' - 0"
Office	1620 SF	174' - 0"
Grand total: 12	102845 SF	5164' - 0"

TYPICAL STORAGE BUILDING STRUCTURE = 5'-0"x10'-0" LIGHT GAUGE FRAMING SYSTEM

OFFICE AND TOWER STRUCTURE = STEEL COLUMN AND BEAM

ROOF MATERIALS = 24ga STANDING SEEM ROOFING, GALVALUME

Drawing Schedule			
Sheet Number	Sheet Name	Sheet Issue Date	Revised Date
S001	Cover	04/09/19	08/06/19
S002	Unit Mix	04/09/19	07/24/19
S101	Building 1	06/19/19	08/06/19
S102	Building 2	06/19/19	08/06/19
S103	Building 3	06/19/19	07/24/19
S104	Building 4	06/19/19	07/24/19
S105	Building 5	06/19/19	07/24/19
S106	Building 6	06/19/19	07/24/19
S107	Building 7	06/19/19	07/24/19
S108	Building 8	06/19/19	07/24/19
S109	Building 9	06/19/19	07/24/19
S110	Building 10	06/19/19	07/24/19
S111	Building 11	06/19/19	07/24/19

STORAGE STRUCTURES

3807 Carrollton - Villa Rica Hwy
Villa Rica, GA 30180
770-456-1602

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3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

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Revision Schedule			
Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage

Rockwall, TX

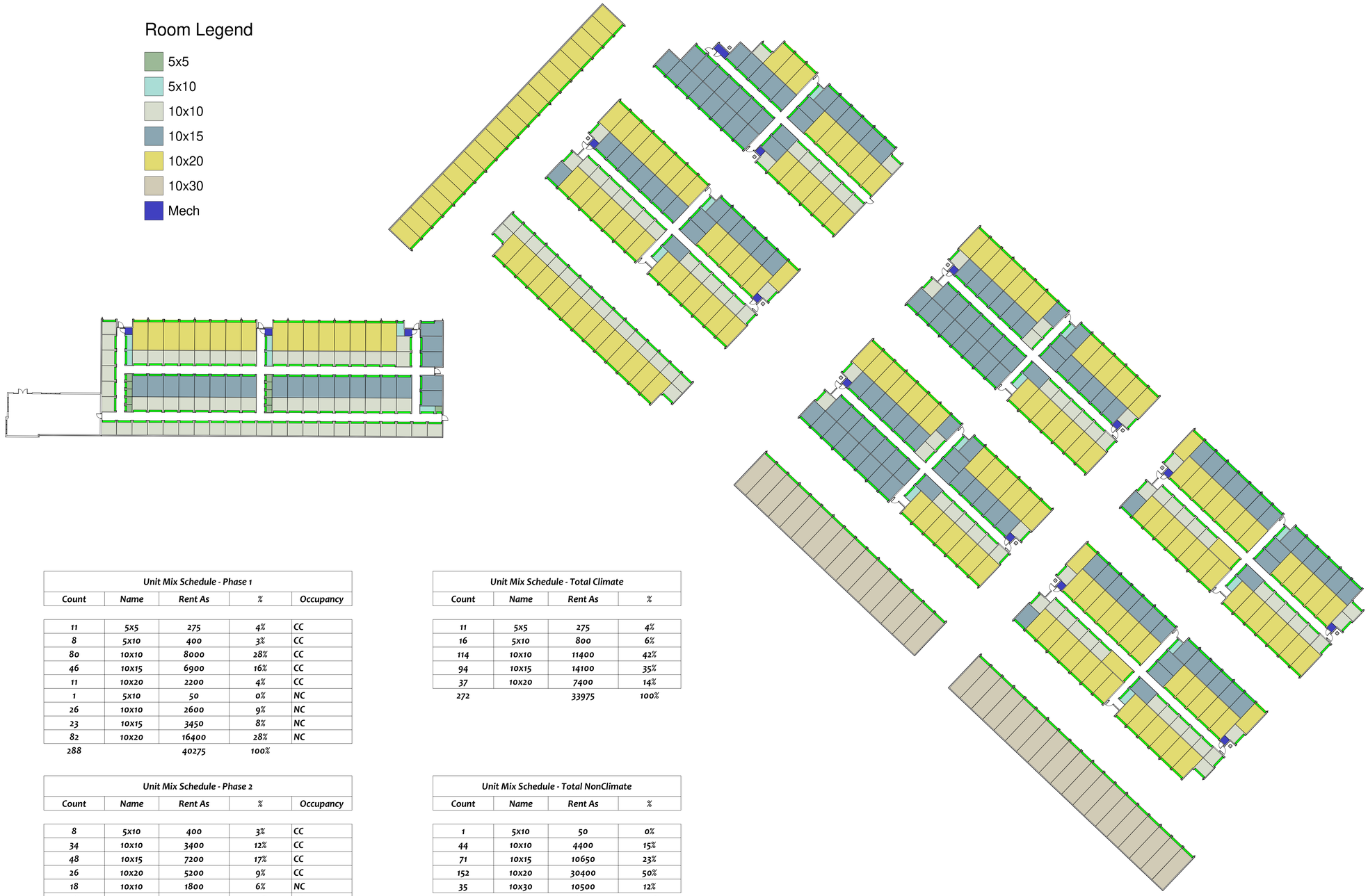
Engineer

Engineer
Address
PE No

SSI Project Number	Project Number
Date	8/6/2019 1:09:45 PM
Designed By	SSI
Drawn By	AH
Checked By	CC

S001

Cover



1 Unit Mix Color Scheme
1/32" = 1'-0"

Unit Mix Schedule - Phase 1

Count	Name	Rent As	%	Occupancy
11	5x5	275	4%	CC
8	5x10	400	3%	CC
80	10x10	8000	28%	CC
46	10x15	6900	16%	CC
11	10x20	2200	4%	CC
1	5x10	50	0%	NC
26	10x10	2600	9%	NC
23	10x15	3450	8%	NC
82	10x20	16400	28%	NC
288		40275	100%	

Unit Mix Schedule - Total Climate

Count	Name	Rent As	%
11	5x5	275	4%
16	5x10	800	6%
114	10x10	11400	42%
94	10x15	14100	35%
37	10x20	7400	14%
272		33975	100%

Unit Mix Schedule - Phase 2

Count	Name	Rent As	%	Occupancy
8	5x10	400	3%	CC
34	10x10	3400	12%	CC
48	10x15	7200	17%	CC
26	10x20	5200	9%	CC
18	10x10	1800	6%	NC
48	10x15	7200	17%	NC
70	10x20	14000	24%	NC
35	10x30	10500	12%	NC
287		49700	100%	

Unit Mix Schedule - Total NonClimate

Count	Name	Rent As	%
1	5x10	50	0%
44	10x10	4400	15%
71	10x15	10650	23%
152	10x20	30400	50%
35	10x30	10500	12%
303		56000	100%

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Villa Rica, Ga 30180

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TOLL FREE: 877-456-1602
FAX: 770-456-1662

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Revision Schedule

Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage

Rockwall, TX

Engineer

Engineer
Address
PE No

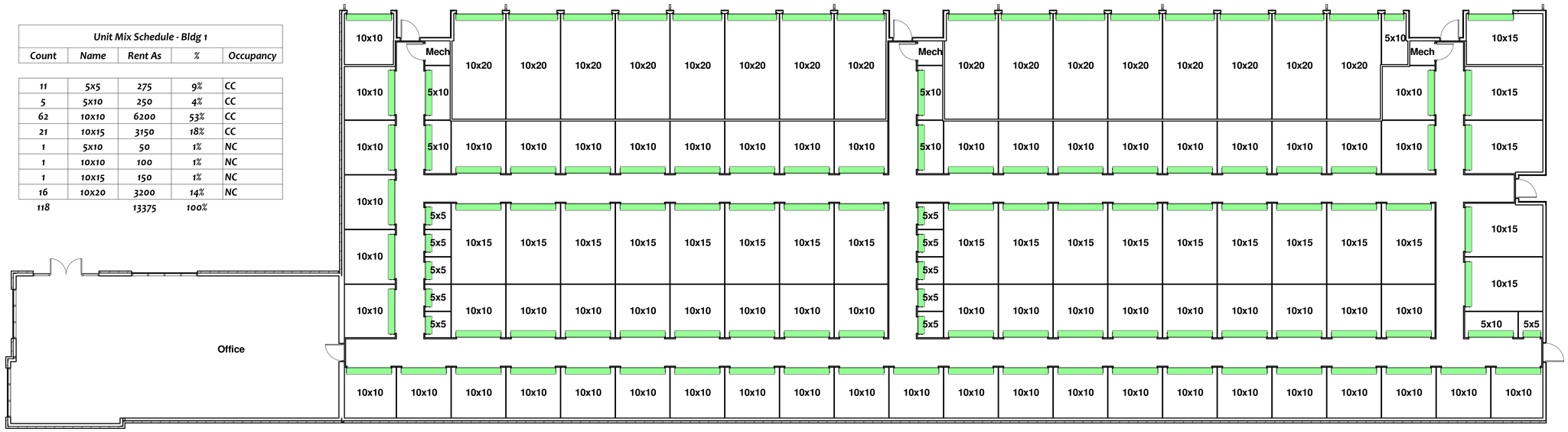
SSI Project Number	Project Number
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Designed By	SSI
Drawn By	AH
Checked By	CC

S002

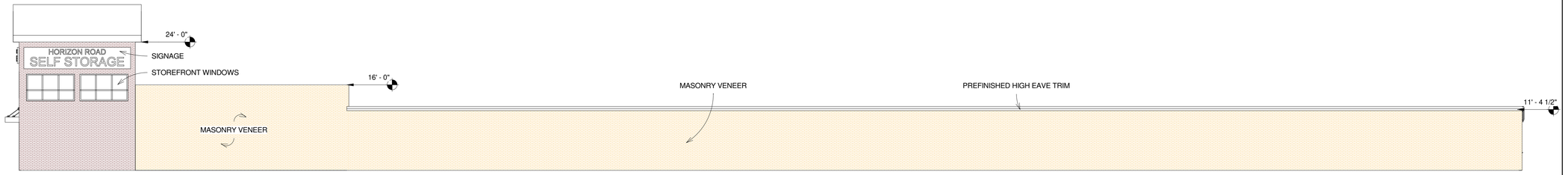
Unit Mix

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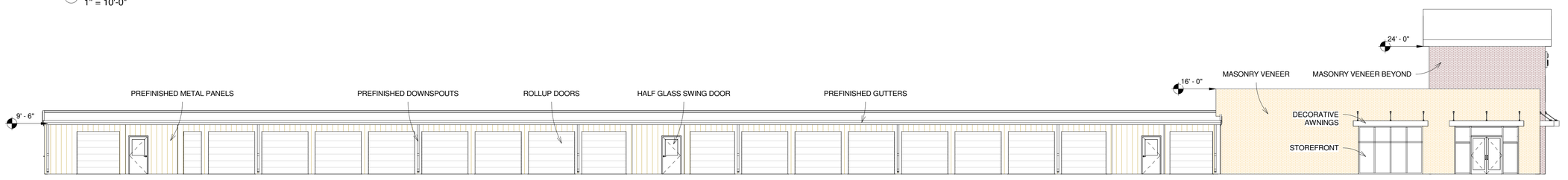
Unit Mix Schedule - Bldg 1				
Count	Name	Rent As	%	Occupancy
11	5x5	275	9%	CC
5	5x10	250	4%	CC
62	10x10	6200	53%	CC
21	10x15	3150	18%	CC
1	5x10	50	1%	NC
1	10x10	100	1%	NC
1	10x15	150	1%	NC
16	10x20	3200	14%	NC
118		13375	100%	



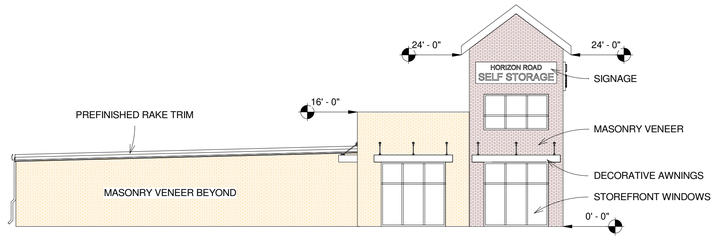
1 Unit Mix - Bldg 1
1" = 10'-0"



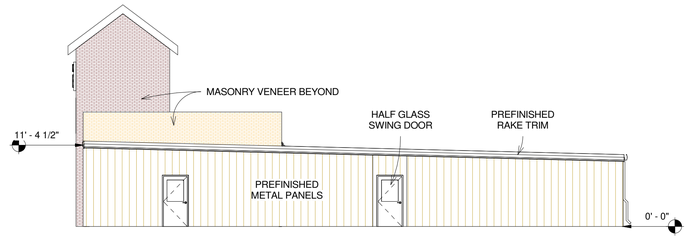
2 Bldg 1 South Elevation
1" = 10'-0"



3 Bldg 1 North Elevation
1" = 10'-0"



4 Bldg 1 West Elevation
1" = 10'-0"



5 Bldg 1 East Elevation
1" = 10'-0"

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Villa Rica, Ga 30180
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Horizon Road Self Storage

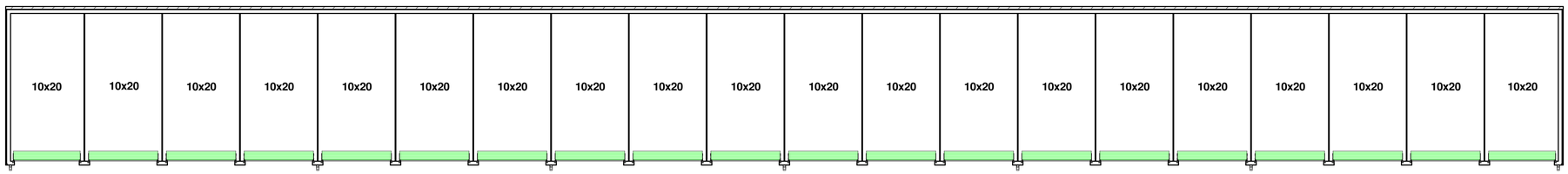
Rockwall, TX

Engineer
Engineer Address
PE No

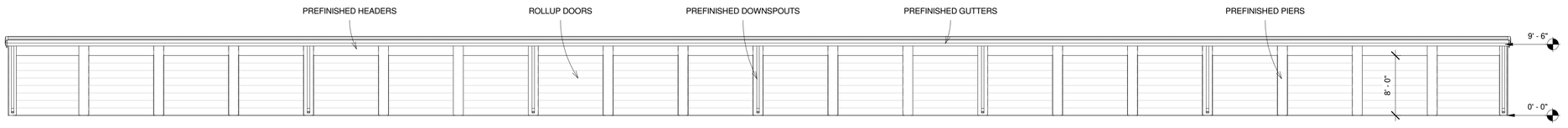
SSI Project Number	Project Number
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Designed By	SSI
Drawn By	AH
Checked By	CC

S101

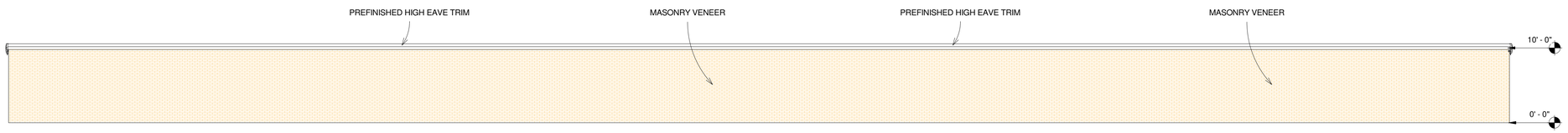
Building 1



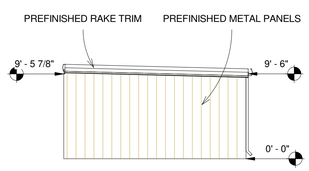
1 Unit Mix - Bldg 2
1/8" = 1'-0"



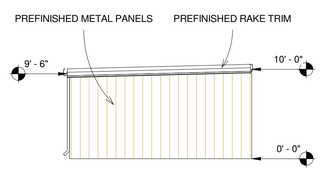
2 Bldg 2 SE Elevation
1/8" = 1'-0"



3 Bldg 2 NW Elevation
1/8" = 1'-0"



4 Bldg 2 SW Elevation
1/8" = 1'-0"



5 Bldg 2 NE Elevation
1/8" = 1'-0"

Unit Mix Schedule - Bldg 2

Count	Name	Rent As	%	Occupancy
20	10x20	4000	100%	NC
20		4000	100%	

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Villa Rica, Ga 30180

PHONE: 770-456-1602
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Horizon Road Self Storage

Rockwall, TX

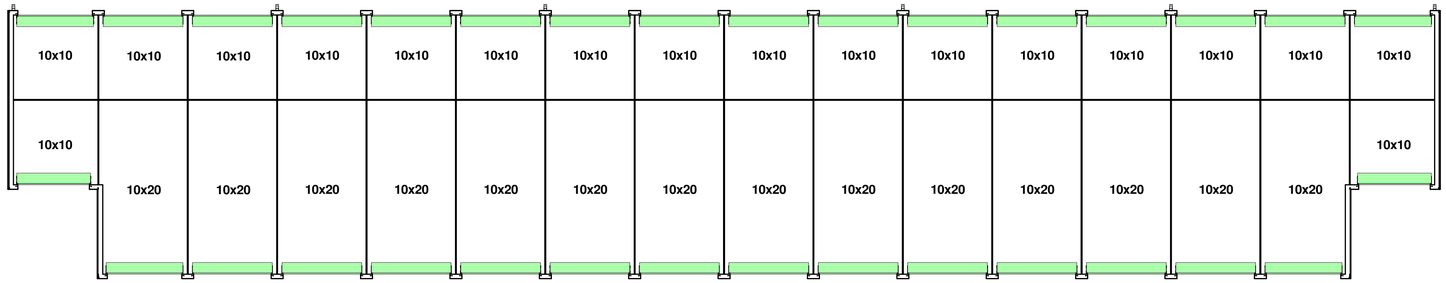
Engineer

Engineer
Address
PE No

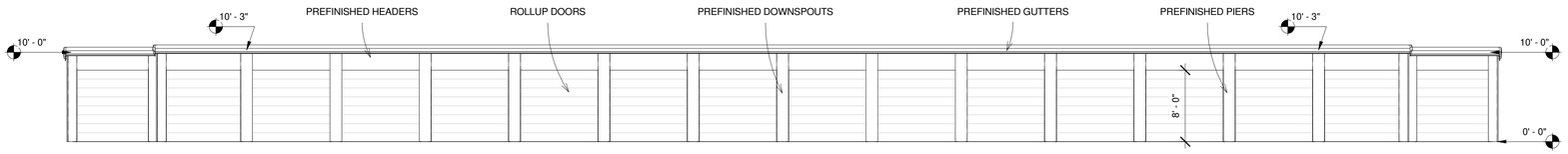
SSI Project Number	Project Number
Date	8/6/2019 1:09:50 PM
Designed By	SSI
Drawn By	AH
Checked By	CC

S102

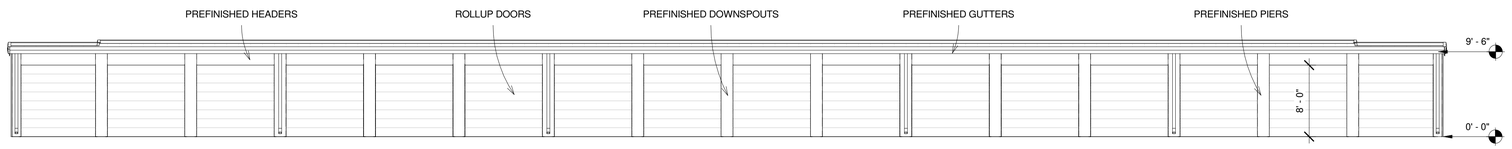
Building 2



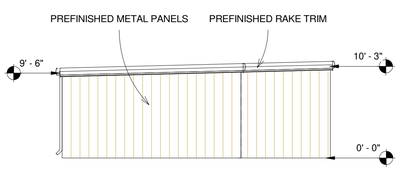
1 Unit Mix - Bldg 3
1/8" = 1'-0"



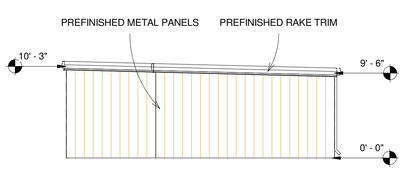
2 Bldg 3 SW Elevation
1/8" = 1'-0"



3 Bldg 3 NE Elevation
1/8" = 1'-0"



4 Bldg 3 NW Elevation
1/8" = 1'-0"



5 Bldg 3 SE Elevation
1/8" = 1'-0"

Unit Mix Schedule - Bldg 3

Count	*Name*	*Rent As*	*%*	*Occupancy*
18	*10x10*	*1800*	*56%*	*NC*
14	*10x20*	*2800*	*44%*	*NC*
32		*4600*	*100%*	

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Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

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Revision Schedule

Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage

Rockwall, TX

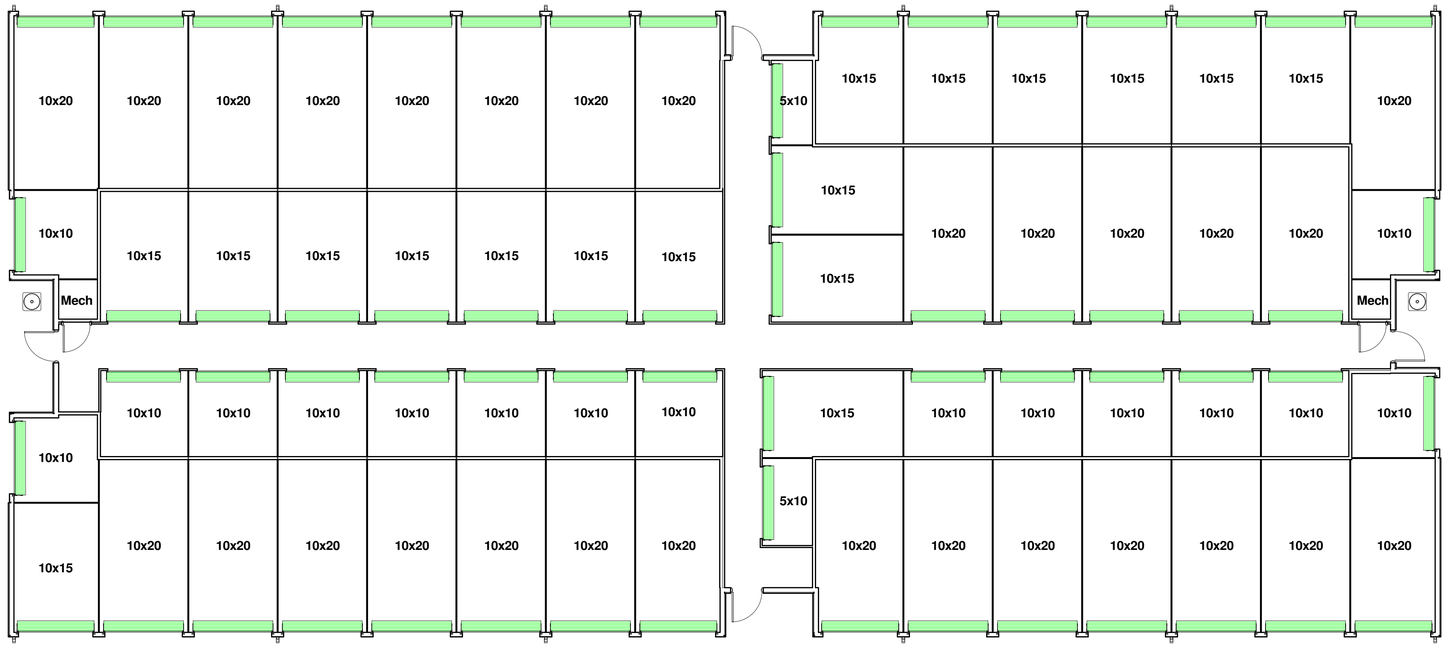
Engineer

Engineer
Address
PE No

SSI Project Number	Project Number
Date	8/6/2019 1:09:51 PM
Designed By	SSI
Drawn By	AH
Checked By	CC

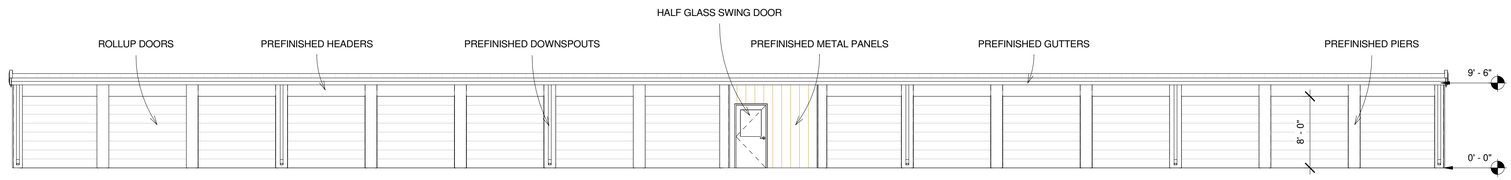
S103

Building 3

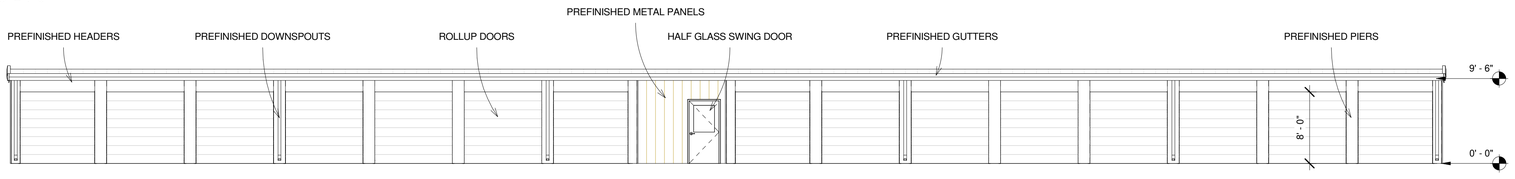


Unit Mix Schedule - Bldg 4				
Count	Name	Rent As	%	Occupancy
2	5x10	100	3%	CC
12	10x10	1200	19%	CC
10	10x15	1500	16%	CC
5	10x20	1000	8%	CC
4	10x10	400	6%	NC
7	10x15	1050	11%	NC
23	10x20	4600	37%	NC
63		9850	100%	

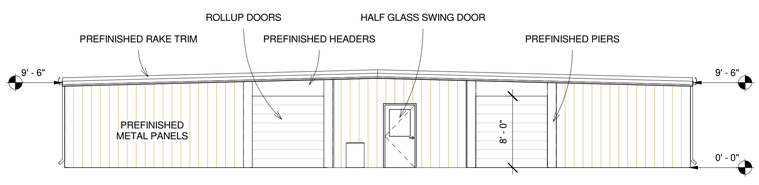
1 Unit Mix - Bldg 4
1/8" = 1'-0"



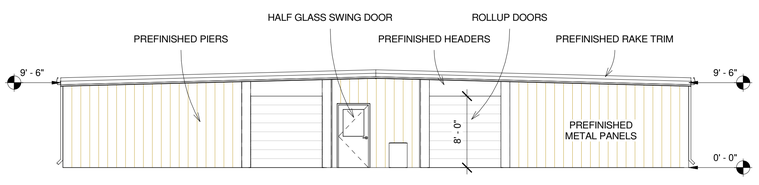
2 Bldg 4 SW Elevation
1/8" = 1'-0"



3 Bldg 4 NE Elevation
1/8" = 1'-0"



4 Bldg 4 NW Elevation
1/8" = 1'-0"



5 Bldg 4 SE Elevation
1/8" = 1'-0"

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Revision Schedule

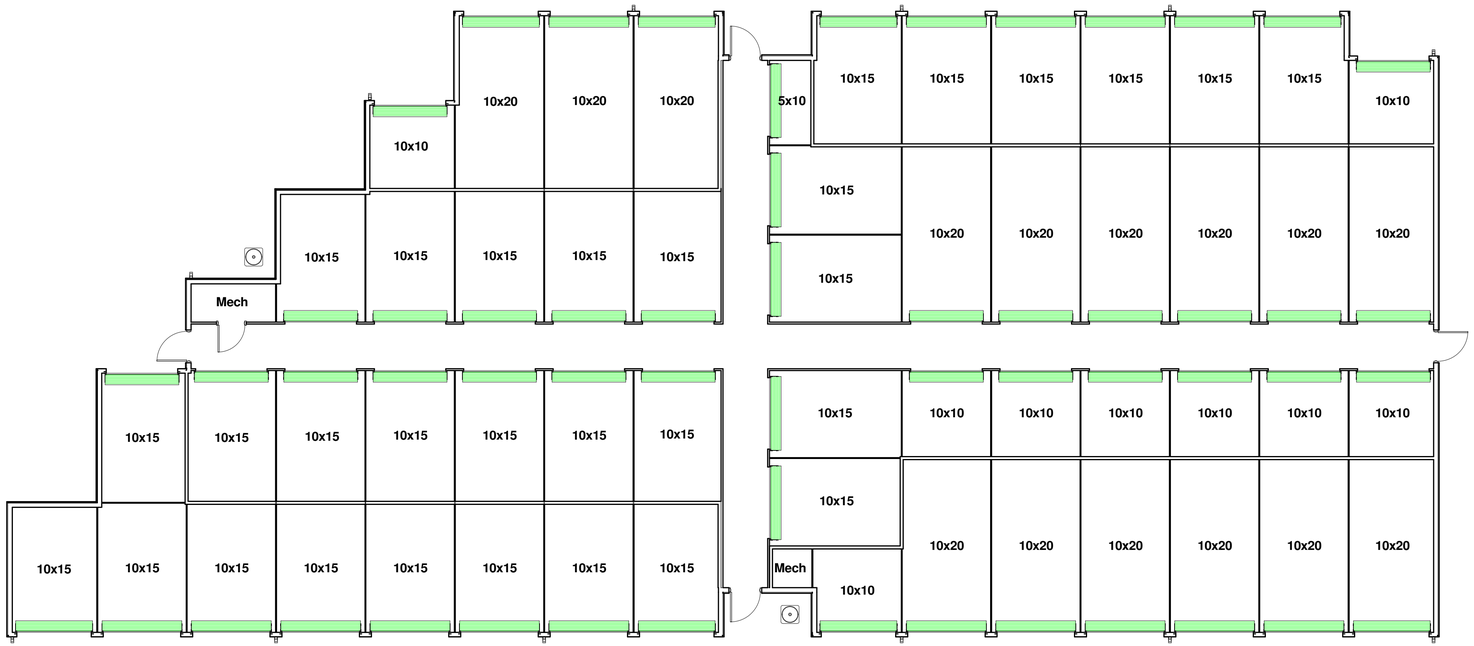
Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage
Rockwall, TX

Engineer
Engineer
Address
PE No

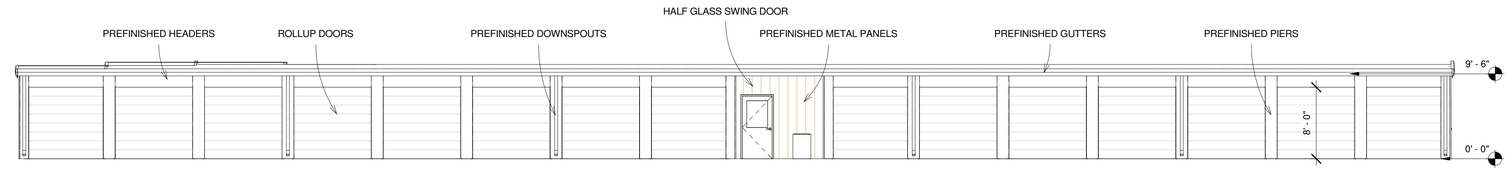
SSI Project Number	Project Number
Date	8/6/2019 1:09:53 PM
Designed By	SSI
Drawn By	AH
Checked By	CC

S104
Building 4

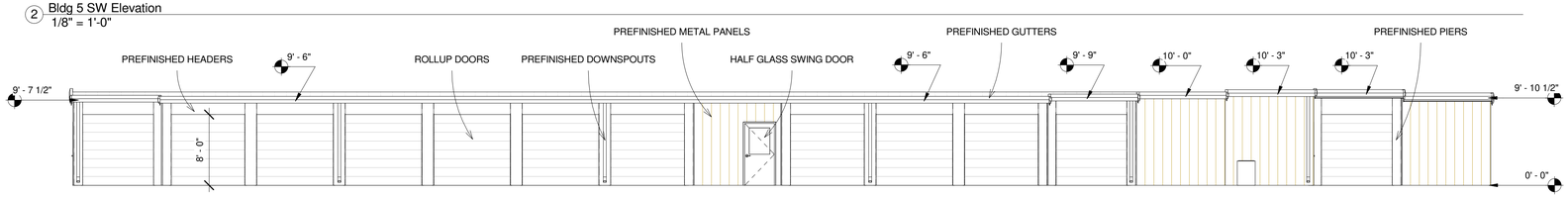


1 Unit Mix - Bldg 5
1/8" = 1'-0"

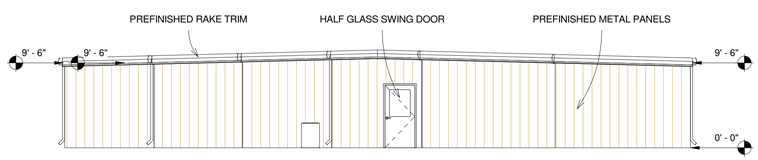
Unit Mix Schedule - Bldg 5				
Count	Name	Rent As	%	Occupancy
1	5x10	50	2%	CC
6	10x10	600	11%	CC
15	10x15	2250	27%	CC
6	10x20	1200	11%	CC
3	10x10	300	5%	NC
15	10x15	2250	27%	NC
9	10x20	1800	16%	NC
55		8450	100%	



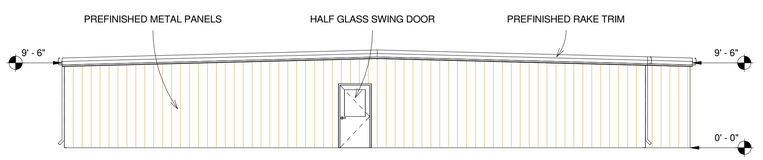
2 Bldg 5 SW Elevation
1/8" = 1'-0"



3 Bldg 5 NE Elevation
1/8" = 1'-0"



4 Bldg 5 NW Elevation
1/8" = 1'-0"



5 Bldg 5 SE Elevation
1/8" = 1'-0"

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Villa Rica, Ga 30180
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TOLL FREE: 877-456-1602
FAX: 770-456-1662
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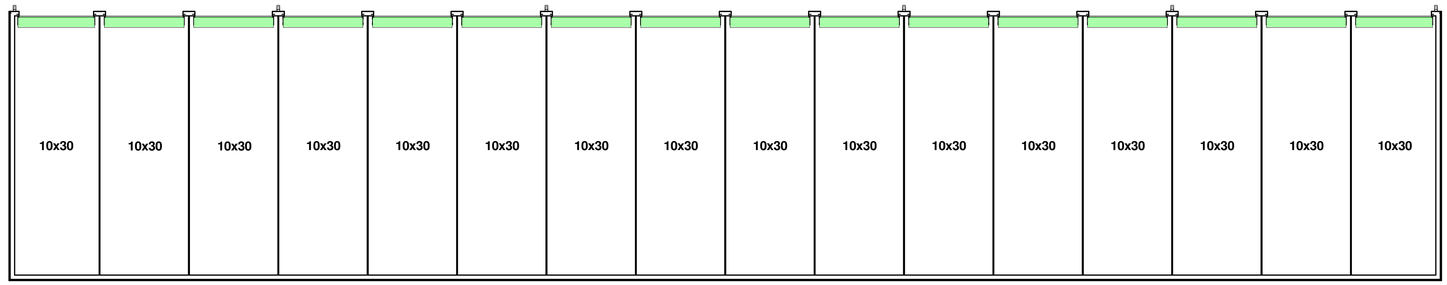
Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage
Rockwall, TX

Engineer
Engineer
Address
PE No

SSI Project Number	Project Number
Date	8/6/2019 1:09:55 PM
Designed By	SSI
Drawn By	AH
Checked By	CC

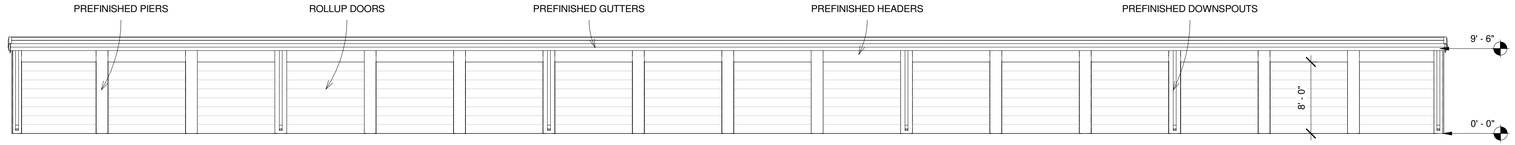
S105
Building 5



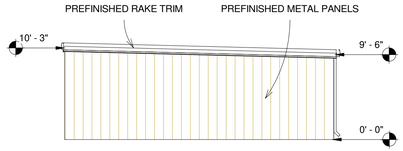
1 Unit Mix - Bldg 6
1/8" = 1'-0"



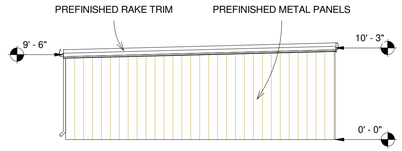
2 Bldg 6 SW Elevation
1/8" = 1'-0"



3 Bldg 6 NE Elevation
1/8" = 1'-0"



4 Bldg 6 SE Elevation
1/8" = 1'-0"



5 Bldg 6 NW Elevation
1/8" = 1'-0"

Unit Mix Schedule - Bldg 6				
Count	Name	Rent As	%	Occupancy
16	10x30	4800	100%	NC
16		4800	100%	

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3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
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Revision Schedule

Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage

Rockwall, TX

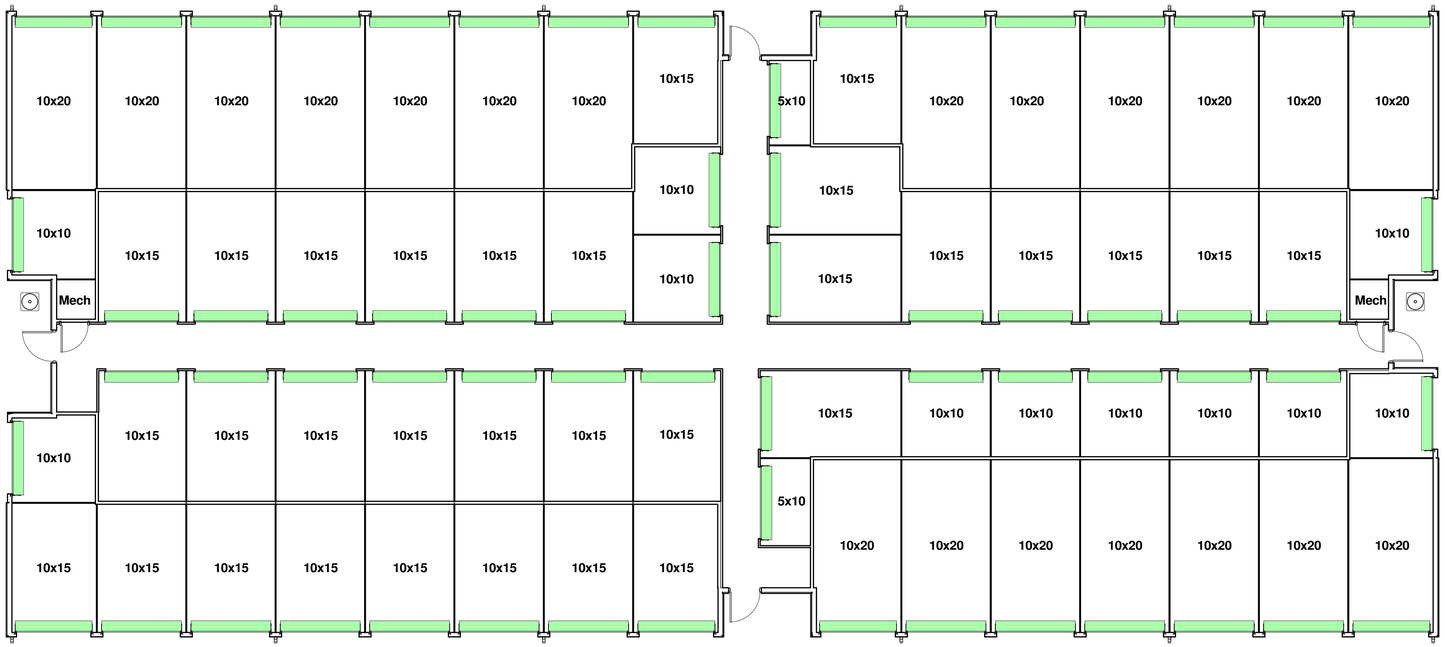
Engineer

Engineer
Address
PE No

SSI Project Number	Project Number
Date	8/6/2019 1:09:56 PM
Designed By	SSI
Drawn By	AH
Checked By	CC

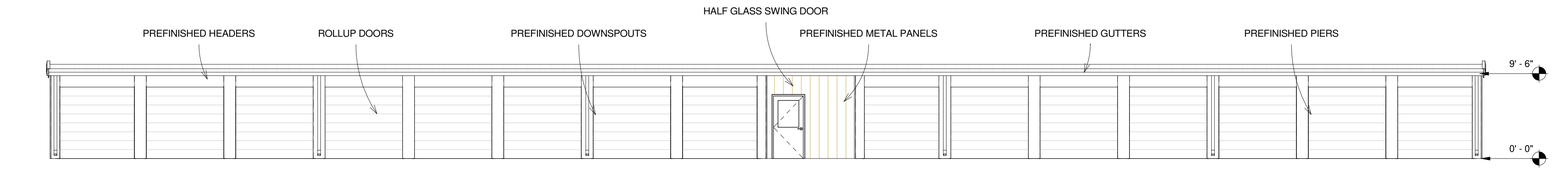
S106

Building 6

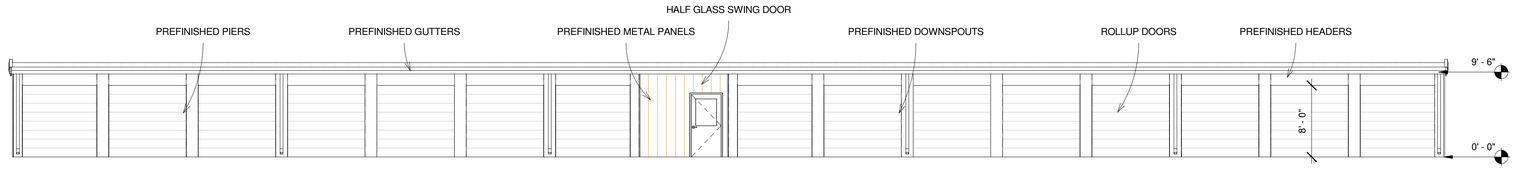


1 Unit Mix - Bldg 7
1/8" = 1'-0"

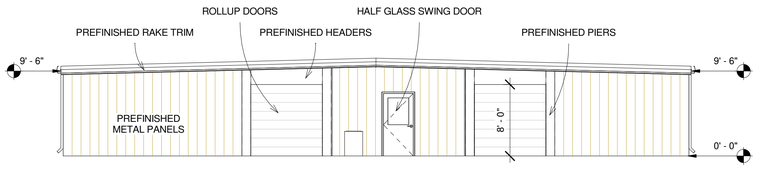
Unit Mix Schedule - Bldg 7				
Count	Name	Rent As	%	Occupancy
2	5x10	100	3%	CC
7	10x10	700	11%	CC
21	10x15	3150	33%	CC
4	10x10	400	6%	NC
10	10x15	1500	16%	NC
20	10x20	4000	31%	NC
64		9850	100%	



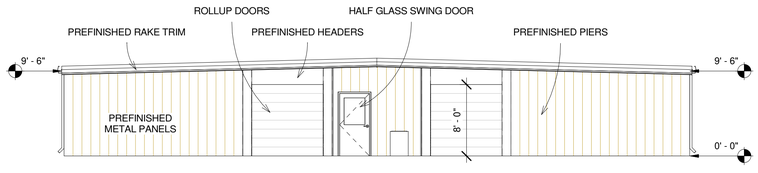
2 Bldg 7 SW Elevation
1/8" = 1'-0"



3 Bldg 7 NE Elevation
1/8" = 1'-0"



4 Bldg 7 NW Elevation
1/8" = 1'-0"



5 Bldg 7 SE Elevation
1/8" = 1'-0"

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Villa Rica, Ga 30180
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TOLL FREE: 877-456-1602
FAX: 770-456-1662
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Revision Schedule

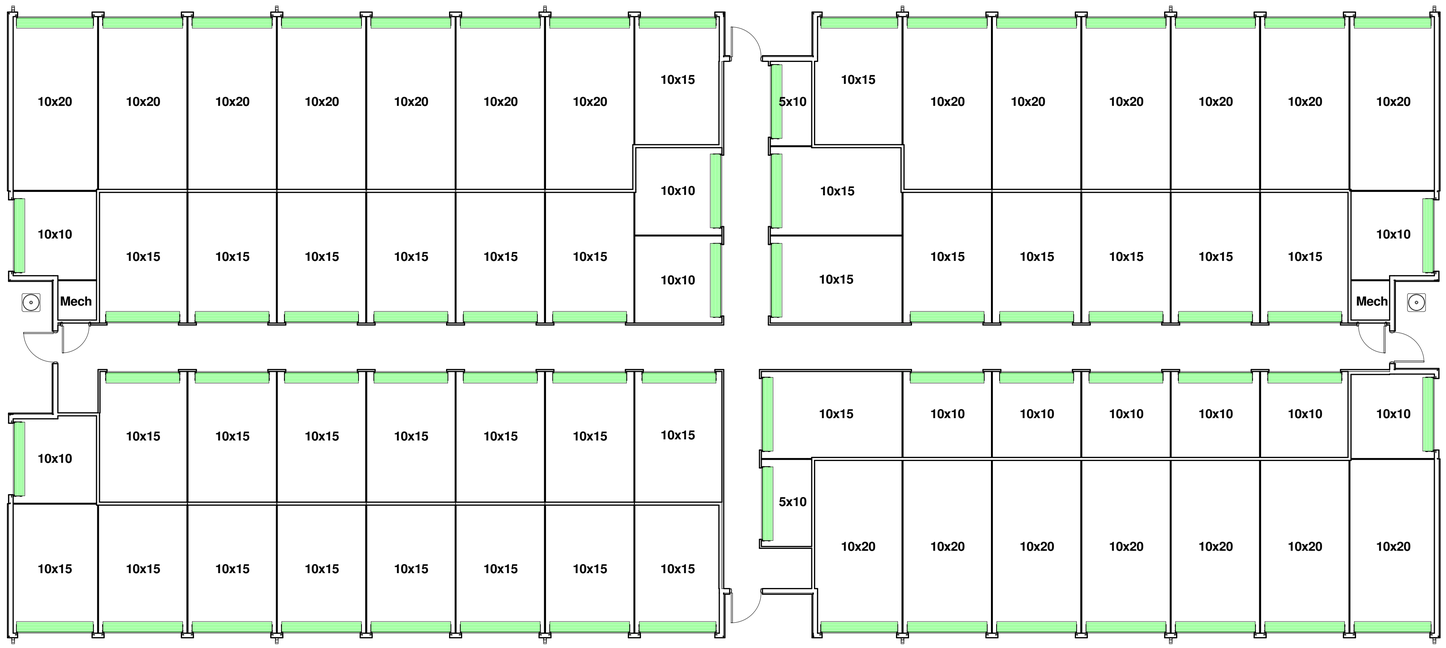
Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage
Rockwall, TX

Engineer
Engineer
Address
PE No

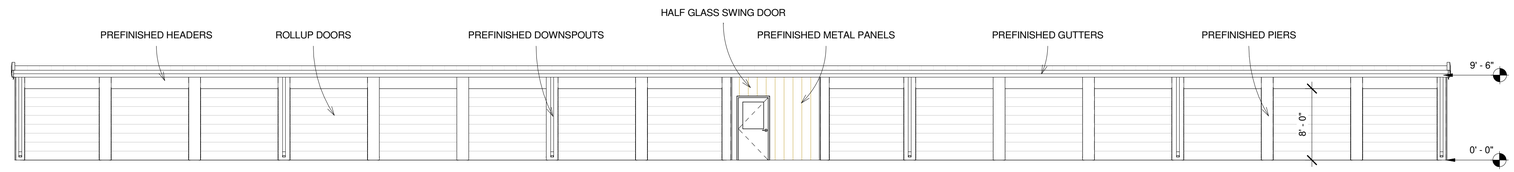
SSI Project Number	Project Number
Date	8/6/2019 1:09:58 PM
Designed By	SSI
Drawn By	AH
Checked By	CC

S107
Building 7

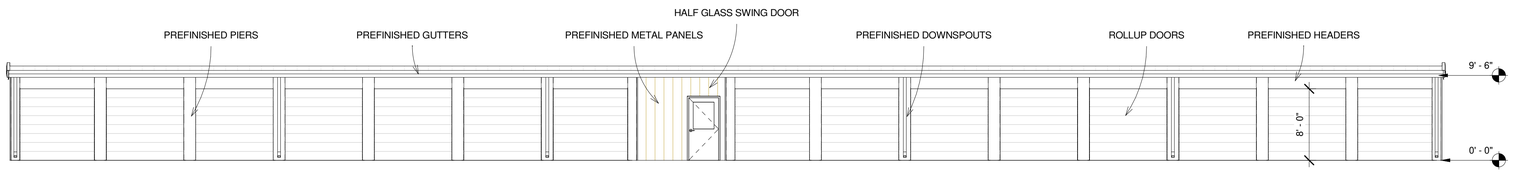


Unit Mix Schedule - Bldg 8				
Count	Name	Rent As	%	Occupancy
2	5x10	100	3%	CC
7	10x10	700	11%	CC
21	10x15	3150	33%	CC
4	10x10	400	6%	NC
10	10x15	1500	16%	NC
20	10x20	4000	31%	NC
64		9850	100%	

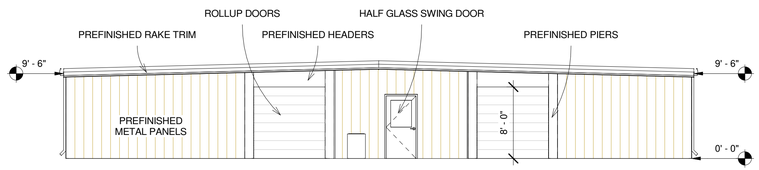
1 Unit Mix - Bldg 8
1/8" = 1'-0"



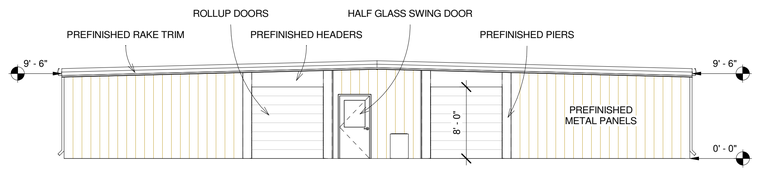
2 Bldg 8 SW Elevation
1/8" = 1'-0"



3 Bldg 8 NE Elevation
1/8" = 1'-0"



4 Bldg 8 NW Elevation
1/8" = 1'-0"



5 Bldg 8 SE Elevation
1/8" = 1'-0"

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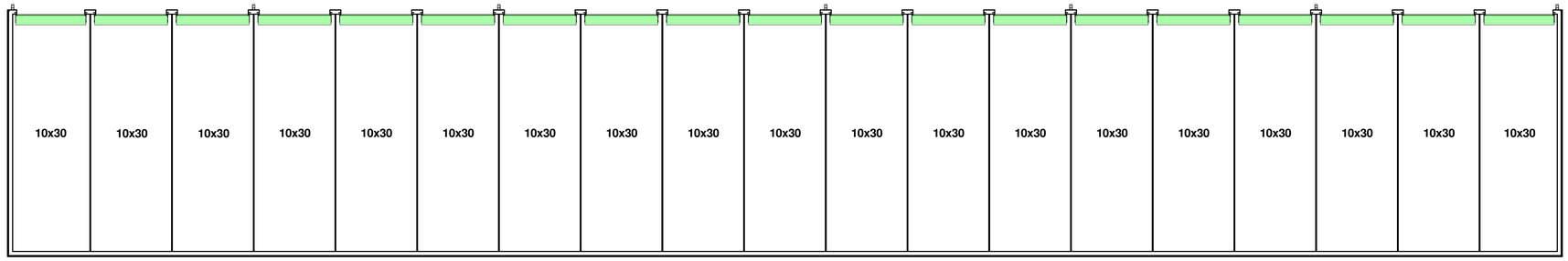
Horizon Road Self Storage
Rockwall, TX

Engineer
Engineer
Address
PE No

SSI Project Number	Project Number
Date	8/6/2019 1:10:00 PM
Designed By	SSI
Drawn By	AH
Checked By	CC

S108

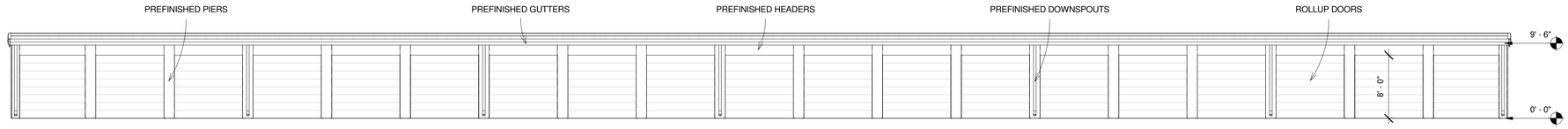
Building 8



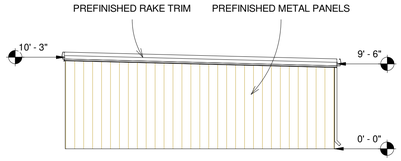
1 Unit Mix - Bldg 9
1/8" = 1'-0"



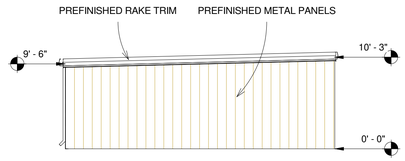
2 Bldg 9 SW Elevation
1/8" = 1'-0"



3 Bldg 9 NE Elevation
1/8" = 1'-0"



4 Bldg 9 SE Elevation
1/8" = 1'-0"



5 Bldg 9 NW Elevation
1/8" = 1'-0"

Unit Mix Schedule - Bldg 9				
Count	Name	Rent As	%	Occupancy
19	10x30	5700	100%	NC
19		5700	100%	

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Horizon Road Self Storage

Rockwall, TX

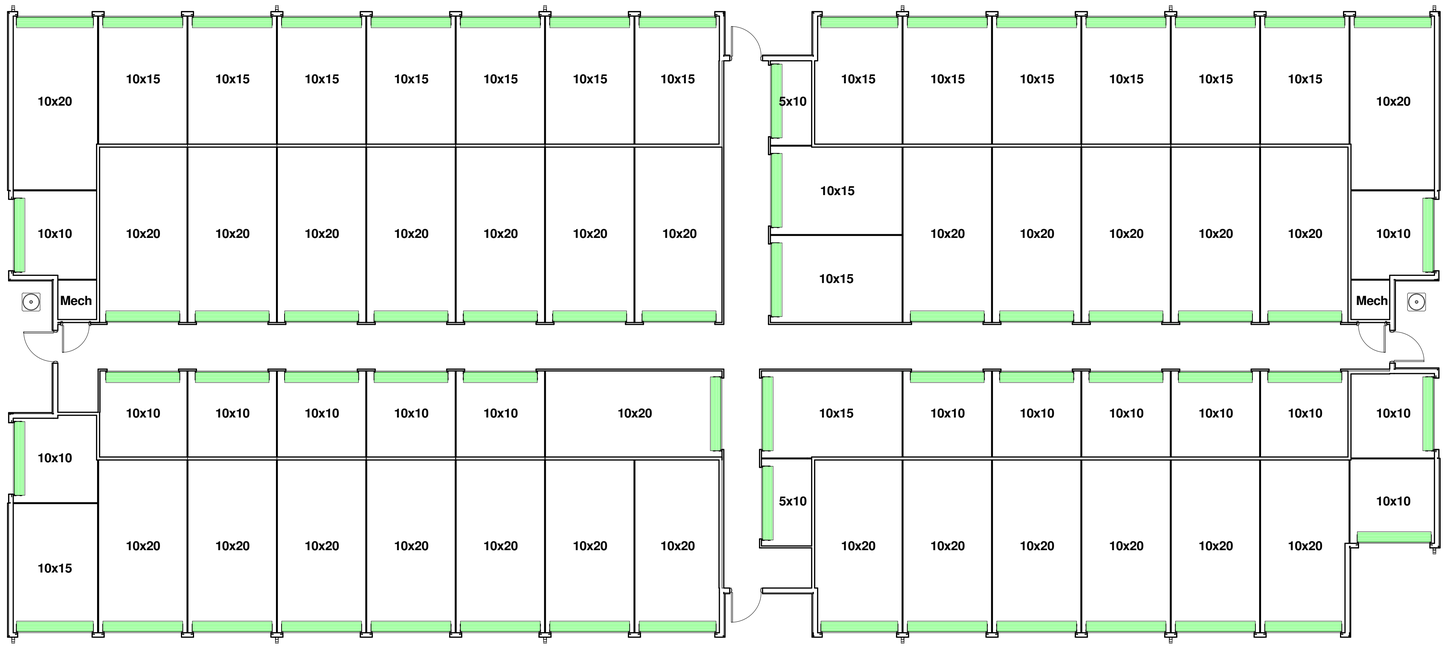
Engineer

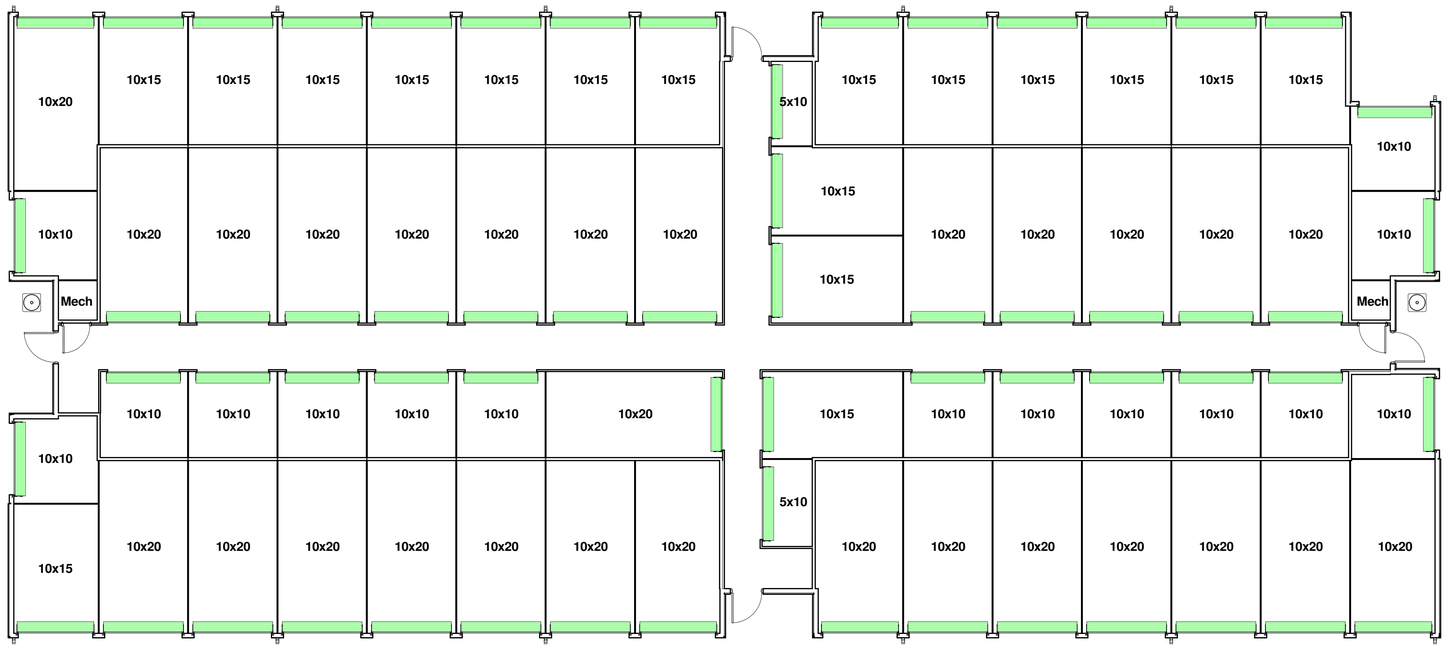
Engineer
Address
PE No

SSI Project Number	Project Number
Date	8/6/2019 1:10:00 PM
Designed By	SSI
Drawn By	AH
Checked By	CC

S109

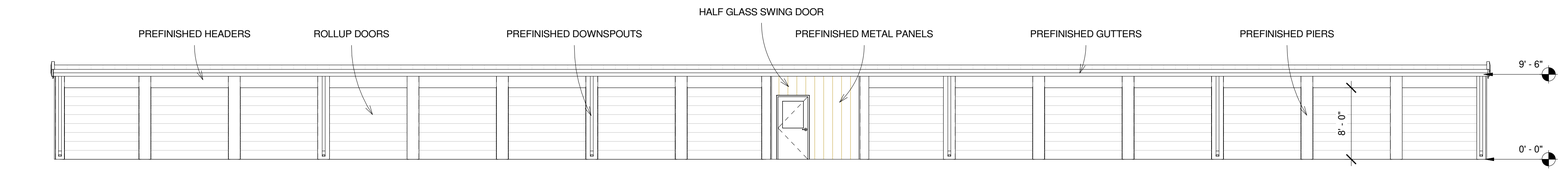
Building 9


10x20
10x15
10x15
10x15
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10x10
10x20
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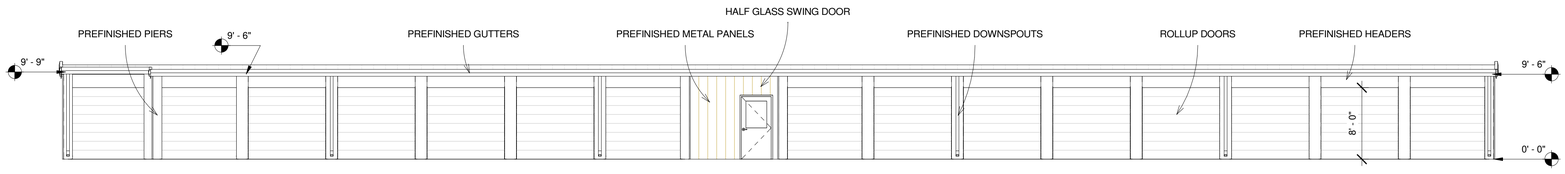


1 Unit Mix - Bldg 11
1/8" = 1'-0"

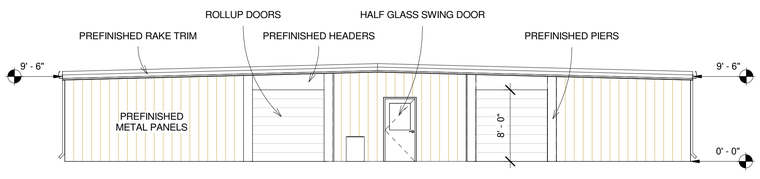
Unit Mix Schedule - Bldg 11				
Count	Name	Rent As	%	Occupancy
2	5x10	100	3%	CC
10	10x10	1000	16%	CC
3	10x15	450	5%	CC
13	10x20	2600	21%	CC
5	10x10	500	8%	NC
14	10x15	2100	23%	NC
15	10x20	3000	24%	NC
62		9750	100%	



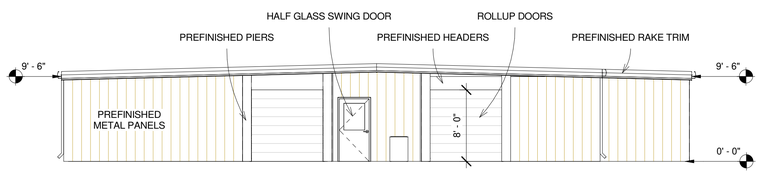
2 Bldg 11 SW Elevation
1/8" = 1'-0"



3 Bldg 11 NE Elevation
1/8" = 1'-0"



4 Bldg 11 NW Elevation
1/8" = 1'-0"



5 Bldg 11 SE Elevation
1/8" = 1'-0"

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D:\Alan Hocutt Drafting\1936 Horizon Road Self Storage, Rockwall, TX\08-06-19 Horizon Road Self Storage; Rockwall, TX.rvt

STORAGE STRUCTURES
3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

www.storagestructuresinc.com

Revision Schedule			
Revision Number	Revision Date	Revision Description	Issued by

Horizon Road Self Storage

Rockwall, TX

Engineer

Engineer
Address
PE No

SSI Project Number	Project Number
Date	8/6/2019 1:10:01 PM
Designed By	SSI
Drawn By	AH
Checked By	CC

S111

Building 11

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

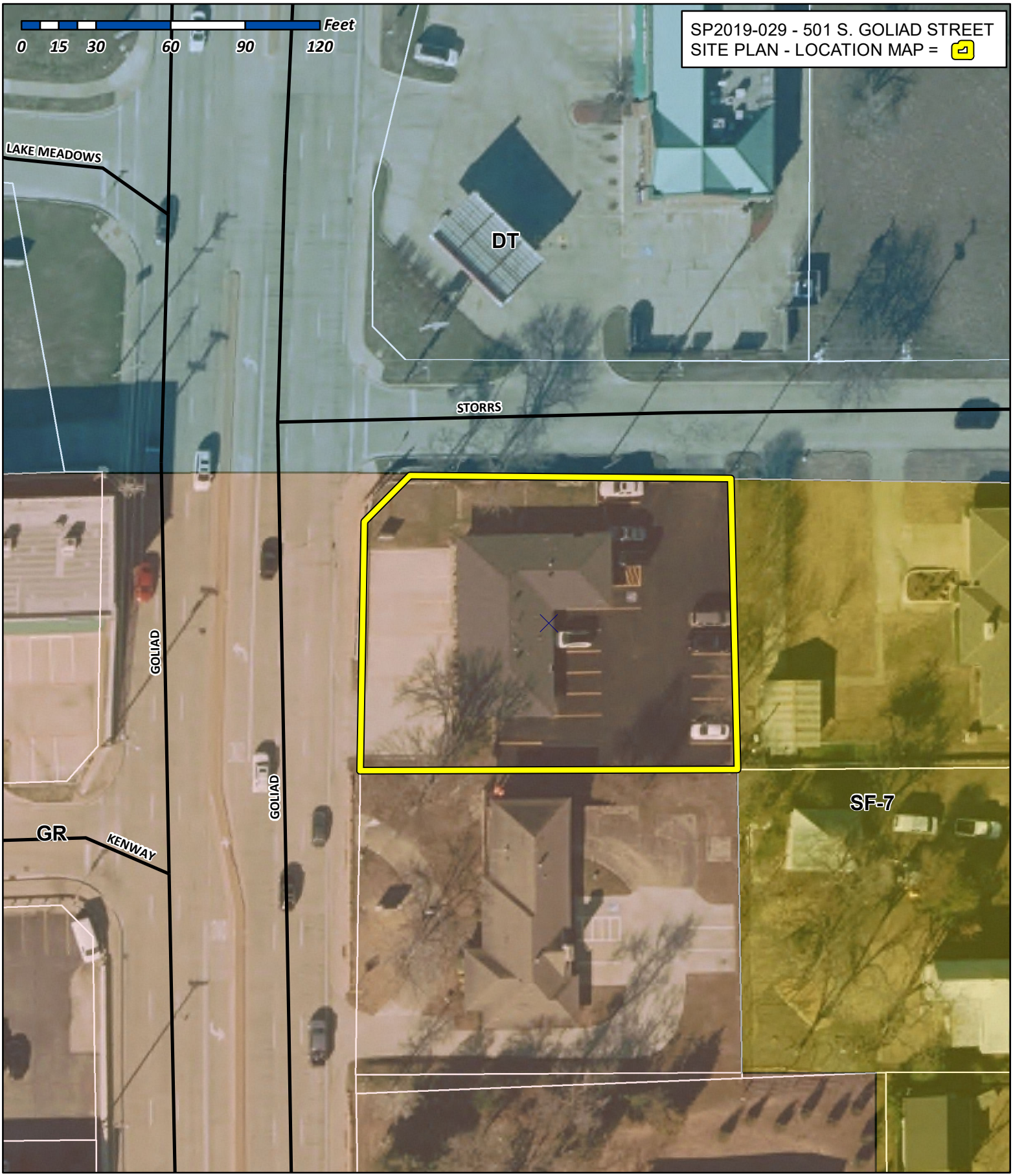
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Michael Bausch
DATE:	August 13, 2019
SUBJECT:	SP2019-029; *Site Plan for Jour Salon & Spa Expansion*

On July 12, 2019, the applicant -- *Michael Bausch of Michael Bausch Architects* -- submitted an application requesting approval of a site plan for the purpose of expanding an existing personal service business [*i.e. Jour Salon & Spa*]. The subject property is zoned General Retail (GR) District and is addressed as 501 S. Goliad Street. The proposed 736 SF expansion will be located on the northern portion of the structure, which is visible from the right-of-way (*i.e. Storrs Street & S. Goliad Street*). This will require a recommendation from the Architectural Review Board (ARB) forwarded to the Planning and Zoning Commission. Additionally, the applicant requires approval by the Planning and Zoning Commission for exceptions to the Unified Development Code (UDC) for increasing the amount of cementitious material on the structure and exceeding the cementitious material requirements by one (1) percent on the rear façade.

According to the Rockwall Central Appraisal District (RCAD) records, the existing structure is 2,712 SF and was constructed in 1990. The proposed expansion will increase the total square footage of the existing structure to 3,448 SF (*i.e. an increase of 736 SF*). The exterior of the building consists primarily of brick on all four (4) sides with a non-cementitious lap siding cladding the rear façade. The applicant is proposing to match the appearance of the existing structure using the same colors and similar materials. Based on the applicant's scope of work the facility is required to meet the standards for materials as stipulated in the Unified Development Code (UDC). This means that the lap siding is required to be a cementitious material not in excess of 50% of any exterior facade. The applicant has indicated to staff that the construction of the addition will use a cementitious lap siding; however, due to the location of the proposed addition it is difficult for them to reduce the amount of cementitious lap siding on the rear due to the established aesthetic of the building. On July 30, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the building elevations and exception by a vote of 6-1 with Board Member Mitchell dissenting. Additionally, the ARB's motion included a condition requiring the applicant provide a plan view indicating the "jog" between the new tower element and the existing structure. The purpose of this is to indicate whether or not the addition would be flush with the existing façade. The applicant's building elevations provide the requested plan view and show conformance to the ARB's request.

Exceptions to the material and building articulation requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission upon recommendation from the Architectural Review Board (ARB). Exceptions to the Unified Development Code (UDC) are discretionary to the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions staff will be available at the *August 13, 2019* meeting.



City of Rockwall

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

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City of Rockwall

Project Plan Review History

Revision 1 Comments Highlighted

Project Number	SP2019-029	**Owner**	MCCORD, SHANNON	**Applied**	7/12/2019	LM
Project Name	501 S. Goliad Street	**Applicant**	MICHAEL BAUSCH	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	P&Z HEARING			**Status**	7/26/2019	DG

Site Address	**City, State Zip**	**Zoning**
501 S GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CARABAJAL	C	117	C	3140-0117-000C-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/12/2019	7/19/2019	7/15/2019	3	APPROVED	
ENGINEERING	Sarah Hager	7/12/2019	7/19/2019	7/25/2019	13	COMMENTS	
(7/25/2019 1:57 PM SH) - Need to have detention for the additional impervious area. - No walls are allowed in detention without a City Council variance. - Need to plat/replat - Show ex. water & sewer ties on Goliad & Storrs. Need to show ex. fire hydrant show ex. sewer as well.							
ENGINEERING	Sarah Hager	8/8/2019	8/9/2019	8/9/2019	1	APPROVED	See comments
-Proposed drainage area OK as indicated on site plan; however, remove drainage calculations from site plan. These will be reviewed during the civil engineering submittal process.							
FIRE	Ariana Hargrove	7/12/2019	7/19/2019	7/18/2019	6	COMMENTS	
(7/18/2019 4:36 PM AA) Fire hydrant coverage is required for the new construction. Existing fire hydrants to be considered for the use shall be indicated on the plans.							
FIRE	Ariana Hargrove	8/8/2019	8/9/2019	8/9/2019	1	APPROVED	
GIS	Lance Singleton	7/12/2019	7/19/2019	7/16/2019	4	APPROVED	
PLANNING	David Gonzales	7/12/2019	7/19/2019	7/23/2019	11	COMMENTS	See comments

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

Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan for an addition to an existing General Personal Service business (i.e. Jour Salon and Spa) on a 4.211-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

PLANNING AND ZONING 1ST ROUND STAFF COMMENTS (07.23.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday August 6, 2019. Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans, and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2019-029" at the lower right corner of each plan.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. To allow for allow for not meeting the minimum 20% stone requirement for all facades.
2. To allow for not meeting the horizontal articulation standards
3. To allow for the rear elevation to exceed 50% cementitious lap siding (? need exterior materials calculations for determination?).

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

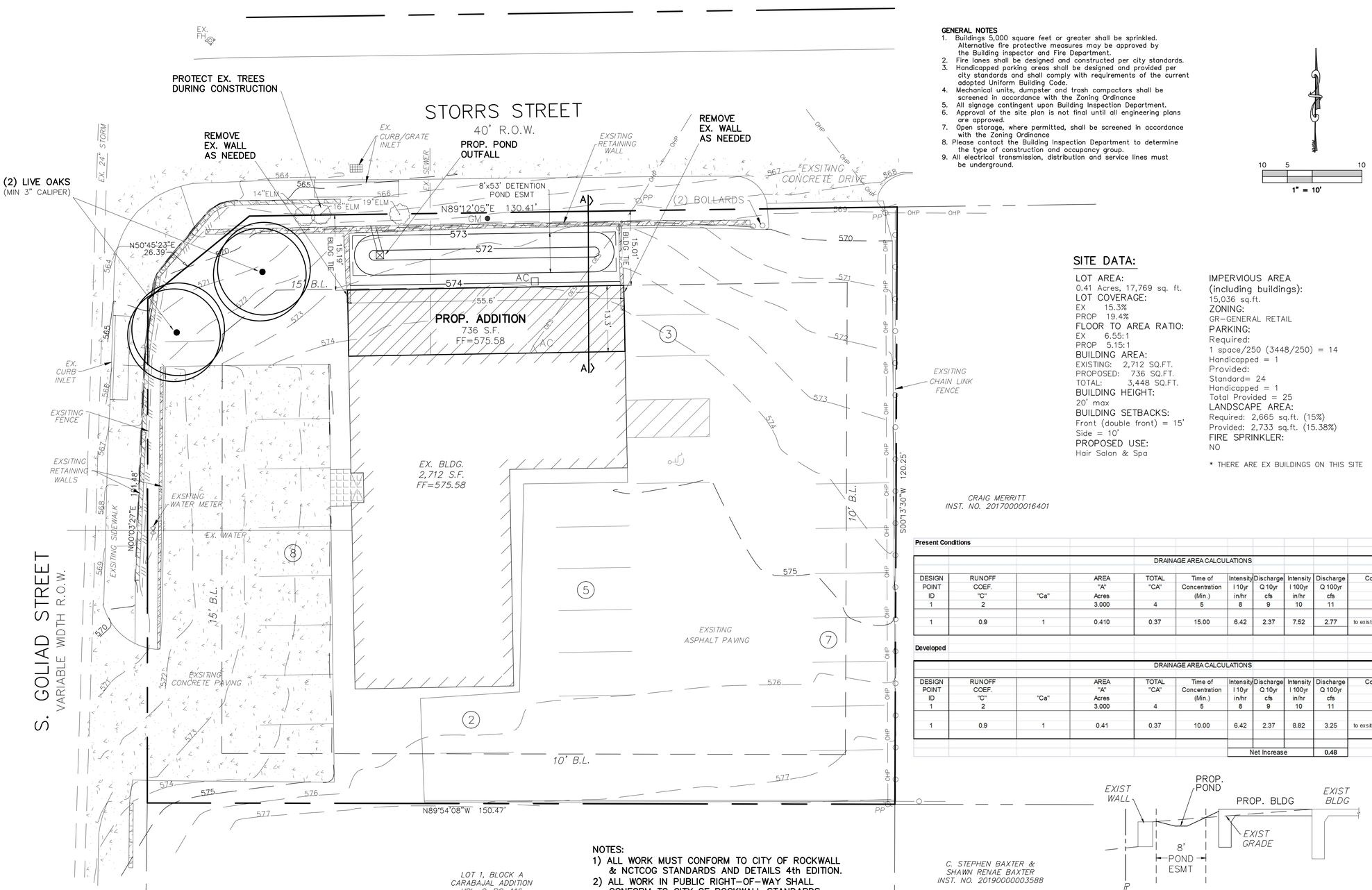
Site Plan:
1. Provide a minimum of one (1), three (3)-inch canopy tree for each 50-ft linear feet of frontage (i.e. two trees minimum).
2. Correct Site Data Table as follows:
a. Front setback = 15-feet (this is a double frontage lot).
b. Side setback = 10-feet
c. Zoning - General Retail (GR) DistrictBuilding Elevations:
1. See all exception being requested based on sumbittal at top of report.
2. Requires a recommendation from the Architectural Review Board(ARB) to the Planning and Zoning Commission for approval.
3. Provide exterior material calculations (i.e. brick, stone, lap siding).
4. What is the existing lap siding material? What materials are being used for the lap siding? A cementitious fiber board is required for all lap siding being used.
5. A minimum 20% stone is required on all building facades.

** The following are scheduled meeting dates that you and/oryour representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board - July 30, 2019 (5:00 p.m.) [ARB to provide comments]

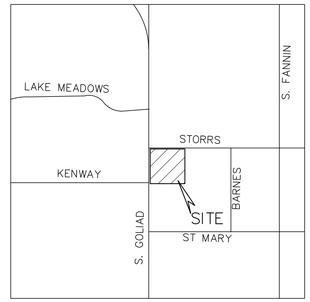
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Work Session: July 30, 2019 (6:00p.m.) [Applicant to present/discuss project] Architectural Review Board- August 13, 2019 (5:00 p.m.) [ARB to provide recommendation] Planning - Action: August 13, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]							
PLANNING	David Gonzales	8/8/2019	8/9/2019	8/8/2019		COMMENTS	See comments
1. Requries approval by the Planning and Zoning Commission. 2. Remove drainage calcs from site plan. This information is not to be on the site plan and is only reviewed/approved during the civil engineering submittal process.							
Police Department	David Gonzales	7/22/2019	7/29/2019	7/22/2019		COMMENTS	See comments
(7/22/2019 10:48 AM DG) Comments provided by Captain Ed Fowler - Rockwall Police Department. SP2019-029 501 South Goliad Street Considerations for New Construction Component: • Placing shrubs that provide area denial capability (e.g. thorns) and are natural to the area under windows on the left side (North) and window on the far left window on the front side (West) of the building. • Alarms: Glass break sensors on all windows, door alarms and alarm on safe room and safe if applicable. Interior motion sensors for alarm system. • Ground wash lighting placed along the exterior of the building for aesthetics and lighting on all sides of the building to eliminate shadows, hiding spots and to illuminate exterior windows (potential entry points). In addition, exterior lights placed on the eves at the center of building could be moved to the ends of the building. This along with the ground wash lighting would provide appropriate lighting coverage. Lighting should comply with City of Rockwall Code. • Parking lot lighting should be considered if clients/employees will be working late. • Window Tint/Laminate • Tree and bush standards appear to be within specifications. • Install cameras on corners and interior of building along with all doors being equipped with alarms, the interior equipped with proximity alarms and glass break sensors on the windows. • Consider a panic alarm system for employees who may be working late and/or are alone at the business. Disclaimer: No CPTED recommendations can positively ensure or guarantee a crime-free environment.							



GENERAL NOTES

1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

10 5 10
1" = 10'



LOCATION MAP
(NOT TO SCALE)

SITE DATA:

LOT AREA:
0.41 Acres, 17,769 sq. ft.
LOT COVERAGE:
EX 15.3%
PROP 19.4%
FLOOR TO AREA RATIO:
EX 6.55:1
PROP 5.15:1
BUILDING AREA:
EXISTING: 2,712 SQ.FT.
PROPOSED: 736 SQ.FT.
TOTAL: 3,448 SQ.FT.
BUILDING HEIGHT:
20' max
BUILDING SETBACKS:
Front (double front) = 15'
Side = 10'
PROPOSED USE:
Hair Salon & Spa

IMPERVIOUS AREA (including buildings):
15,036 sq.ft.
ZONING:
GR-GENERAL RETAIL
PARKING:
Required:
1 space/250 (3448/250) = 14
Handicapped = 1
Provided:
Standard= 24
Handicapped = 1
Total Provided = 25
LANDSCAPE AREA:
Required: 2,665 sq.ft. (15%)
Provided: 2,733 sq.ft. (15.38%)
FIRE SPRINKLER:
NO

* THERE ARE EX BUILDINGS ON THIS SITE

LEGEND

———	= PROPERTY LINE
EX. W	= EX. WATER LINE
EX. SS	= EX. SANITARY SEWER LINE
S	= EX. SS MANHOLE
WV	= EX. WATER VALVE
PP	= EX. POWER POLE
	= EX. TELEPHONE BOX
	= EX. STORM MANHOLE
FH	= EX. FIRE HYDRANT
	= PROPOSED FIRE HYDRANT
EXIST. or EX.	= EXISTING
ESMNT.	= EASEMENT
LS	= LANDSCAPE
BC	= BACK OF CURB
B–B	= BACK OF CURB TO BACK OF CURB

Present Conditions

DRAINAGE AREA CALCULATIONS

DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity I 10yr in/hr	Discharge Q 10yr cfs	Intensity I 100yr in/hr	Discharge Q 100yr cfs	Comments
1	2		3.000	4	5	8	9	10	11	12
1	0.9	1	0.410	0.37	15.00	6.42	2.37	7.52	2.77	to existing storm inlets

Developed

DRAINAGE AREA CALCULATIONS

DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity I 10yr in/hr	Discharge Q 10yr cfs	Intensity I 100yr in/hr	Discharge Q 100yr cfs	Comments
1	2		3.000	4	5	8	9	10	11	12
1	0.9	1	0.41	0.37	10.00	6.42	2.37	8.82	3.25	to existing storm inlets
								Net Increase	0.48	

SECTION A–A
NOT TO SCALE

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **CBG SURVEYING TEXAS, INC.** OF **DALLAS, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

STATE OF TEXAS
GERALD E. MONK
64563
REGISTERED PROFESSIONAL ENGINEER
8.6.19

PROJECT #: SP2019-029

SITE PLAN

THE JOUR SALON & SPA ADDITION

501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner
SHANNON RIDDEL
972 979-0866
Shannon@littletipsyboutique.com

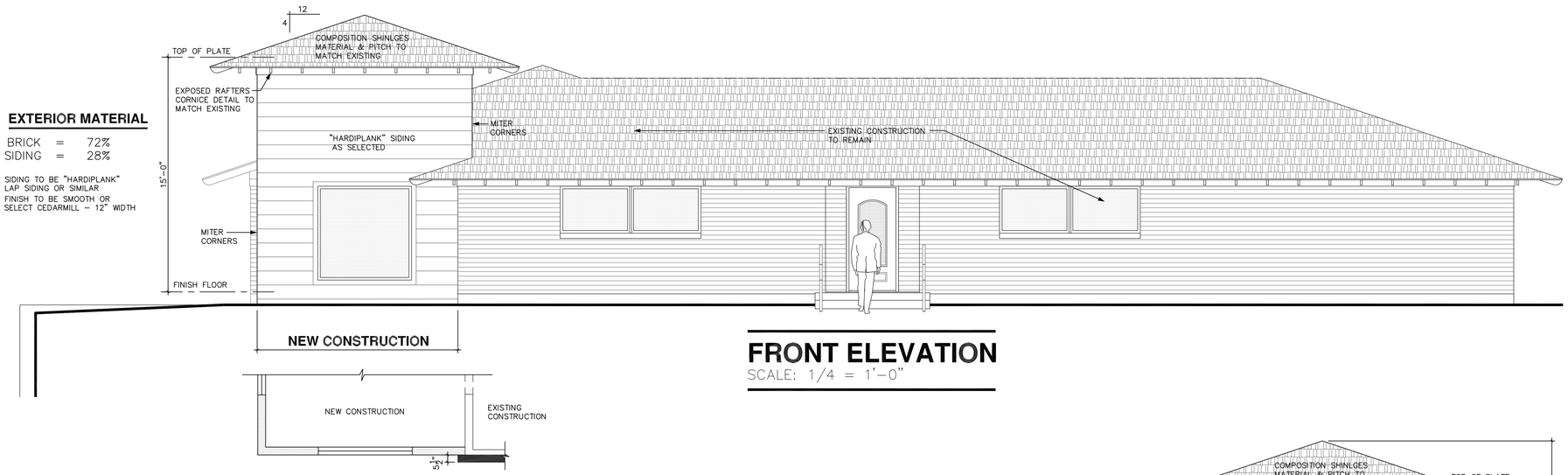
prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2019-09 REG. NO.: F-2567

date:	scale:	sheet:
8/6/19	1"=10'	C101



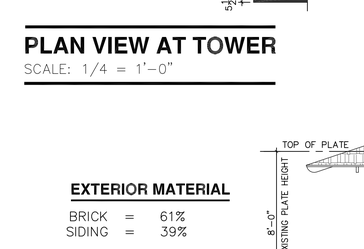
EXTERIOR MATERIAL

BRICK = 72%
SIDING = 28%

SIDING TO BE "HARDIPLANK" LAP SIDING OR SIMILAR
FINISH TO BE SMOOTH OR SELECT CEDARMILL - 12" WIDTH

FRONT ELEVATION

SCALE: 1/4 = 1'-0"

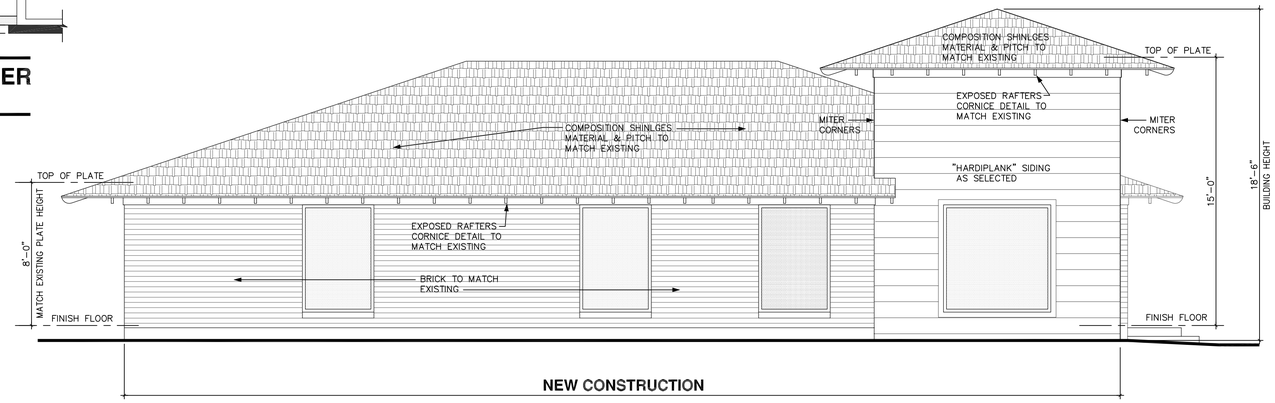


PLAN VIEW AT TOWER

SCALE: 1/4 = 1'-0"

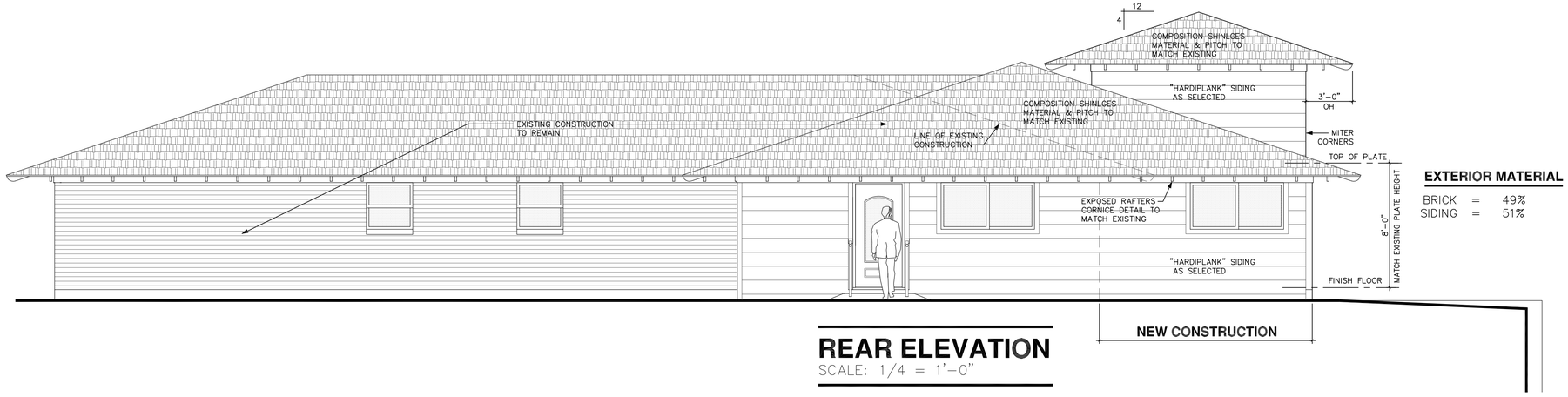
EXTERIOR MATERIAL

BRICK = 61%
SIDING = 39%



SIDE ELEVATION

SCALE: 1/4 = 1'-0"



REAR ELEVATION

SCALE: 1/4 = 1'-0"

EXTERIOR MATERIAL

BRICK = 49%
SIDING = 51%

MICHAEL BAUSCH
ARCHITECTS

4318 ROSSER SQUARE
DALLAS, TEXAS 75244

214.395.7688

AN ADDITION & RENOVATIONS TO THE JOUR SALON & SPA

501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087

LOT C, BLOCK 117
CARABAJAL ADDITION TRACT C
CABINET G, SLIDE 116

CASE #: SP2019-029

BUILDING ELEVATIONS

THE JOUR SALON & SPA ADDITION

501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner
SHANNON RIDDEL
972 979-0866
Shannon@littletipsyboutique.com

prepared by

MICHAEL BAUSCH ARCHITECT
4318 Rosser Square, Dallas, Texas 75244
214.395-7688

date:	scale:	sheet:
8/6/19	1/4"=1'-0"	A101

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 27, 2019
6:00 P.M.

CALL TO ORDER

OPEN FORUM

CONSENT AGENDA

1. Approval of Minutes for the *July 30, 2019* Planning and Zoning Commission meeting.

2. **P2019-032** **(Korey)**
   Consider a request by Jay and Terri Bedford of A. J. Bedford Group, Inc. on behalf of Raymond Jowers for the approval of a replat for Lot 8, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land identified as Lot 7, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

3. **P2019-034** **(David)**
   Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a replat for Lots 29-33, Block A, Whisper Rock Addition being a 1.177-acre tract of land currently identified as Lots 1-5, Block A, Whisper Rock Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive, and take any action necessary.

4. **P2019-036** **(David)**
   Consider a request by Price Pointer of TCB Construction Group, LLC for the approval of a replat for Lot 1, Block A, TCB Addition being a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 505 N. Goliad Street, and take any action necessary.

5. **SP2019-034** **(Korey)**
   Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a site plan for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

APPOINTMENTS

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

ACTION ITEMS

7. Hold an election to elect a Chairman and Vice-Chairman for the Planning and Zoning Commission.

DISCUSSION ITEMS

8. **Z2019-017** **(Korey)**
   Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

9. **Z2019-018** (Ryan)
Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-1114, and take any action necessary.

10. **Z2019-019** (Korey)
Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

11. **Z2019-020** (David)
Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary.

12. **P2019-017** (Korey)
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

13. **P2019-031** (David)
Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

14. **P2019-033** (Korey)
Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.

15. **P2019-035** (David)
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Adam Buczek of Stone Creek Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

16. **SP2019-030** (David)
Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

17. **SP2019-031** **(Korey)**
    Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City or Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and take any action necessary.

18. **SP2019-033** **(Ryan)**
    Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

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

- ✓ P2019-029: Preliminary Plat for the Northgate Subdivision [*Approved*]
- ✓ P2019-026: Master Plat for the Northgate Subdivision [*Approved*]
- ✓ Z2019-015: SUP for a Minor Automotive Facility [*Approved*]
- ✓ Z2019-016: Legislative Update Text Amendment (*1st Reading*) [*Approved*]

ADJOURNMENT

20. Capital Improvements Advisory Committee Meeting (CIAC) [*6:30 PM*]

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 23rd day of August 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 27, 2019
5:00 PM

CALL TO ORDER

OPEN FORUM

CONSENT AGENDA

1. **SP2019-032** **(David)**
   Discuss and consider a request by Janet Reid of Greenberg Farrow on behalf of Caitlin Kincaid of Texas Roadhouse Holdings, LLC for the approval of an amended site plan for a restaurant [*Texas Roadhouse*] on a 2.07-acre portion of a larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, IH-30 Overlay (IH-30 OV) District, generally located east of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

ACTION ITEMS

2. **SP2019-030** **(David)**
   Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

3. **SP2019-031** **(Korey)**
   Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City or Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and take any action necessary.

4. **SP2019-033** **(Ryan)**
   Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

ADJOURNMENT

The City of Rockwall Architecture Review Board (ARB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 23rd day of August 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 30, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Tracey Logan, John Womble, and Annie Fishman. Absent from the meeting was Chairman Johnny Lyons. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, and Civil Engineer Sarah Hager.

II. OPEN FORUM

Vice-Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Vice-Chairman Chodun closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the June 25, 2019 Planning and Zoning Commission meeting.

2. P2019-023
Consider a request by Rick Bates of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall High School Addition being a 35.295-acre parcel of land currently identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

3. P2019-028
Consider a request by Matthew Gardner of Halff Associates on behalf of Carolina Molina of Alvaplast US (*SPR Packaging*) for the approval of a replat for a 43.0139-acre tract of land identified as Lot 1, Block 1, Indalloy Addition; Tract 31 of the R. Ballard Survey, Abstract No. 29; and Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

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

IV. APPOINTMENTS

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

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

Vice-Chairman Chodun advised the Commission that agenda item #7 would be moved to the end of the agenda and agenda items #9, #10, and #11 would be discussed together.

V. DISCUSSION ITEMS

5. Z2019-014
Hold a public hearing to discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less than 2,000 SF, with a Drive-Through or Drive-In* on a 0.50-acre portion of a larger 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas,

zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Jake Fears
2201 E. Lamar Blvd. #200
Arlington, TX

Mr. Fears came forward and provided information regarding to the request. He shared that the SUP is to allow for a restaurant that will be approximately 500 square feet for a coffee kiosk. He indicated he was available for questions.

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

6. Z2019-015
Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing *Minor Auto Repair Garage* on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [*FM-3097*], and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Greg Wallis
1520 IH-30
Rockwall, TX

Mr. Wallis came forward and provided details pertaining to the case. They are proposing what will be a Kwik Kar Oil Change. He indicated he was available for questions.

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

Vice-Chairman Chodun advised the Commission that agenda items #8, #9 and #11 would be discussed together.

7. Z2019-016
Hold a public hearing to discuss and consider approval of a text amendment to various sections of the Unified Development Code [*Ordinance No. 04-38*] and Article IX, *Fences*, of Chapter 10, *Building and Building Regulations,* of the Municipal Code of Ordinances for the purpose of updating the codes to conform to changes made by the 86th Legislative Session, and take any action necessary.

Planning Director, Ryan Miller, provided details pertaining to the request. He explained that during the 86th Legislative Session several planning and zoning related bills were approved by the legislature that have major impacts to the City's codes. These bills could affect how the community grows and develops in the future. In order to amend the City's ordinances to address the new laws prior to their effective dates of September 1, 2019, City staff prepared the attached memorandum- which provides a synopsis and list of potential impacts of each of the major bills for the City Council's review, and held a work session with the City Council on July 15, 2019 to discuss possible steps that could be taken to continue to ensure that the City require the highest quality development possible. Through this work session staff was directed to make several changes to the Unified Development Code and Municipal Code of Ordinances including: (1) Changes to Article IV, Permissible Uses, of the UDC to require a Specific Use Permit for residential infill development in established subdivisions. (2) Changes to the landscape standards contained in Article VIII, Landscape Standards, of the UDC to increase the screening requirements. (3)Changes to Article V, District Development Standards, of the UDC to [1] increase the residential anti-monotony requirements, [2] remove all residential, commercial and industrial building

material requirements from the general standards, [3] change the variance/exception approval requirements, and [4] change the residential accessory building/structure requirements to require a Specific Use Permit. (4) Changes to Article X, Planned Development Regulations, of the UDC to remove material requirements.

Mr. Miller further noted that in making these changes staff has found several other sections of the code that require changes or adjustments as a result of the above amendments. Staff has also taken this opportunity to start to clean up other language in the code, clarify certain sections, and make the changes that were referenced in the OURHometown 2040 Comprehensive Plan. In addition to making the changes required by the 86th Legislature, the City Council also directed staff to make changes to the fence standards and move them from the Municipal Code of Ordinances to the UDC. Staff has incorporated this direction into the proposed amendment. Due to the magnitude of the required changes, staff is still in the process of preparing these amendments and will bring a full list of changes along with a draft ordinance to the Planning and Zoning Commission at the next scheduled meeting on August 12, 2019.

Mr. Miller indicated he was available for questions.

Vice-Chairman Chodun asked for questions from the Commission.

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

8. P2019-029

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [*FM-3549*] and Clem Road, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Ryan Joyce
1189 Waters Edge Drive
Rockwall, TX

Mr. Joyce came forward and provided details pertaining to the three agenda items. He shared that zoning for the property was recently approved and they are now bringing forward the preliminary plat, master plat and site plan which was a condition of approval. The single phase development will consist of 40 lots and falls within the FM-3549 Overlay District and are conforms to the 30 foot landscape buffer requirement. He further noted that staff has provided them with comments and they will work with staff in addressing those. He indicated he was available for questions.

Commissioner Womble asked if there were any deviations from the original plan that was approved. Mr. Joyce indicated there were not.

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

9. P2019-030

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [*FM-3549*] and Clem Road, and take any action necessary.

Agenda item was discussed with agenda item # 8.

10. SP2019-027

Discuss and consider a request by Russell Phillips of Horizon Road Self Storage, LLC for the approval of a site plan for a *Mini-Warehouse* facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward.

Russell Phillips
521 Lorraine Way
Heath, TX

Mr. Phillips came forward and provided information pertaining to the case. He indicated he was available for questions.

Vice- Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

11. SP2019-028

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [*FM-3549*] and Clem Road, and take any action necessary.

Agenda item was discussed with agenda item # 8.

12. SP2019-029

Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan for an addition to an existing *General Personal Service* business (*i.e. Jour Salon and Spa*) on a 4.211-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward.

Michael Bausch
4318 Rosser Square
Dallas, TX

Mr. Bausch came forward and provided information pertaining to the request. They are proposing an addition to an existing structure to expand the current business. He indicated he was available for questions.

Vice-Chairman Chodun asked if the addition materials and paint will match the existing building. Mr. Bausch indicated that it would. Commissioner Fishman asked if with the additional space would additional parking be required. Planning Manager, David Gonzales, indicated that currently the site is over parked and therefor would not need to increase the parking.

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

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

- ✓ P2019-011: Final Plat for Lot 1, Block A, Devoll Place Addition [*Approved*]
- ✓ P2019-026: Preliminary Plat for Lots 1-5, Block A, Park Station Addition [*Approved*]
- ✓ MIS2019-012: Alternative Tree Mitigation for Townplace Suites [*Approved*]
- ✓ SP2019-014: Variance for Retail Shopping Center and House of Worship [*Approved*]

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

VI. ADJOURNMENT

Vice-Chairman Chodun adjourned the meeting at 6:32 p.m.

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

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

14. Capital Improvements Advisory Committee Meeting (CIAC) [*6:30 PM*]

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 27, 2019
APPLICANTS:	Jay and Terri Bedford; *A. J. Bedford Group, Inc.*
CASE NUMBER:	P2019-032; *Lot 8, Block A, Bodin Industrial Addition*

SUMMARY

Consider a request by Jay and Terri Bedford of A. J. Bedford Group, Inc. on behalf of Raymond Jowers for the approval of a replat for Lot 8, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land identified as Lot 7, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

PLAT INFORMATION

The applicant is requesting to replat one (1) lot (*i.e. Lot 8, Block A, Bodin Industrial Addition*) for the purpose of abandoning a portion of an existing fire lane, public access, and detention easement. The subject property was annexed in 1980 [*Ordinance No. 80-09*], is zoned Light Industrial (LI) District, and is addressed as 2040 Kristy Lane.

☑ On September 26, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-026*] for an industrial building on the subject property. On October 2, 2017, the City Council approved variances to the articulation requirements for the approved site plan. On May 7, 2018, the City Council approved a replat [*Case No. P2018-009*] for the subject property.

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

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

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 8, Block A, Bodin Industrial District,* staff would propose the following conditions of approval:

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

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall

Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2019-032	**Owner**	HAWN HOLDINGS LC	**Applied**	8/16/2019 LM
Project Name	Lot 8, Block A, Bodin Industrial Tract	**Applicant**	A.J. BEDFORD GROUP, INC.	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
2040 KRISTY LN	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BODIN INDUSTRIAL	7	A	7	3130-000A-0007-A1-0R	

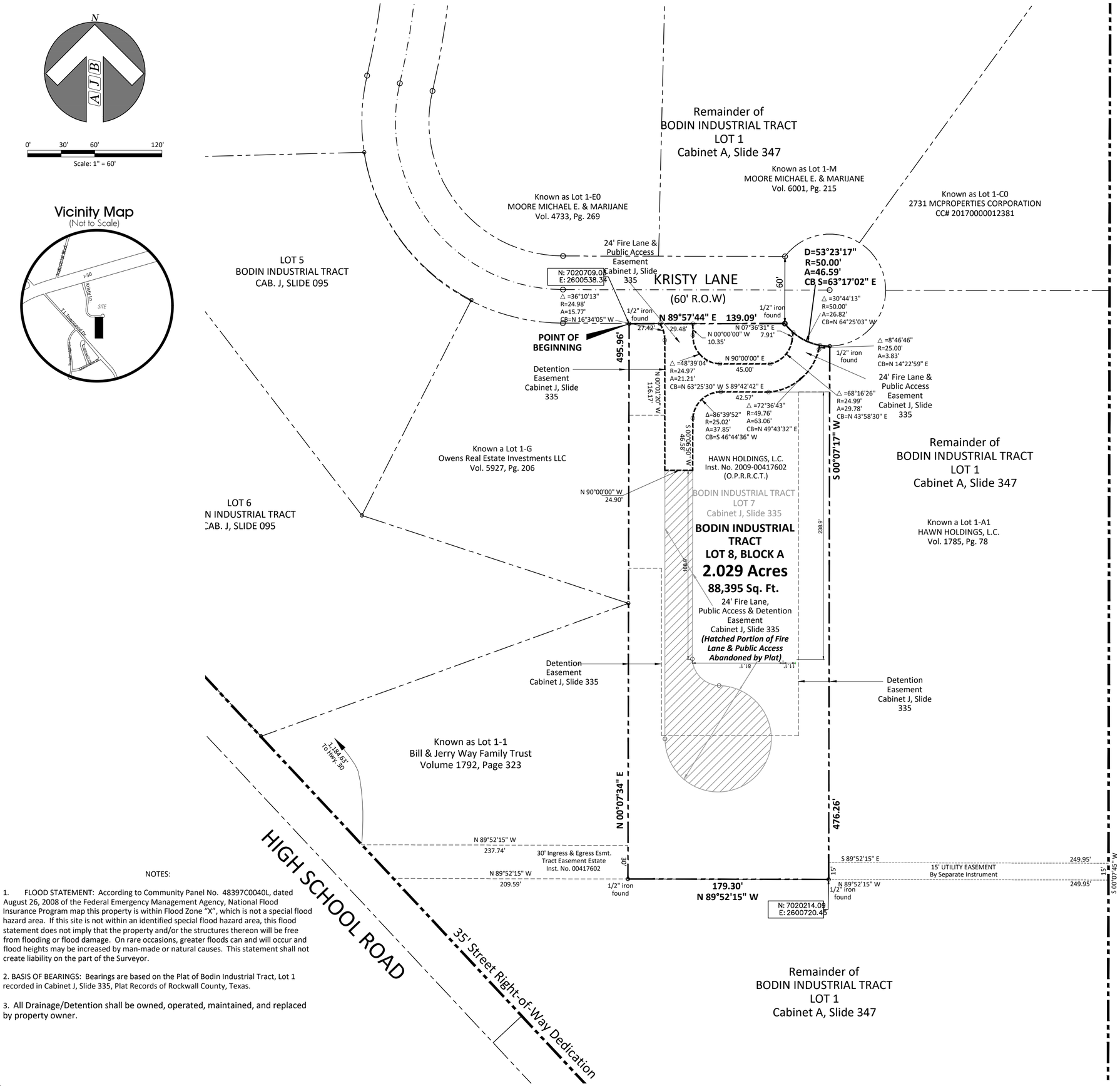
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/16/2019	8/23/2019	8/20/2019	4	APPROVED	
ENGINEERING	JEREMY WHITE	8/16/2019	8/23/2019	8/22/2019	6	APPROVED	
FIRE	Kevin Clark	8/16/2019	8/23/2019	8/22/2019	6	APPROVED	
GIS	Lance Singleton	8/16/2019	8/23/2019	8/22/2019	6	APPROVED	
PLANNING	Korey Brooks	8/16/2019	8/23/2019	8/22/2019	6	COMMENTS	



City of Rockwall

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

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



NOTES:

1. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

2. BASIS OF BEARINGS: Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet J, Slide 335, Plat Records of Rockwall County, Texas.

3. All Drainage/Detention shall be owned, operated, maintained, and replaced by property owner.

BODIN INDUSTRIAL TRACT
LOT 8, BLOCK A
2.029 ACRES

BEING A REPLAT OF LOT 7, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET J, SLIDE 335
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C.
PO BOX 1688
ROCKWALL, TEXAS 75087

Engineer: ERIC L. DAVIS ENGINEERING, INC.
120 EAST MAIN STREET
FORNEY, TEXAS 75126

Scale:	1" = 60'	Checked By:	A.J. Bedford
Date:	July 9, 2019	P.C.:	Cryer/Spradling
Technician:	Spradling	File:	BODIN INDUSTRIAL LOT 7 REPLAT
Drawn By:	Bedford	Job. No.	636-001
		GF No.	

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

Sheet: 1 Of: 2

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

Case No. P_____

N:\ALL FILES\OWERS REAL ESTATE\OWERS PROPERTY\2019 PLATTING\BODIN INDUSTRIAL LOT 7 REPLAT 2019-08-08.dwg, 2019 REPLAT, 8/15/2019 11:48:35 AM

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS HAWN HOLDING, L.C. are the owners of a **2.029 acre** tract of land situated in the N.M. Ballard Survey, Abstract No. A-24 and being all of **LOT 7** of **BODIN INDUSTRIAL TRACT** according to the plat recorded in Cabinet J, Slide 335 of the Plat Records of Rockwall County Texas and being all of Tract 1 (Fee Parcel) conveyed to Hawn Holdings, L.C. according to the deed recorded in Document 2009-00417602 of the Official Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the northwest corner of said 2.029 acre tract of land and being located in the south line of Kristy Lane (60' wide);

THENCE along the south line of said Kristy Lane, **NORTH 89°57'44" EAST** a distance of **139.09** feet to a ½ inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet and a chord bearing of South 63°17'02" East;

THENCE continuing with the south line of said Kristy Lane with said non-tangent curve to the left through a central angle of **53°23'17"** for and arc length of **46.59** feet to a ½ inch iron rod found for the northeast corner of said 2.029 acre tract of land;

THENCE departing the south line of said Kristy Lane, **SOUTH 00°07'17" WEST** a distance of **476.26** feet to a ½ inch iron rod found for the southeast corner of said 2.029 acre tract of land;

THENCE NORTH 89°52'15" WEST a distance of **179.30** feet to a ½ inch iron rod found for the southwest corner of said 2.029 acre tract of land;

THENCE NORTH 00°07'34" EAST a distance of **495.96** feet to the **POINT OF BEGINNING;**

CONTAINING within these metes and bounds **2.029 acres** or 88,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

_____
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOTES:

1. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

2. BASIS OF BEARINGS: Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet J, Slide 335, Plat Records of Rockwall County, Texas.

3. All Drainage/Detention shall be owned, operated, maintained, and replaced by property owner.

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

We, HAWN HOLDINGS, L.C.., the undersigned owner of the land shown on this plat, and designated herein as the BODIN INDUSTRIAL TRACT subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the BODIN INDUSTRIAL TRACT subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

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

4. The developer and subdivision engineer shall bear total responsibility for maintenance, repair, and replacement of the detention/drainage and storm drain improvements.

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

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

7. The property owner is responsible for the maintenance, repair, and replacement of the drainage and detention systems and easements.

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

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

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

HAWN HOLDING, L.C.

_____
Name: Raymond Jowers
Title: V.P.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Raymond Jowers, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019

_____
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

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

WITNESS OUR HANDS, this _____ day of _____, 2019.

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

BODIN INDUSTRIAL TRACT
LOT 8, BLOCK A
2.029 ACRES

BEING A REPLAT OF LOT 7, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET J, SLIDE 335
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
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Owner: HAWN HOLDINGS, L.C.
PO BOX 1688
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Engineer: ERIC L. DAVIS ENGINEERING, INC.
120 EAST MAIN STREET
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Scale:	1" = 60'
Date:	July 9, 2019
Technician:	Spradling
Drawn By:	Bedford
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	BODIN INDUSTRIAL LOT 7 REPLAT
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Sheet: 2 Of: 2

AJ Bedford Group, Inc.
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TBPLS REG#10118200

Case No. P_____

N:\ALL FILES\JOWERS REAL ESTATE\JOWERS PROPERTY\2019 PLATTING\BODIN INDUSTRIAL LOT 7 REPLAT 2019-08-08.dwg, 2019 REPLAT, 8/15/2019 11:49:13 AM

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 27, 2019
APPLICANT:	Matt Atkins; *Engineering Concepts*
CASE NUMBER:	P2019-034; *Lots 29-33, Block A, Whisper Rock Addition*

SUMMARY

Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a replat for Lots 29-33, Block A, Whisper Rock Addition being a 1.177-acre tract of land currently identified as Lots 1-5, Block A, Whisper Rock Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 1.177-acre tract of land [*i.e. Lot 29-33, Block A, Whisper Rock Addition*] for purpose of establishing a franchise utility easement along the north property line of the existing single family lots [*i.e. Lots. 1-5, Block A, Whisper Rock Addition*]. The *subject property* is zoned Planned Development District 47 (PD-47) and addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive.

- ☑ On June 7, 1999, the City Council approved Planned Development District 47 (PD-47) [*i.e. Ordinance No. 99-17*] to allow single-family residential land uses on the *subject property*.

- ☑ On January 16, 2018, the City Council approved a preliminary plat [*P2017-066*] for 28 single-family residential lots within Planned Development District 47 (PD-47).

- ☑ On December 17, 2018, the City Council approved the final plat [*P2018-043*].

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

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

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 29-33, Block A, Whisper Rock Addition,* staff would propose the following conditions of approval:

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

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

City of Rockwall

Project Plan Review History

Project Number	P2019-034	**Owner**		**Applied**	8/19/2019 LM
Project Name	Lots 29-33, Block A, Whisper Rock	**Applicant**	ENGINEERING CONCEPTS	**Approved**	
Type	PLAT			**Closed**	
Subtype	AMENDING			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
WHISPER ROCK DRIVE	Rockwall, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/19/2019	8/26/2019	8/20/2019	1	APPROVED	
ENGINEERING	JEREMY WHITE	8/19/2019	8/26/2019	8/21/2019	2	APPROVED	
FIRE	Kevin Clark	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
GIS	Lance Singleton	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
PLANNING	David Gonzales	8/19/2019	8/26/2019	8/20/2019	1	COMMENTS	see comments

(8/20/2019 4:38 PM DG)
P2019-034: Replat – Whisper Rock Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a replat for Lots 29-33, Block A, Whisper Rock Addition being a 1.177-acre tract of land currently identified as Lots 1-5, Block A, Whisper Rock Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive.

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2019-034) in the lower right hand corner of all pages on future submittals.

I.4 The final plat shall conform to all standards and requirements of the Planned Development District 47 (PD-47), the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 Correct Title Block to read as follows:
Final Plat
WHISPER ROCK ADDITION
Lots 29-33, Block A
Being a replat of Lots 1-5, Block A, Whisper Rock Addition,
5 Single Family Lots,
Zoned PD-47
Situated in the Edward Teal Survey, A-207
City of Rockwall, Rockwall County, Texas

I.6 Provide a label indicating Block 'A' for the five (5) lots being affected by this replat. The five (5) lots identified does not have this designation.

M.7 Provide a hatch for the 5-ft portion of the area being abandoned within the easement.

I.8 Notary certificate is not necessary when plat is stamped by surveyor.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case for compliance. Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final review by staff.

I.10 The Planning and Zoning meeting will be held on August 27, 2019. This case will be on the Consent Agenda.

I.11 The City Council meeting will be held on September 3, 2019. This case will be on the Consent Agenda.

I.12 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all

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

revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

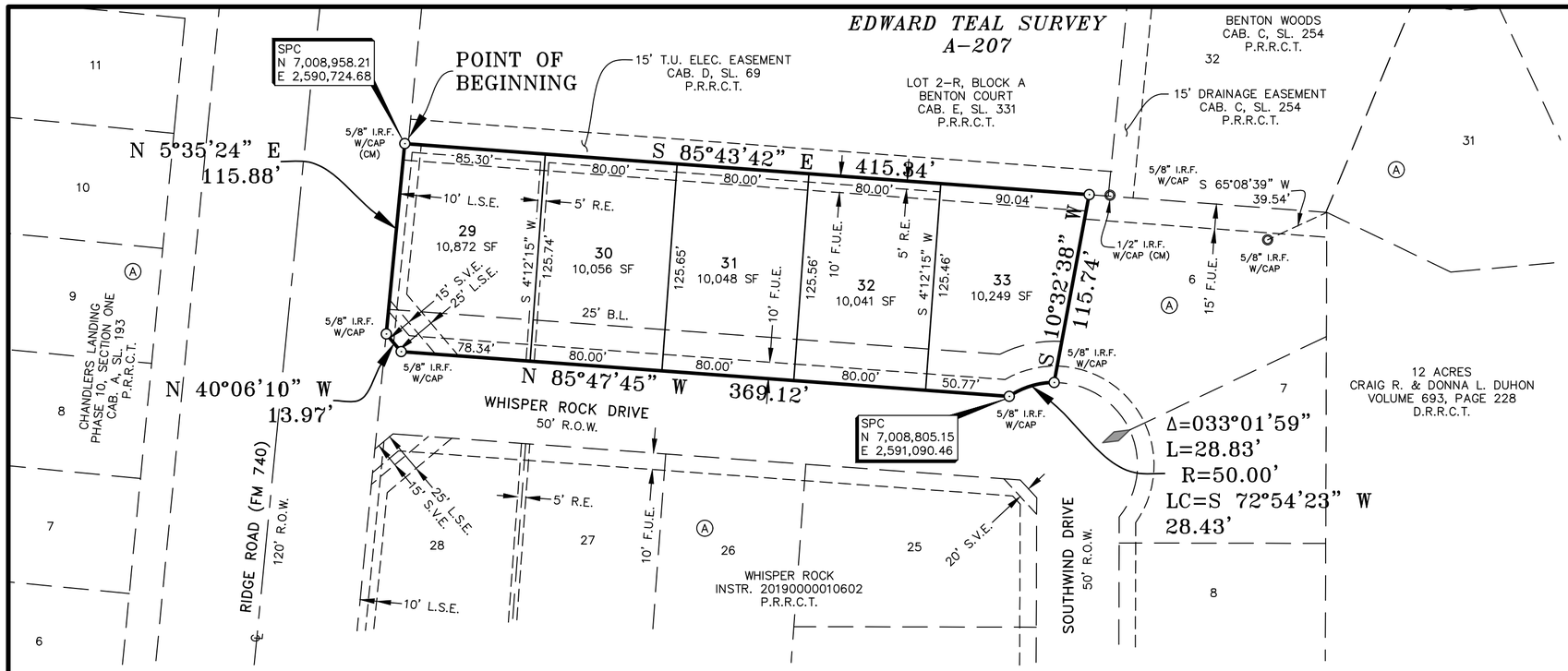
I.13 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.



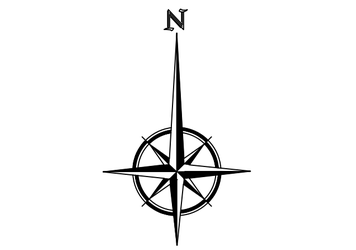
City of Rockwall

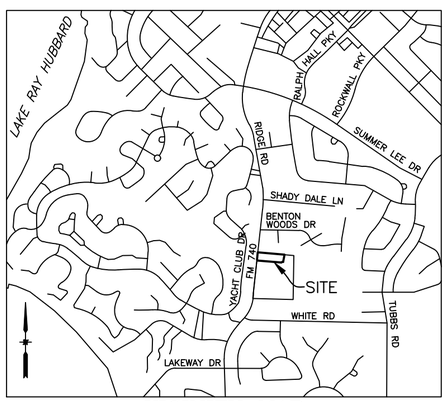
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



LEGEND	
5/8" I.R.F. W/CAP	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
B.L.	BUILDING SETBACK LINE
R.E.	RETAINING WALL EASEMENT
U.E.	UTILITY EASEMENT
F.U.E.	FRANCHISE UTILITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆	INDICATES CHANGE IN STREET NAME





VICINITY MAP
N.T.S.

Notes:

1. Bearings and grid coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0040L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
4. The retaining walls located within the Retaining Wall Easements will be owned and maintained by the property owner of the lot in which the retaining wall is located. Retaining walls may not be located on the property lines between lots. The Retaining Wall Easements are private easements to provide access for construction and maintenance of the retaining walls by the affected lot owners.
5. The Homeowners Association or Property Owner will be responsible for all maintenance of the Common Area tracts and Landscape Easements.
6. The purpose of this Amending Plat is to change the Franchise Utility Easement along the north side of Lots 29-33 from 15 feet to 10 feet.

OWNER
RRDC, LTD.
900 HEATHLAND CROSSING
HEATH, TX 75032

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 426

AMENDING PLAT

WHISPER ROCK
LOTS 29-33, BLOCK A

BEING

5 SINGLE FAMILY LOTS
ZONED: PD-47
1.177 ACRES

SITUATED IN THE

EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

REV.:
DATE: 08/15/2019 CASE: P201-___ SHEET 1 OF 2

02114\DWG\2114 Amending Plat.dwg

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RRDC, LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 1.177 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lots 1 through 5, Block A, Whisper Rock, an addition to the City of Rockwall, recorded in Instrument 20190000010602, Plat Records of Rockwall County, Texas (PRRCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8–inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the northwest corner of said Lot 1, said corner being in the east right–of–way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

THENCE South 85 degrees 43 minutes 42 seconds East, along the north line of said Lots 1 through 5, Block A and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69 (PRRCT), a distance of 415.34 feet to a 5/8–inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the northeast corner of said Lot 5;

THENCE South 10 degrees 32 minutes 38 seconds West, along the east line of said Lot 5, a distance of 115.74 feet to a 5/8–inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the beginning of a non–tangent curve to the left having a radius of 50.00 feet, whose chord bears South 72 degrees 54 minutes 23 seconds West, a distance of 28.43 feet, said corner being in the north right–of–way line of Whisper Rock Drive, a 50 ft. right–of–way;

THENCE Southwesterly, along the north line of said Whisper Rock Drive and said curve to the left, through a central angle of 33 degrees 01 minutes 59 seconds, an arc distance of 28.83 feet to a 5/8–inch iron rod with a yellow plastic cap stamped RPLS 3963 found for the end of said curve;

THENCE North 85 degrees 47 minutes 45 seconds West, continuing along the north line of said Whisper Rock Drive, a distance of 369.12 feet to a 5/8–inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner;

THENCE North 40 degrees 06 minutes 10 seconds West, continuing along the north line of said Whisper Rock Drive, a distance of 13.97 feet to a 5/8–inch iron rod with a yellow plastic cap stamped RPLS 3963 found for corner in the east line of said Ridge Road

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right –of–way line of said Ridge Road, a distance of 115.88 feet to the POINT OF BEGINNING and containing 51,266 square feet or 1.177 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

RRDC, LTD., the undersigned owner of the land shown on this plat, and designated herein as WHISPER ROCK, LOTS 29–33, BLOCK A, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. RRDC, LTD., further certifies that all other parties who have a mortgage or lien interest in the WHISPER ROCK, LOTS 29–33, BLOCK A subdivision have been notified and signed this plat. RRDC, LTD. understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. RRDC, LTD. also understands the following;

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

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

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

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

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

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

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

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

Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: RRDC, LTD.
BY: RRDC–GP, LLC, its general partner

_____
BY: Scott Lewis, Manager

FOR: _____ (LIEN HOLDER)

_____
BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Scott Lewis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____ , 2019.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____ , 2019.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2019.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Amending Platis released on 8/16/2019 for review by the City of Rockwall and other parties for comments and progression to an approved Amending Plat.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

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

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2019.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of WHISPER ROCK, LOTS 29–33, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

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

WITNESS OUR HANDS, this ____ day of _____ , 2019.

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

AMENDING PLAT

WHISPER ROCK
LOTS 29–33, BLOCK A

BEING

5 SINGLE FAMILY LOTS
ZONED: PD–47
1.177 ACRES

SITUATED IN THE

EDWARD TEAL SURVEY, A–207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RRDC, LTD.
900 HEATHLAND CROSSING
HEATH, TX 75032

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532–0636
FAX (972) 412–4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 426

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941–8400 FAX (972) 941–8401

REV.:
DATE: 08/15/2019 CASE: P201–___ SHEET 2 OF 2

02114\DWG\2114 Amending Plat.dwg

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 27, 2019
APPLICANT:	Price Pointer; *TCB Construction Group, LLC*
CASE NUMBER:	P2019-036; *Lot 1, Block A, TCB Addition*

SUMMARY

Consider a request by Price Pointer of TCB Construction Group, LLC for the approval of a replat for Lot 1, Block A, TCB Addition being a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 505 N. Goliad Street, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a replat for a 0.23-acre parcel of land [*i.e. Lot 1, Block A, TCB Addition*] for purpose of establishing public access, drainage & detention easements for the subject property. The *subject property* is zoned Planned Development District 50 (PD-50) and addressed as 505 N. Goliad Street.

☑ On August 5, 2002, the City Council approved *Ordinance No. 02-46* zoning the property *Planned Development District 50 (PD-50)* for Residential Office (RO) District land uses.

☑ On June 3, 2019, the City Council approved a Specific Use Permit [*i.e. Ordinance No. 19-22, SUP No. S-208*] allowing the *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-In* land use on the subject property.

☑ On June 20, 2019, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the purpose of converting a single-family home into a residential-office building.

☑ On June 25, 2019, the Planning and Zoning Commission approved a site plan for a restaurant less than 2,000 SF without a drive through for the subject property.

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

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

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 1, Block A, TCB Addition,* staff would propose the following conditions of approval:

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

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

City of Rockwall

Project Plan Review History

Project Number	P2019-036	**Owner**	TCB CONSTRUCTION GROUP, LLC	**Applied**	8/19/2019 LM
Project Name	Lot 1, Block A, TCB Addition	**Applicant**	TCB CONSTRUCTION GROUP, LLC	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
505 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ARTVENTURES STUDIO ADDN		20B		3050-020B-0023-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/19/2019	8/26/2019	8/20/2019	1	APPROVED	
ENGINEERING	JEREMY WHITE	8/19/2019	8/26/2019	8/21/2019	2	COMMENTS	See Comments
(8/21/2019 2:38 PM JMW) Revise Note 4 to the following: "Property Owner to maintain, repair and replace drainage & detention systems on site."							
FIRE	Kevin Clark	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
GIS	Lance Singleton	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
PLANNING	David Gonzales	8/19/2019	8/26/2019	8/20/2019	1	COMMENTS	See comments

(8/20/2019 3:16 PM DG)
P2019-036: Replat – TCB Addition – 505 N. Goliad Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a replat for Lot 1, Block A, TCB Addition being a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 505 N. Goliad Street.

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2019-036) in the lower right hand corner of all pages on future submittals.

I.4 The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

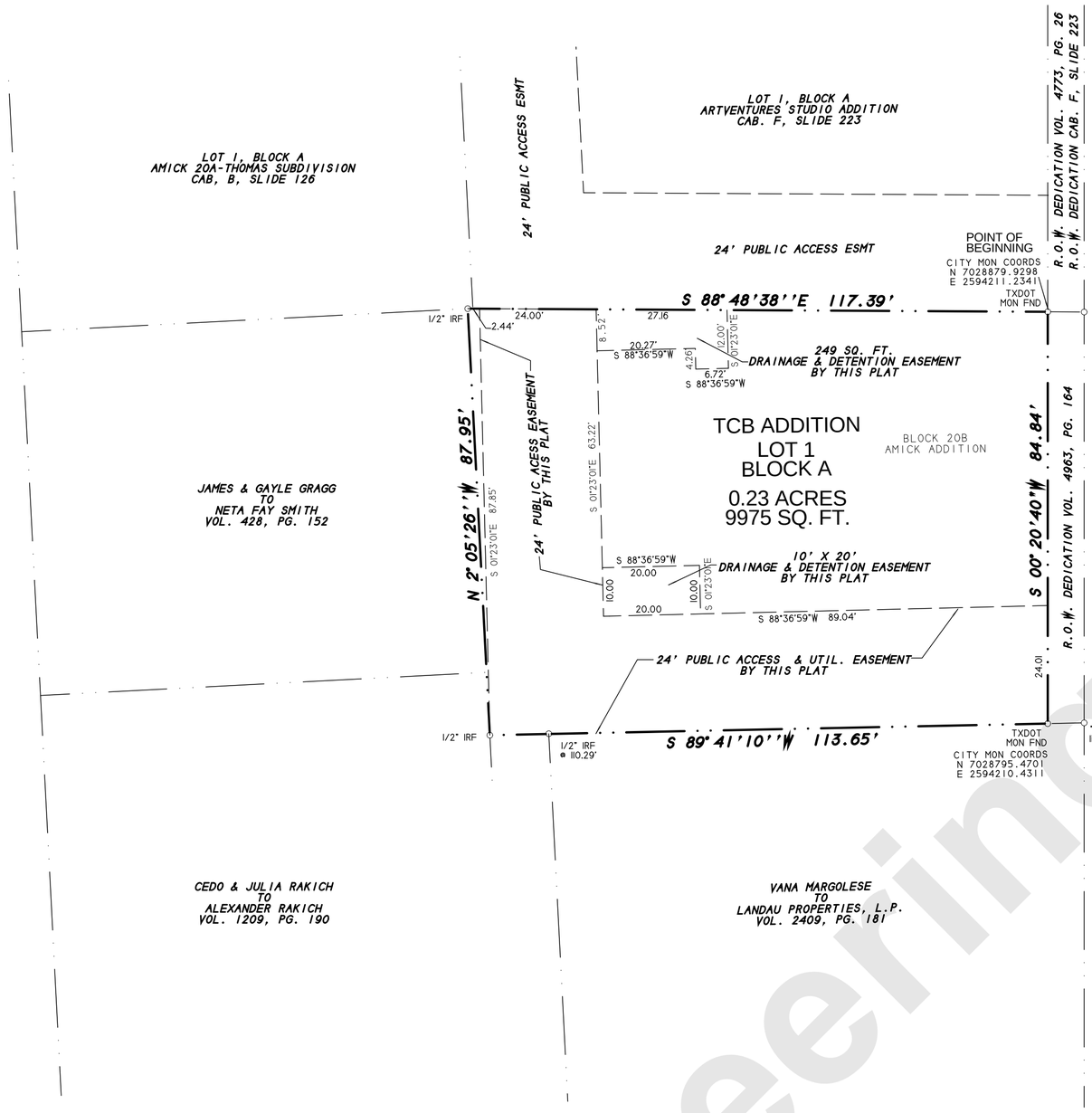
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case for compliance. Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final review by staff.

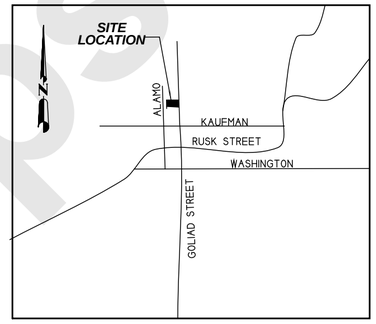
I.6 The Planning and Zoning meeting will be held on August 27, 2019. This case will be on the Consent Agenda.

I.7 The City Council meeting will be held on September 3, 2019. This case will be on the Consent Agenda.

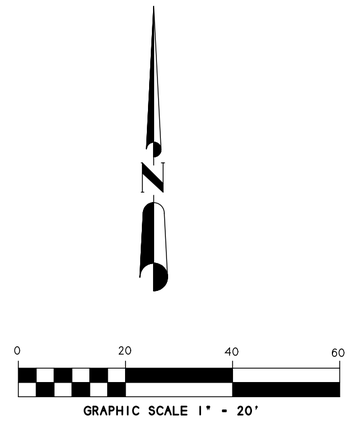
I.8 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat beingsubmitted on mylar for filing.

I.9 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.





VICINITY MAP
N.T.S.



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

& DETENTION

FINAL PLAT

TCB ADDITION
LOT 1, BLOCK A

0.23 ACRES OR 9975 S.F.
(1 LOT)
BEING A REPLAT OF BLOCK 20B
AMICK ADDITION
B. F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
PRICE POINTER
MANUEL LOZANO
906 N GOLIAD STREEET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 19, 2019
SCALE 1" = 20' FILE # 20020657-P
CLIENT POINTER & LOZANO

CITY CASE P2019-

Engineering Mark-Ups

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS PRICE POINTER & MANUEL LOZANO, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being known as a part of Lot 20 of AMICK ADDITION, not of record, and also being a part of a tract of land as described in a Warranty deed from Eddie Walker to Stained Glass Creations, dated August 16, 2002 and being recorded in Volume 2364, Page 181 of the Real Property Records of Rockwall County, Texas, and Correction Warranty deed recorded in Volume 4754, Page 130 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT monument found for corner in the West right-of-way line of State Highway 205 N. Goliad Street, at the intersection of said right-of-way with the north line of the above cited tract;

THENCE S. 00 deg. 20 min. 40 sec. W. along said right-of-way line, a distance of 84.84 feet to a TXDOT monument found for corner in the North line of a tract of land as described in a Warranty deed from Vana Margolese to Landau Properties, LP, dated January 23, 2002, and being recorded in Volume 2409, Page 181 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 41 min. 10 sec. W. along the common line between said tracts, a distance of 113.65 feet to a 1/2" iron rod found for corner at the Southwest corner of the above cited tract;

THENCE N. 02 deg. 05 min. 26 sec. W. along the West line of said tract, a distance of 87.95 feet to a 1/2" iron rod found for corner being the Northwest corner of said tract;

THENCE S. 88 deg. 48 min. 38 sec. E. a distance of 117.39 feet to the POINT OF BEGINNING and containing 9,975 square feet or 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as TCB ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in TCB ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

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

I also understand the following;

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

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

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

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

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development. Property owner is responsible for all maintenance, repair, and replacement of storm systems in easements.

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

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

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

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

_____
PRICE POINTER

_____
MANUEL LOZANO

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared PRICE POINTER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MANUEL LOZANO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of TCB ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

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

_____ _____
City Engineer Date

FINAL PLAT

TCB ADDITION
LOT 1, BLOCK A

0.23 ACRES OR 9975 S.F.
(1 LOT)
BEING A REPLAT OF BLOCK 20B
AMICK ADDITION
B. F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
PRICE POINTER
MANUEL LOZANO
906 N GOLIAD STREEET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

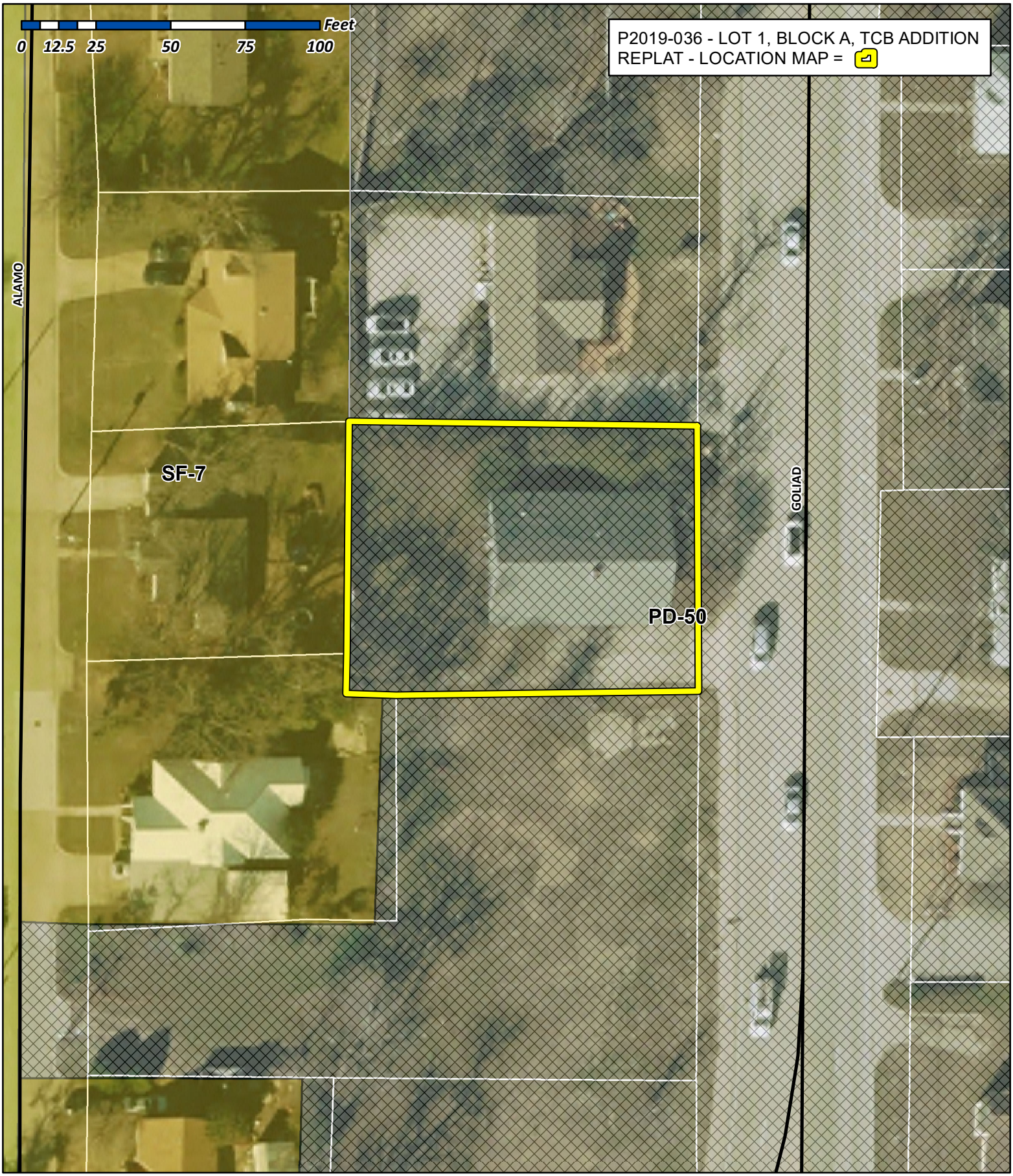
TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE APRIL 19, 2019
SCALE 1" = 20' FILE # 20020657-P
CLIENT POINTER & LOZANO

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2019-

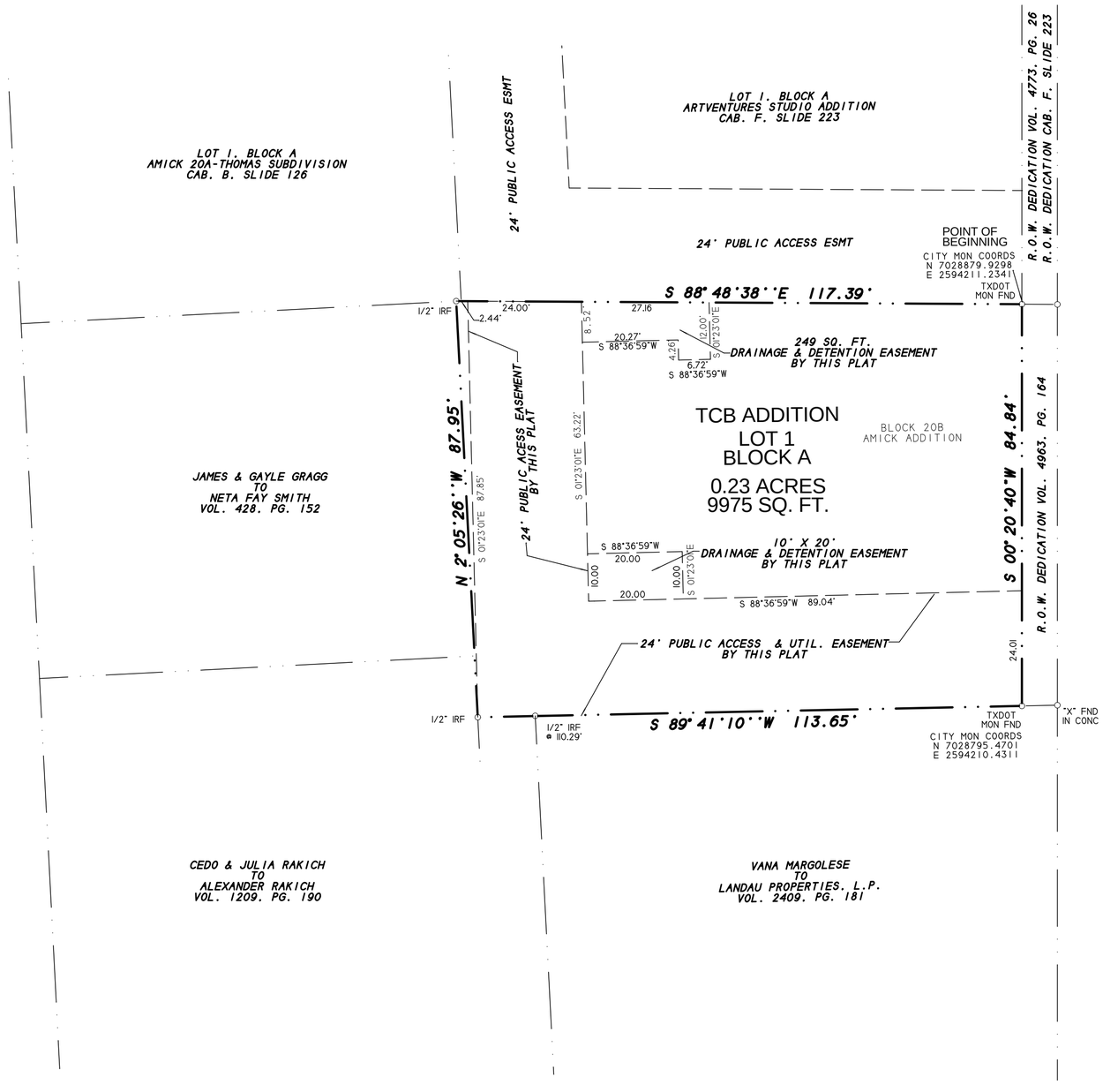
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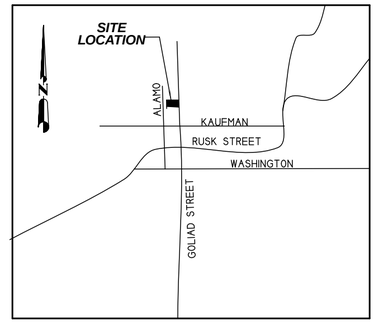


City of Rockwall

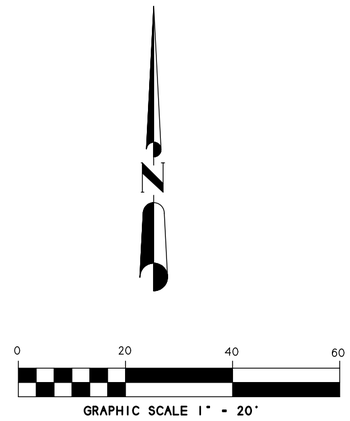
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP
N.T.S.



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

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ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

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MANUEL LOZANO
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ROCKWALL, TEXAS 75087

SYMBOL LEGEND

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FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE APRIL 19, 2019
SCALE 1" = 20' FILE # 20020657-P
CLIENT POINTER & LOZANO

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2019-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

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THENCE S. 89 deg. 41 min. 10 sec. W. along the common line between said tracts, a distance of 113.65 feet to a 1/2" iron rod found for corner at the Southwest corner of the above cited tract;

THENCE N. 02 deg. 05 min. 26 sec. W. along the West line of said tract, a distance of 87.95 feet to a 1/2" iron rod found for corner being the Northwest corner of said tract;

THENCE S. 88 deg. 48 min. 38 sec. E. a distance of 117.39 feet to the POINT OF BEGINNING and containing 9,975 square feet or 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as TCB ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in TCB ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

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

I also understand the following;

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

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

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

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

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development. Property owner is responsible for all maintenance, repair, and replacement of storm systems in easements.

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

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

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

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

_____
PRICE POINTER

_____
MANUEL LOZANO

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared PRICE POINTER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MANUEL LOZANO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of TCB ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

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

_____ _____
City Engineer Date

FINAL PLAT

TCB ADDITION
LOT 1, BLOCK A

0.23 ACRES OR 9975 S.F.
(1 LOT)
BEING A REPLAT OF BLOCK 20B
AMICK ADDITION
B. F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND = CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE APRIL 19, 2019
SCALE 1" = 20' FILE # 20020657-P
CLIENT POINTER & LOZANO

OWNER:
PRICE POINTER
MANUEL LOZANO
906 N GOLIAD STREEET
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2019-

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 27, 2019
APPLICANT:	Chase Finch; Corwin Engineering, Inc.
CASE NUMBER:	SP2019-034; *Site Plan for Emerson Farms Subdivision*

SUMMARY

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a site plan for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65*. On November 3, 2014, the City Council approved *Ordinance No. 14-50* [*Case No. Z2014-030*], establishing the development standards for Planned Development District 76 (PD-76) [*i.e. the Emerson Farms Subdivision*]. The single-family residential subdivision will be composed of 107 single-family homes on 138.756-acres of land.

PURPOSE

The applicant is requesting approval for a site plan for a 107-lot single-family, residential subdivision (*i.e. the Emerson Farms Subdivision*) for the purpose of laying out the development and depicting the proposed amenities, landscaping, and hardscape for the proposed development. In conjunction with this site plan, the applicant has submitted preliminary water, sewer, and drainage plans and a preliminary plat [*Case No. P2019-017*] that will be reviewed by the Parks and Recreation Board on September 4, 2019.

ADJACENT LAND USES AND ACCESS

The subject property is located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several vacant tracts of land followed by SH-276, which is identified as a TxDOT6D (*Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan and delineates the city limits of the City of Rockwall. These areas are zoned Agricultural (AG) District.

South: Directly south of the subject property there is a large vacant tract of land that is zoned Agricultural (AG) District and which delineates the city limits of the City of Rockwall.

East: Directly east of the subject property is a large tract of land that is not located within the city limits of the City of Rockwall. Following this is FM-551, which is identified as a M4U (*major*

collector, four [4] lane, undivided roadway) on the City's Master Thoroughfare Plan. Beyond this is a large vacant tract of land that is zoned Agricultural (AG) District.

West: Directly west of the subject property is Dowell Road, which is identified as an M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan and which delineates the city limits of the City of Rockwall. Beyond this there are is a large tract of land containing several single-family homes. Following this is a vacant tract of land that is entitled for a single-family residential subdivision (*i.e. PD-66*). These areas are zoned Agricultural (AG) and Planned Development District 66 (PD-66) for Neighborhood Services (NS), Single-Family 8.4 (SF-8.4), and Single-Family 16 (SF-16) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

The site plan shows that the 138.756-acre property will consist of 107 single-family estate lots. Specifically, the development will contain lots that will be a minimum of 150-feet in width and 250-feet in depth, and be a minimum of one (1) acre. The minimum size of each dwelling unit (*i.e. air conditioned space*) will be 2,600 SF and utilize a minimum of 80% primary materials (*e.g. stone, brick, and cementitious materials*). The proposed development will incorporate a rural-local roadway (*i.e. will not be curb and gutter*) and have a minimum front yard setback of 40-feet. The applicant has previously been granted approval to utilize On-Site Sewage Facilities (OSSF). The development will incorporate 20% open space and have a location for a neighborhood pocket park. The proposed housing product conforms to the City's anti-monotony requirements and will incorporate a combination of *traditional swing* (*i.e. J-Swing*) garages and a second single garage that is permitted to face the street. The submitted plan generally conforms to the technical requirements contained within the UDC for a property located within a Planned Development District 76 (PD-76). A summary of the density and dimensional requirements for the subject property are as follows:

Minimum Lot Width [1]	150'
Minimum Lot Depth	250'
Minimum Lot Area	43,560 SF
Minimum Front Yard Setback [2]	40'
Minimum Side Yard Setback	25'
Minimum Side Yard Setback (Adjacent to a Street)	25'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	25'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4]	25'
Minimum Area/Dwelling Unit (SF) [5]	2,600 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

1: *The minimum lot width shall be measured at the Front Yard Building Setback.*

2: *The location of the Front Yard Building Setback as measured from the front property line.*

3: *The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single family home.*

4: *As measured from the rear yard property line.*

5: *The minimum area/dwelling unit only includes air conditioned square space.*

CONDITIONS OF APPROVAL

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

(1) The applicant shall be responsible for maintaining compliance with the conditions contained within Planned Development District 76 (PD-76) [*Ordinance No 14-50*];

(2) The development shall adhere to the recommendations of the Parks and Recreation Board; and

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

City of Rockwall

Project Plan Review History

Project Number	SP2019-034	**Owner**	SORRELLS, ROBERT	**Applied**	8/20/2019 LM
Project Name	Site Plan for Emerson Farms	**Applicant**	CORWIN ENGINEERING	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
HWY276	ROCKWALL, TX 75189	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL EAST SUBSTATION ADDITION	1		1	0034-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/20/2019	8/27/2019				
ENGINEERING	JEREMY WHITE	8/20/2019	8/27/2019	8/22/2019	2	COMMENTS	See Comments

(8/22/2019 2:08 PM JMW)
- 4% Engineering inspection fees.
- Must meet all City Standards of Design and Construction.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No Smooth concrete walls.
- Detention is required. Manning's C-value is per zoning type.
- 4:1 max slope for grading.
- Need Geotech report and Waters of the US study.
- Dowell Road to be a M4U roadway with 65ft ROW width and 45ft paving width. You must dedicate the ROW and escrow the paving and storm costs at 115%.
- Must loop water line one site.
- Need to show that Blackland WSC can serve the location with the proper fire flow and that it doesn't exceed their allotted service connections per the City contract.
- Water line on north side of property to be 12" diameter, across entire property.
- Frontage along Dowell Rd required to have a 20" diameter water line
- Street E connection to Dowell Rd to be 60' dedicated ROW not an easement.

FIRE	Kevin Clark	8/20/2019	8/27/2019	8/22/2019	2	APPROVED	
GIS	Lance Singleton	8/20/2019	8/27/2019	8/22/2019	2	COMMENTS	See Comments

(8/22/2019 1:57 PM LS)
(4/18/2019 8:28 AM LS)
1. Please submit proposed list of street names for review. Addressing standards can be found at:
http://www.rockwall.com/pz/GIS/AddressingStandards.pdf
2. Please submit CAD .dwg file of road centerlines and lot lines so addressing can begin.
3. By final plat, please tie down two corners to SPC Texas N Central 4202 and provide closure report.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	Korey Brooks	8/20/2019	8/27/2019	8/22/2019	2	COMMENTS	Comments

SP2019-034; Site Plan for Emerson Farms
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a site plan for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2019-034) in the lower right-hand corner of all pages on future submittals.
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
M.5 In order to constitute a complete submittal all applications are required to provide the following elements: [1] a site plan and this submittal is complete.
M.6 Site Plan. Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) The proposed amenities, landscaping and hardscape are not shown and labeled. According to Subsection 8.1, PD Site Plan, of Planned Development District 76 (PD-76) [Ordinance No. 14-50] the PD Site Plan shall identify all site/landscaping/hardsscape for open space, neighborhood parks, trail systems, street buffers, and entry features. Please show and label all proposed amenities, landscaping, and hardscape on the site plan.

I.6 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will resultin the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; The Planning & Zoning Meeting September 10, 2019.

- 4% Engineering inspection fees.
- Must meet all City Standards of Design and Construction.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No Smooth concrete walls.
- Detention is required. Manning's C-value is per zoning type.
- 4:1 max slope for grading.
- Need Geotech report and Waters of the US study.
- Dowell Road to be a M4U roadway with 65ft ROW width and 45ft paving width. You must dedicate the ROW and escrow the paving and storm costs at 115%.
- Must loop water line one site.
- Need to show that Blackland WSC can serve the location with the proper fire flow and that it doesn't exceed their allotted service connections per the City contract.

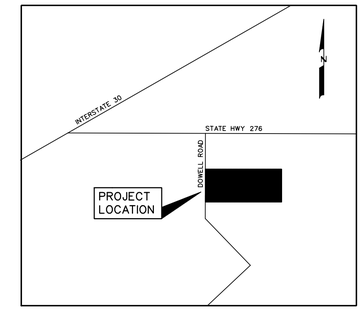
LEGEND

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

NOTES:

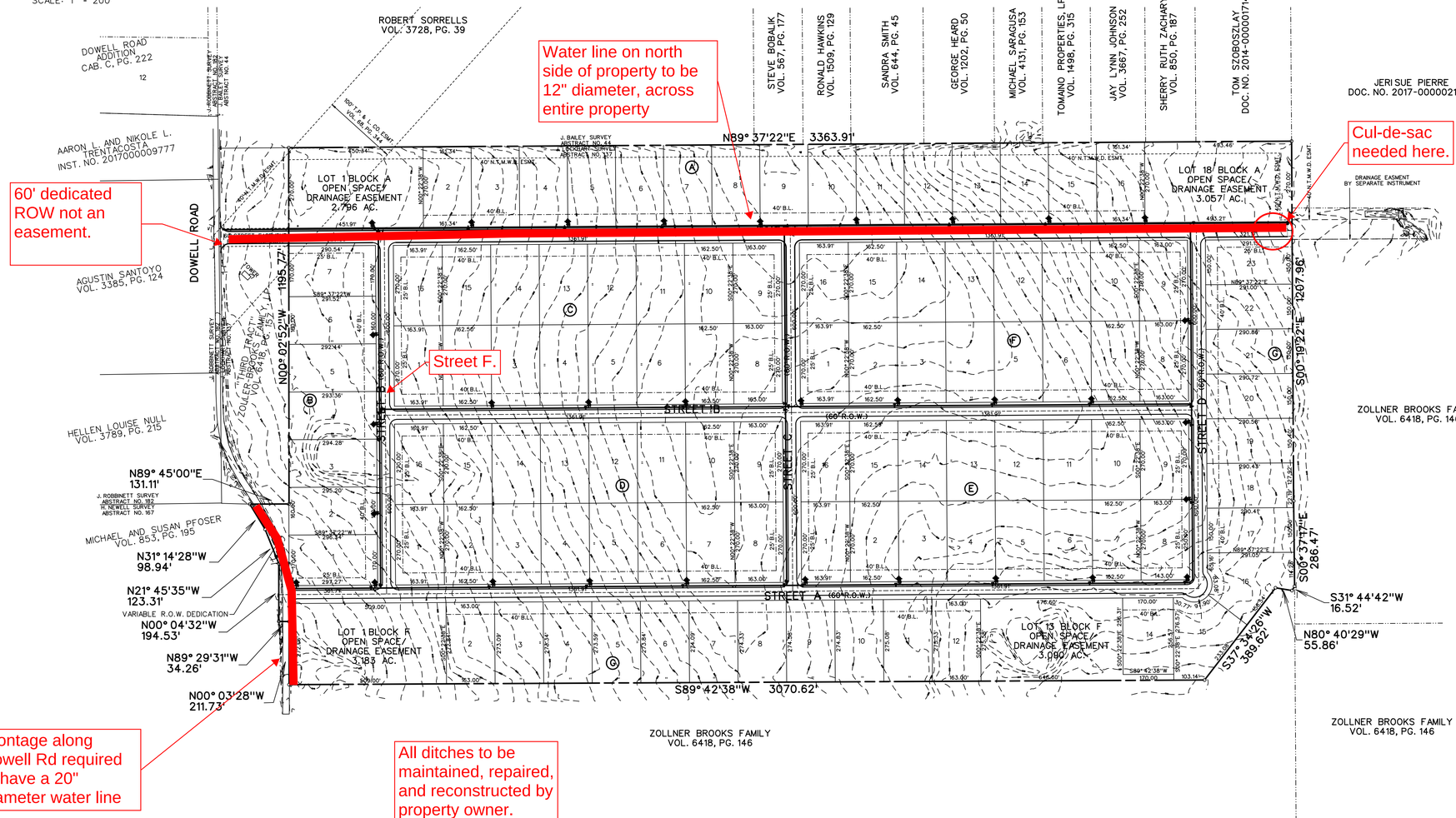
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

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



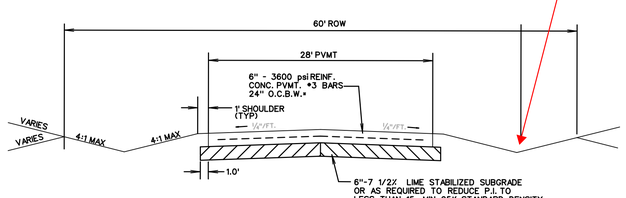
LOCATION MAP
N.T.S.

0 100 200 400
SCALE: 1" = 200'

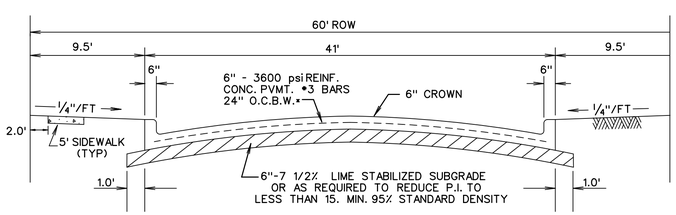


Frontage along Dowell Rd required to have a 20" diameter water line

All ditches to be maintained, repaired, and reconstructed by property owner.



TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D

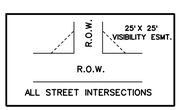


TYPICAL PAVEMENT SECTION - ~~LAYDOWN CURB~~
N.T.S.
STREET E

Emerson Farms

Block A		Block C		Block E		Block G	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	121805	1	44255	1	44255	1*	138652
2	43561	2	43875	2	43875	2	44476
3	43561	3	43875	3	43875	3	44512
4	43561	4	43875	4	43875	4	44549
5	43561	5	43875	5	43875	5	44585
6	43561	6	43875	6	43875	6	44622
7	43561	7	43875	7	43875	7	44658
8	43561	8	44010	8	43924	8	44694
9	43561	9	44010	9	44010	9	44731
10	43561	10	43875	10	43875	10	44767
11	43561	11	43875	11	43875	11	44803
12	43561	12	43875	12	43875	12	44840
13	43561	13	43875	13	43875	13*	134638
14	43561	14	43875	14	43875	14	43595
15	43561	15	43875	15	43875	15	48784
16	43561	16	44255	16	44255	16	49528
17*	133196					17	43608
		Block D		Block F		18	43587
		Lot	SF	Lot	SF	19	43587
Block B		1	44255	1	44255	20	43597
Lot	SF	2	43875	2	43875	21	43618
1	50456	3	43875	3	43875	22	43639
2	47329	4	43875	4	43875	23	43661
3	47158	5	43875	5	43875		
4	47011	6	43875	6	43875		
5	46863	7	43875	7	43875		
6	46716	8	44010	8	44010		
7	49475	9	44010	9	44010		
		10	43875	10	43875		
		11	43875	11	43875		
		12	43875	12	43875		
		13	43875	13	43875		
		14	43875	14	43875		
		15	43875	15	43875		
		16	44255	16	44255		

* Denotes Open Space lot



VISIBILITY EASEMENT DETAIL
N.T.S.

TOTAL ACRES 138.756
TOTAL RESIDENTAL LOTS 107
RESIDENTAL DENSITY 1.29

SITE PLAN
OF

EMERSON FARMS

107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY

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

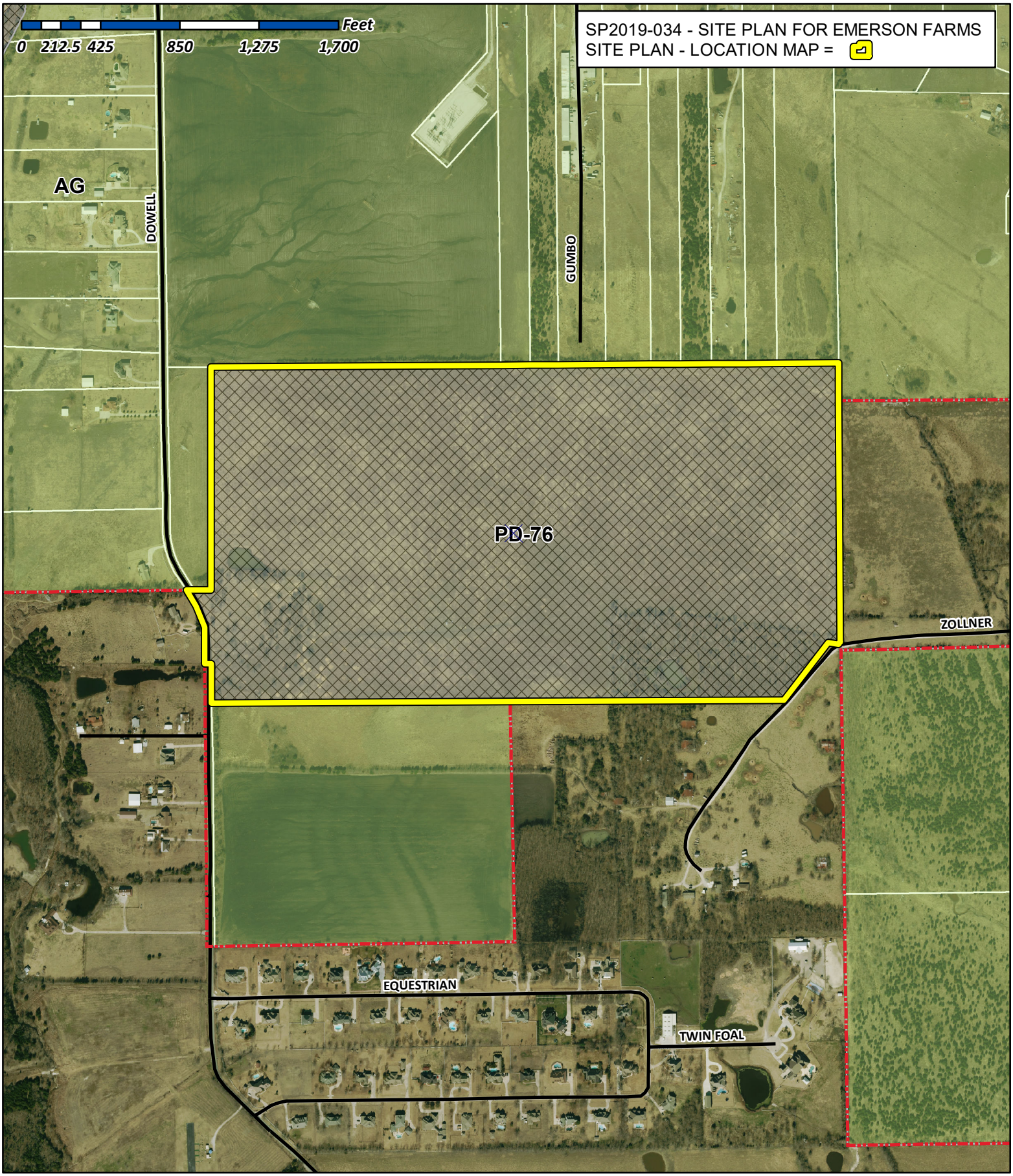
OWNER

HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

JUNE 2019 SCALE 1" = 200'

CASE #P2019-XXX

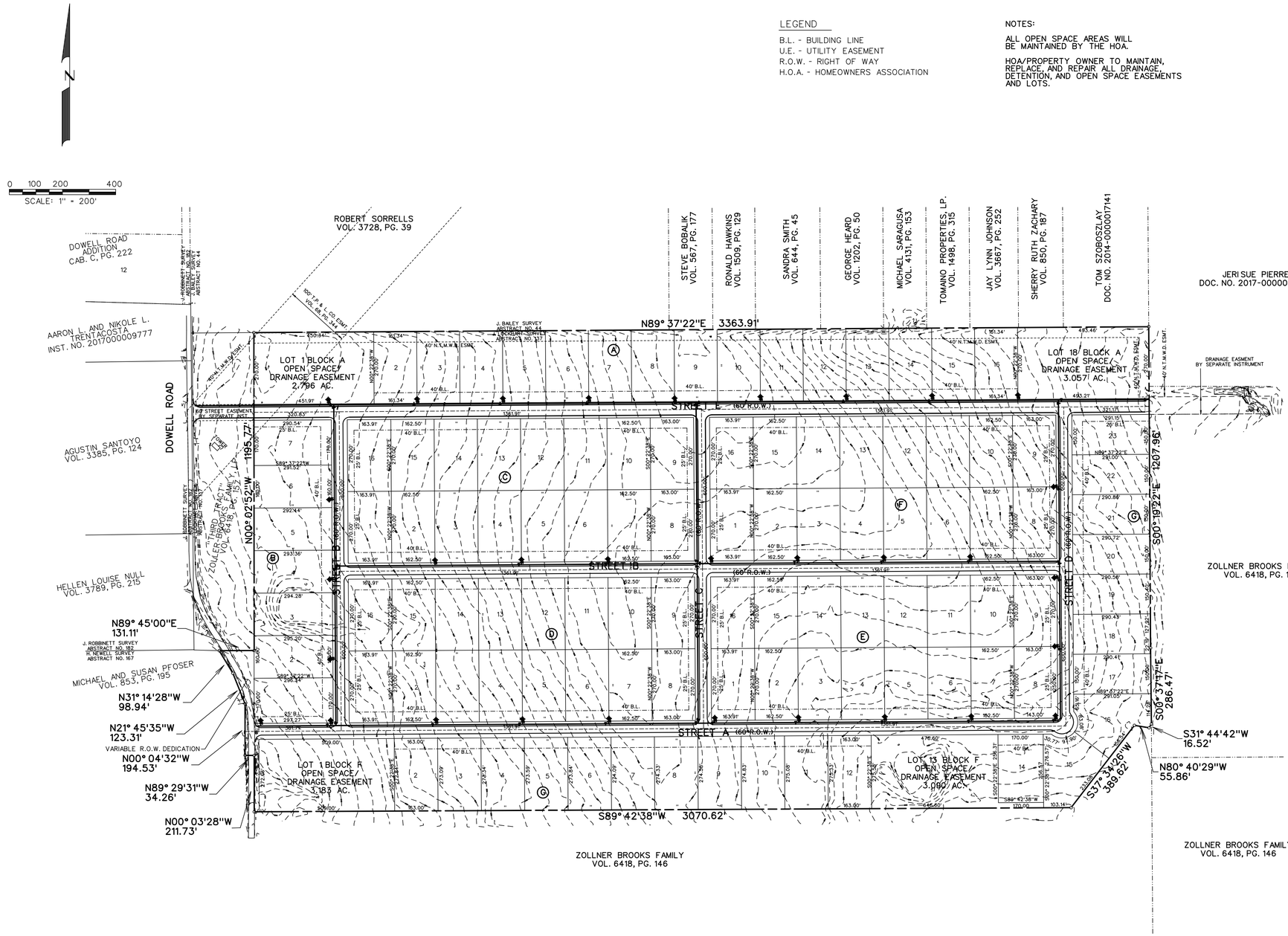
CORWIN JOB# 18016



City of Rockwall

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

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



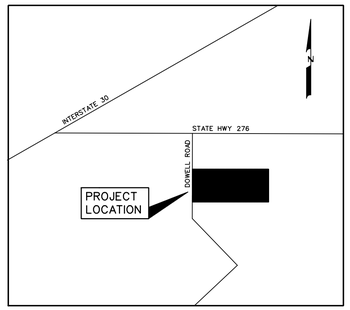
LEGEND

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NOTES:

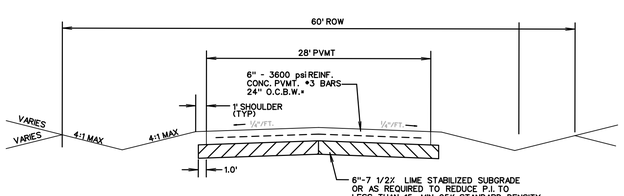
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

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

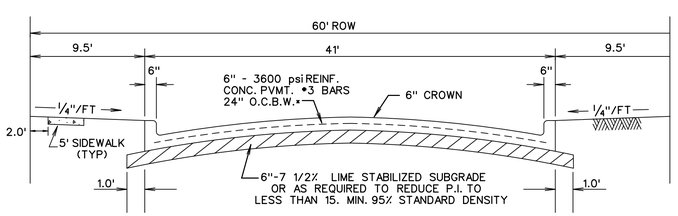


LOCATION MAP
N.T.S.

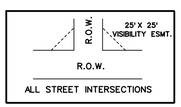
Emerson Farms							
Block A		**Block C**		**Block E**		**Block G**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	121805	1	44255	1	44255	1*	138652
2	43561	2	43875	2	43875	2	44476
3	43561	3	43875	3	43875	3	44512
4	43561	4	43875	4	43875	4	44549
5	43561	5	43875	5	43875	5	44585
6	43561	6	43875	6	43875	6	44622
7	43561	7	43875	7	43875	7	44658
8	43561	8	44010	8	43924	8	44694
9	43561	9	44010	9	44010	9	44731
10	43561	10	43875	10	43875	10	44767
11	43561	11	43875	11	43875	11	44803
12	43561	12	43875	12	43875	12	44840
13	43561	13	43875	13	43875	13*	134638
14	43561	14	43875	14	43875	14	43595
15	43561	15	43875	15	43875	15	48784
16	43561	16	44255	16	44255	16	49528
17*	133196					17	43608
		Block D		**Block F**		18	43587
		Lot	SF	Lot	SF	19	43587
Block B		1	44255	1	44255	20	43597
Lot	SF	2	43875	2	43875	21	43618
1	50456	3	43875	3	43875	22	43639
2	47329	4	43875	4	43875	23	43661
3	47158	5	43875	5	43875		
4	47011	6	43875	6	43875		
5	46863	7	43875	7	43875		
6	46716	8	44010	8	44010		
7	49475	9	44010	9	44010		
		10	43875	10	43875		
		11	43875	11	43875		
		12	43875	12	43875		
		13	43875	13	43875		
		14	43875	14	43875		
		15	43875	15	43875		
		16	44255	16	44255		
* Denotes Open Space lot							



TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
STREET E



VISIBILITY EASEMENT DETAIL
N.T.S.

TOTAL ACRES	138.756
TOTAL RESIDENTAL LOTS	107
RESIDENTAL DENSITY	1.29

SITE PLAN
OF

EMERSON FARMS

107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY

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

OWNER

HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

JUNE 2019 SCALE 1" = 200'

CASE #P2019-XXX

CORWIN JOB# 18016

City of Rockwall

Project Plan Review History

Project Number	Z2019-017	**Owner**	TANNER, JAMES D	**Applied**	7/12/2019 LM
Project Name	1451 FM 1141	**Applicant**	MARC DEVELOPMENT, LLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1451 FM1141	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CARUTH LAKE PH 6	29		29	0146-0000-0029-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/12/2019	7/19/2019	8/20/2019	39	APPROVED	
ENGINEERING	JEREMY WHITE	7/12/2019	7/19/2019	8/21/2019	40	COMMENTS	See comments

(8/21/2019 2:24 PM JMW)
- Infrastructure Study required for Water and Wastewater systems for increase in density. Off site improvements may be required based on results of study.

** The following items are for your information for the site plan and engineering review.
- 4% Engineering Fees.
- Impact fees.
- Detention is required in Squabble Creek Watershed. (No Utilities allowed in detention easement)
- Must show all existing and proposed utilities.
-8-inch dia. Water Line required along entire length of FM 1141. (Min 20' easement)
- Loop 8" Dia waterline in front of buildings from FM 1141 to John King.
- Individual water services and meters for each residents (No bull head services allowed)
Sanitary Sewer to be placed out in front of residents not in alley under pavement.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- No Trees within 5' of Utilities
- Must meet all City Standards of Design and Construction.

FIRE	Kevin Clark	7/12/2019	7/19/2019	8/22/2019	41	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(8/22/2019 8:33 AM KC) 1. Fire sprinkler protection required for all 1 & 2-family homes exceeding 5,000ft2, and all townhomes. Note that this is provided to the applicant as information only. 2. Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. (Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where the building is equipped throughout with an approved automatic sprinkler system; or where there are not more than two Group R-3 or Group U occupancies.)							
PLANNING	Korey Brooks	7/12/2019	7/19/2019	8/22/2019	41	COMMENTS	Comments

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

Z2019-017; Zoning Change from AG to PD
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2019-017) in the lower right-hand corner of all pages on future submittals.
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
M.5 In order to constitute a complete submittal all applications are required to provide the following elements: [1] concept plan, and [2] survey and legal description. This submittal is complete
M.6 Zoning Change.

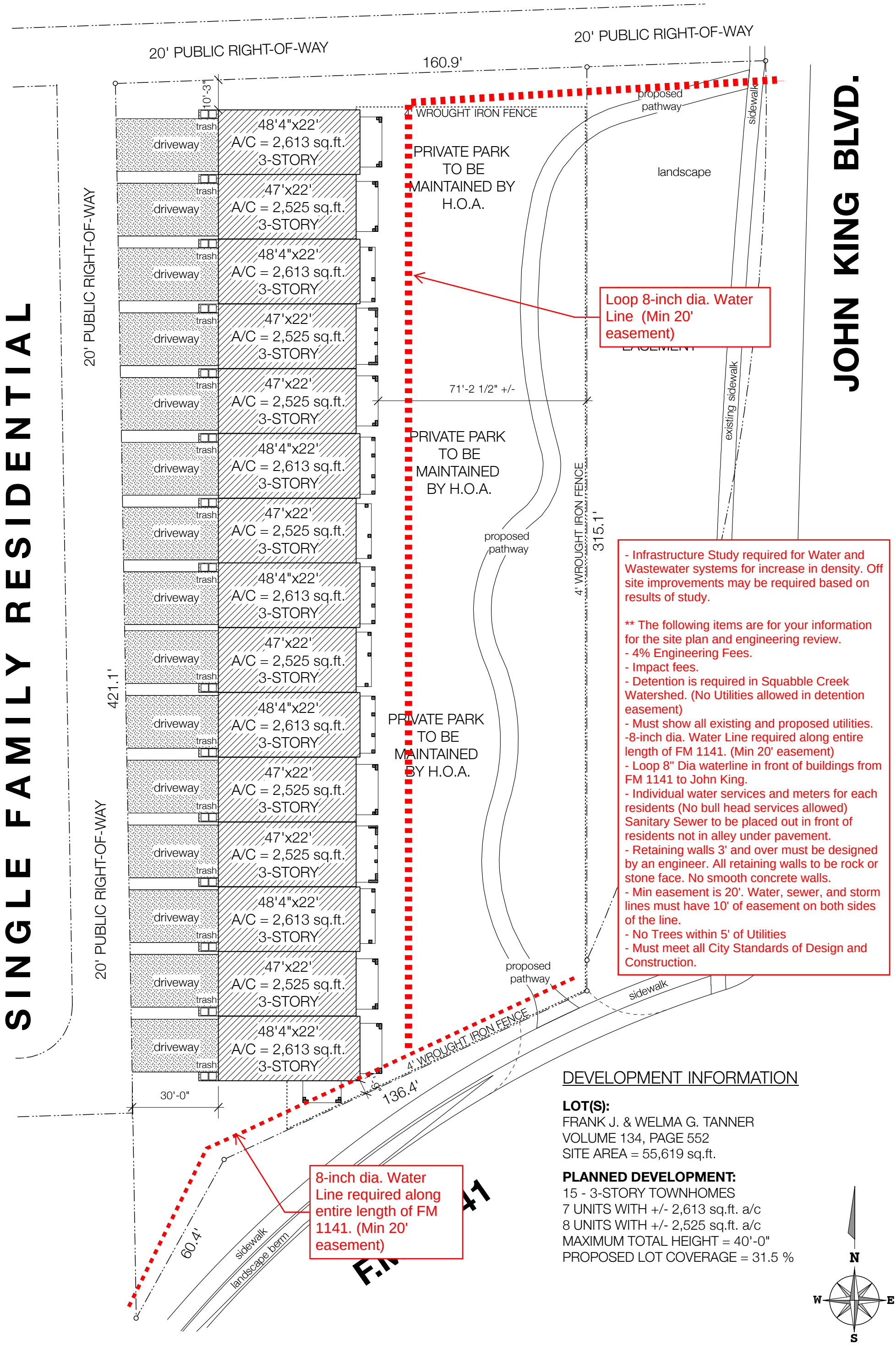
1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on September 10, 2019.
2) Please specify if this will be on one (1) lot or individual lots.

I.7 The OURHometown Vision 2040 Comprehensive Plan stipulates various goals for residential developments. The following aspects of the applicant's proposal do not conform to the stated goals of the City's plan, and could be revised -- per staff's recommendations -- to bring the project closer to conformance with the plan:

(1) CH. 8; Section 2.04; Goal #1 | Policy #3 (Page 8-4). If approved to be used as an infill product adjacent to existing single-family homes, a townhome should incorporate similar development standards and materials as the adjacent housing. This is intended to create a product that is complementary and blends with the existing single-family homes.
(2) CH. 8; Section 2.04; Goal #1 | Policy #4 (Page 8-4). Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking.
(3) CH. 8; Section 2.04; Goal #1 | Policy #4 (Page 8-4). When more than ten (10) units are proposed, townhome developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar level of amenities that are enjoyed in a master planned communities.

I.8 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; The Planning and Zoning Worksession is August 27, 2019 and the Planning & Zoning Meeting is September 10, 2019.

SINGLE FAMILY RESIDENTIAL



DEVELOPMENT INFORMATION

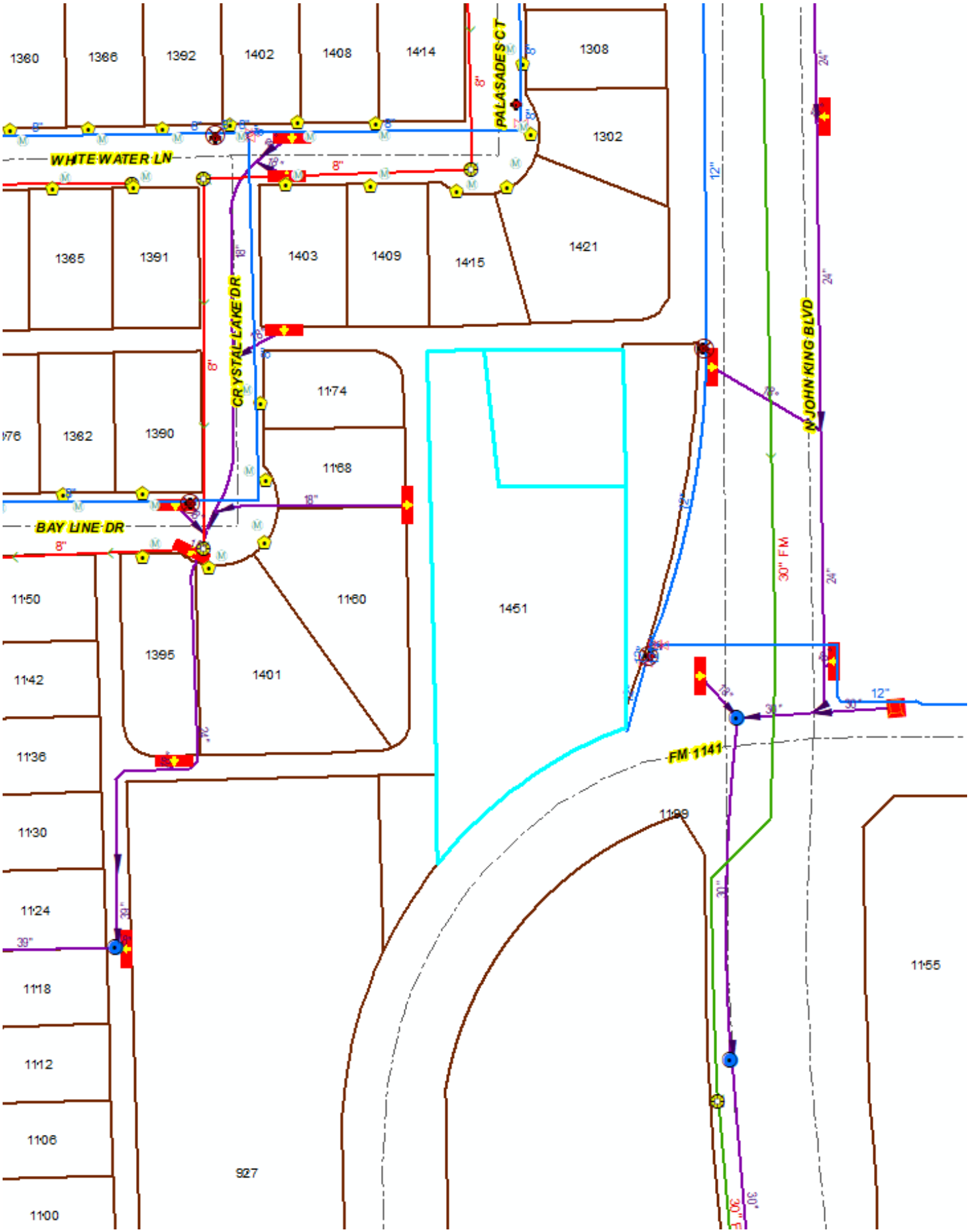
LOT(S):
FRANK J. & WELMA G. TANNER
VOLUME 134, PAGE 552
SITE AREA = 55,619 sq.ft.

PLANNED DEVELOPMENT:
15 - 3-STORY TOWNHOMES
7 UNITS WITH +/- 2,613 sq.ft. a/c
8 UNITS WITH +/- 2,525 sq.ft. a/c
MAXIMUM TOTAL HEIGHT = 40'-0"
PROPOSED LOT COVERAGE = 31.5 %

01
1.00

SITE PLAN - PROPOSED - 15 UNITS - 8/10/2019

Scale: 1" = 30'-0"


1360
1386
1392
1402
1408
1414
1308
1302
PALASADES CT
WHITEWATER LN
1365
1391
1403
1409
1415
1421
CRYSTAL LAKE DR
1174
1362
1390
1168
BAY LINE DR
1150
1160
1451
1395
1401
1142
1136
1130
1124
1118
1112
1106
1100
927
1199
1155
N JOHN KING BLVD
30" FM
FM 1141
12"
24"
18"
8"
39"
30"

SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

20' PUBLIC RIGHT-OF-WAY

160.9'

20' PUBLIC RIGHT-OF-WAY

4' WROUGHT IRON FENCE

sidewalk

JOHN KING BLVD.

20' PUBLIC RIGHT-OF-WAY

421.1'

20' PUBLIC RIGHT-OF-WAY

UNIT 15 — trash

UNIT 14 — trash

UNIT 13 — trash

UNIT 12 — trash

UNIT 11 — trash

UNIT 10 — trash

UNIT 9 — trash

UNIT 8 — trash — driveway

UNIT 7 — trash

UNIT 6 — trash

UNIT 5 — trash

UNIT 4 — trash

UNIT 3 — trash

UNIT 2 — trash

UNIT 1 — trash

PRIVATE PARK TO BE MAINTAINED BY H.O.A.

PRIVATE PARK TO BE MAINTAINED BY H.O.A.

PRIVATE PARK TO BE MAINTAINED BY H.O.A.

4' WROUGHT IRON FENCE

existing sidewalk

sidewalk

F.H.

sidewalk

4' WROUGHT IRON FENCE

136.4'

60.4'

sidewalk

landscape berm

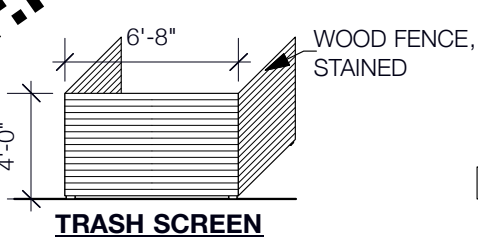
remove guardrail

F.M. 1141

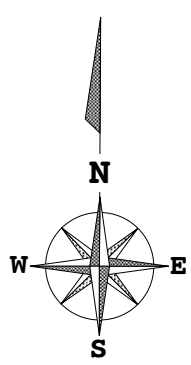
MARC DEVELOPMENT
8989 Garland Rd.
Dallas, TX 75218

LEGEND:

- EXISTING TREE
- PROPOSED TREE
- SUBJECT SITE PROPOSED LANDSCAPE/SOFTSCAPE AREAS
- ADJACENT SITE EXISTING OPEN SPACE
- PROPOSED DRIVEWAY
- PROPOSED PATHWAY
- PROPOSED TRASH BINS INSIDE 4' FENCE



TRASH SCREEN



01
1.00

PROPOSED SITE LANDSCAPE - 15 UNITS - 8/10/2019

Scale: 1" = 30'-0"

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

SURVEY PLAT

RHODES Surveying
WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1451 F.M. 1141, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a 0.724 of an acre parcel of land situated in the Samuel S. McCurry Survey, Abstract No. 146, 1 1/2 miles northeast from the town of Rockwall, Texas, being a parcel of land conveyed to Bacil H. Tanner and Nelda R. Tanner, as recorded in Instrument No. 20150000016186 of the Official Public Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for corner on the northwesterly right-of-way line of Farm to Market (F.M.) 1141, being the southeast corner of a called Green Space in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F, Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving said right-of-way, a distance of 272.25 feet to a found 3/8-inch iron rod for corner, being the southwest corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in Volume 134, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

THENCE South 00 degrees 13 minutes 40 seconds West, along said right-of-way, a distance of 166.19 feet to a found "X" cut in concrete for corner, being on the northwesterly right-of-way line of said F.M. 1141;

THENCE South 65 degrees 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40 feet to a found 1/2-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41 feet to a PLACE OF BEGINNING and containing 31,540 square feet or 0.724 of an acre of land.





THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

1529 E. I-30, STE. 106, GARLAND, Tx 75043 – FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

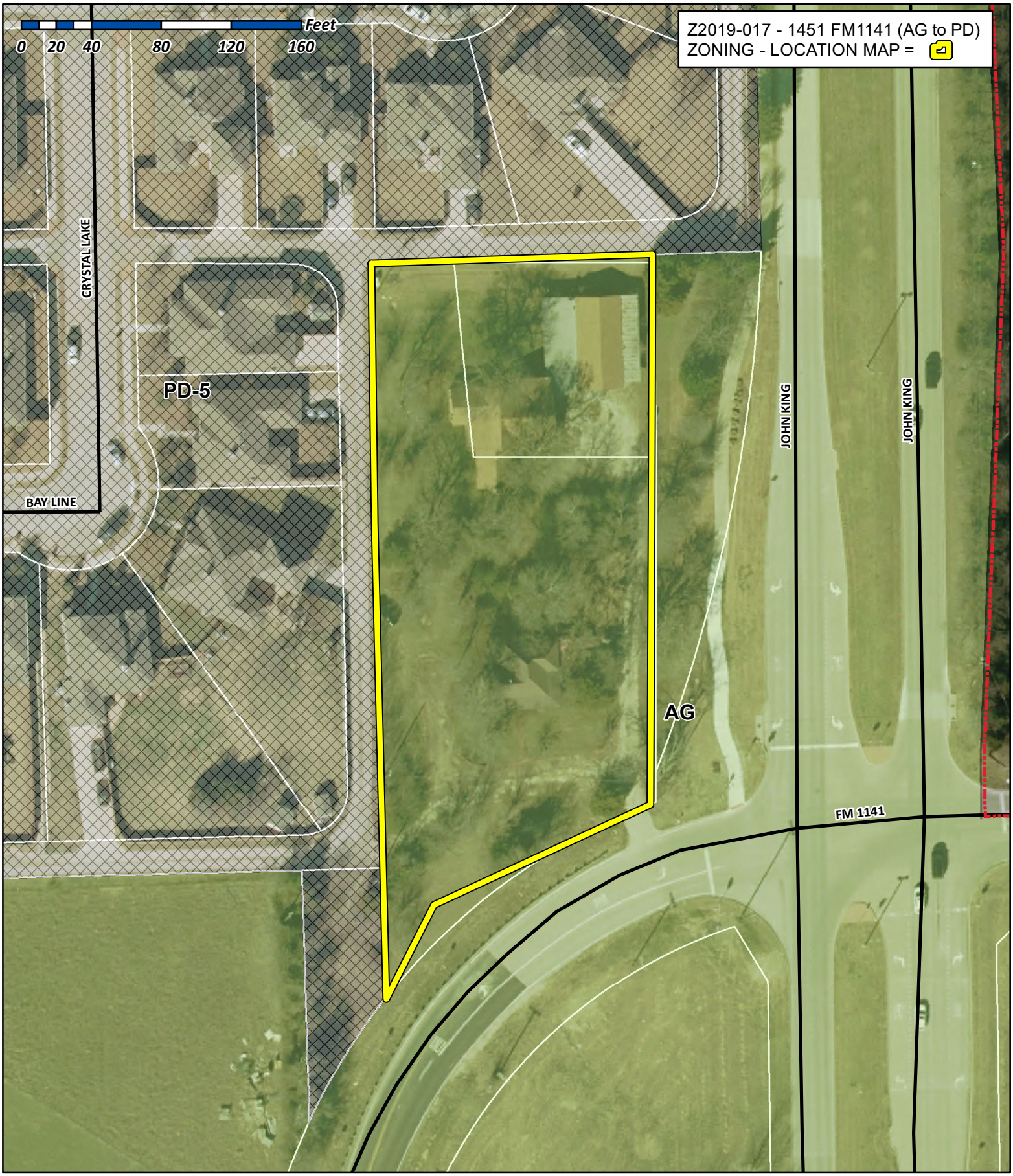
TITLE AND ABSTRACTING WORK FURNISHED BY JAMES TANNER
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 1/22/2019
G. F. No.:
Job no.: 103080
Drawn by: CM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR JAMES TANNER

LEGEND
WOOD FENCE — TEXT
CHAIN LINK — IMPROVEMENTS
IRON FENCE — BOUNDARY LINE
WIRE FENCE — RESIDENCE/BUILDING
MRD – MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET "X"
FOUND "X"
3/8" IRON ROD FOUND
1/2" IRON PIPE FOUND
C = CABLE E = ELECTRIC
CO = CLEAN OUT PE = POOL EQUIP
G = GAS METER ○ = POWER POLE
FH = FIRE HYDRANT T = TELEPHONE
LP = LIGHT POLE WM = WATER METER
MH = MANHOLE WV = WATER VALVE
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BRIAN S. RHODES
5962
PROFESSIONAL
LAND SURVEYOR



City of Rockwall

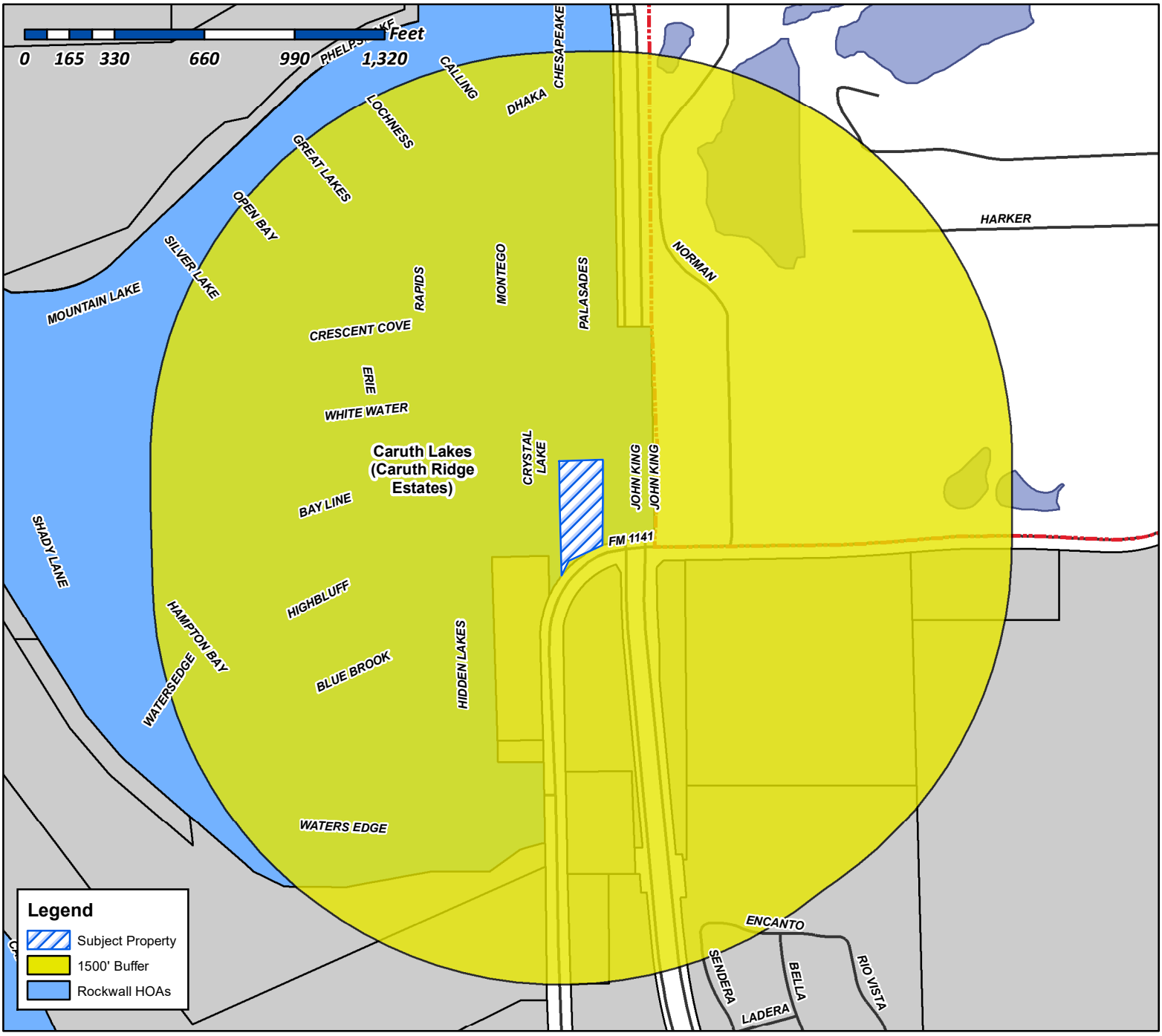
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

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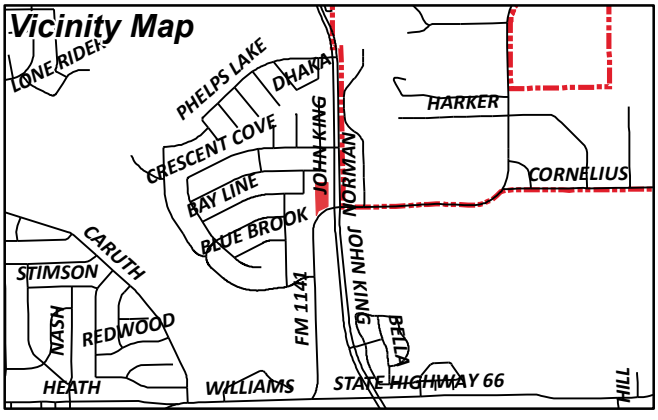
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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: *8/20/2019*

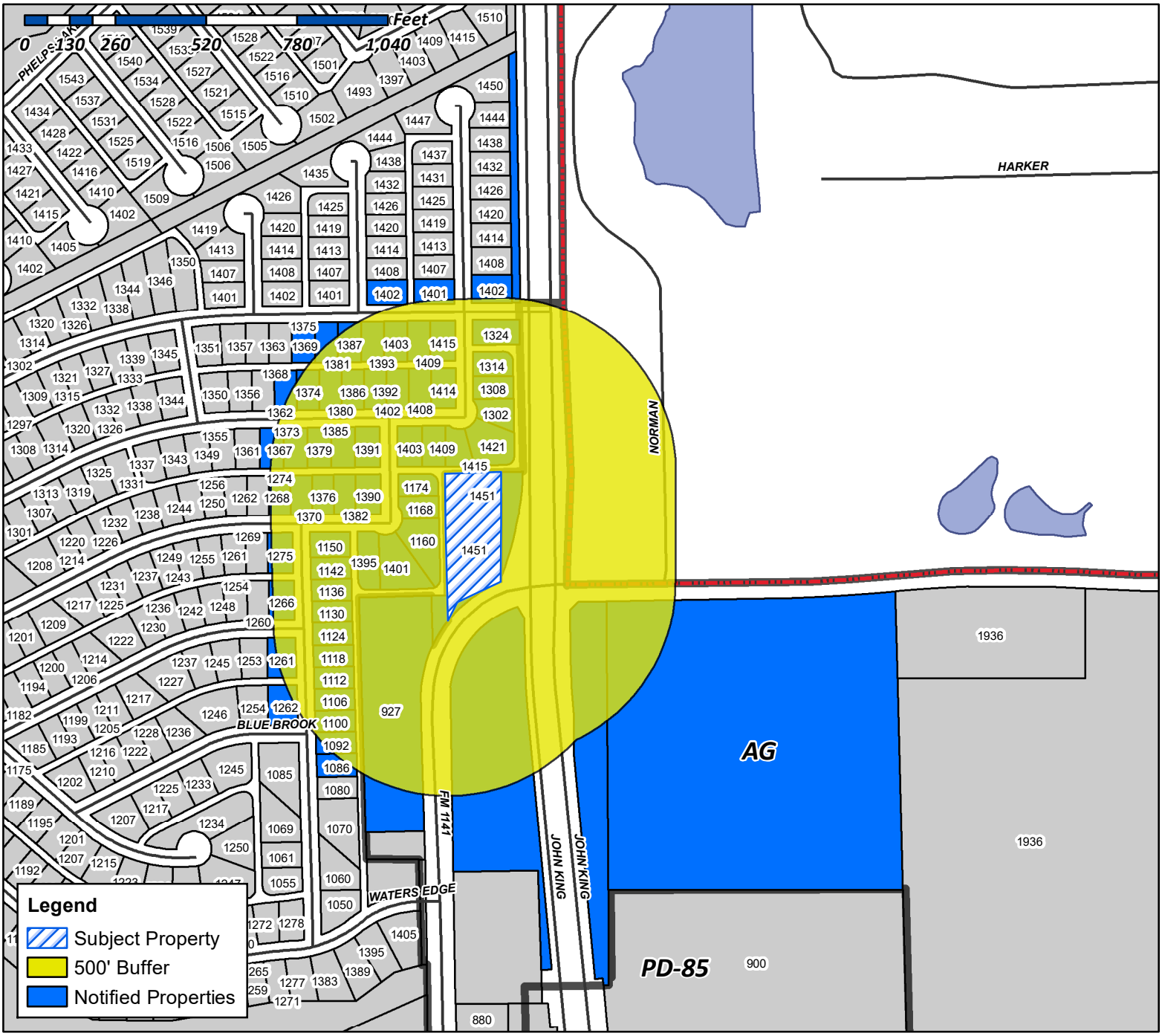
For Questions on this Case Call (972) 771-7745



City of Rockwall

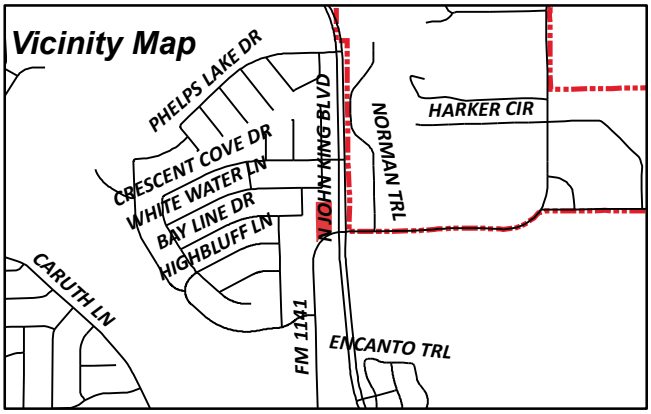
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TANNER BACIL H AND NELDA R
1004 NORTH HARRISON
WEST, TX 76691

SHIPP DARLA JUNE & STANLEY JOE
1092 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

GILPIN THOMAS K & ANGELA J
1100 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1106 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1112 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROWE LORI A
1118 HIDDEN LAKES WAY
ROCKWALL, TX 75087

LARSEN RALPH & MARY ANN
1124 HIDDEN LAKES WAY
ROCKWALL, TX 75087

WHISENHUNT KENNETH AND JUDY
1130 HIDDEN LAKES WAY
ROCKWALL, TX 75087

RUTHERFORD JESSICA R AND
1136 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROJAS CARLOS
1142 HIDDEN LAKES WAY
ROCKWALL, TX 75087

MARTINEZ AUGUSTINE
1150 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1160 CRYSTAL LAKE DRIVE
ROCKWALL, TX 75087

BAUGH MELVA Y
1168 CRYSTAL LAKE DR
ROCKWALL, TX 75087

LAHAIR JOHN & NEALY
1174 CRYSTAL LAKE DR
ROCKWALL, TX 75087

DEWBRE JUSTIN JOEL AND CHERYL CHRISTINE
1261 HIGHBLUFF LN
ROCKWALL, TX 75087

KIERNAN KEVIN & KIMBERLY
1262 BLUE BROOK DRIVE
ROCKWALL, TX 75087

HARVEY DERICK AND
1266 HIGHBLUFF LN
ROCKWALL, TX 75087

LOSS RYAN AND LINDSEY
1274 BAY LINE DR
ROCKWALL, TX 75087

SAVAGE CHRISTINA B AND
1275 BAY LINE DRIVE
ROCKWALL, TX 75087

WHITTINGTON RANDALL S & CHRISTINA L
1302 PALASADES COURT
ROCKWALL, TX 75087

JUAREZ ANALISA MARIE
1308 PALASADES COURT
ROCKWALL, TX 75087

AVENDANO JOSE GREGORIO AND NEREIDA E
1314 PALASADES CT
ROCKWALL, TX 75087

SCHEUMANN DONALD E & TERESA A
1324 PALASADES COURT
ROCKWALL, TX 75087

BRUNER KURT & OLIVIA
1362 PETALUMA DR
ROCKWALL, TX 75087

BALTHROP PAUL JAY AND VALERIE ANN BAKER BALTHROP
1367 WHITE WATER LANE
ROCKWALL, TX 75087

FONTENOT THOMAS J & PATRICIA ANN
1368 WHITE WATER LN
ROCKWALL, TX 75087

IVY FONDA & BARRY
1370 BAY LINE DRIVE
ROCKWALL, TX 75087

ROBINSON JACK K JR & MADONNA M
1373 WHITE WATER LANE
ROCKWALL, TX 75087

HILL JASON C & NICOLE L
1374 WHITE WATER LANE
ROCKWALL, TX 75087

SHARRETT BRIAN AND MARGO
1375 CRESCENT COVE DR
ROCKWALL, TX 75087

STIVER BRANDON LEE AND KIMBERLY MAY
1376 BAY LINE DR
ROCKWALL, TX 75087

STEINBERG CORY
1379 WHITE WATER LANE
ROCKWALL, TX 75087

MORRIS BRADY LEE AND MARCELLA
1380 WHITE WATER LN
ROCKWALL, TX 75087

ALLEN FAMILY TRUST, ALBERT FREDERICK &
1381 CRESCENT COVE DR
ROCKWALL, TX 75087

LAMPTEY REBECCA A AND NII LANTE
1382 BAY LINE DRIVE
ROCKWALL, TX 75087

JAGER STEPHEN & GENEVIEVE OBSON
1385 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1386 WHITE WATER LN
ROCKWALL, TX 75087

BEATS DIANNA L
1387 CRESCENT COVE DR
ROCKWALL, TX 75087

2017 R GAUNA & M CRUZ REVOCABLE TRUST
1390 BAY LINE DRIVE
ROCKWALL, TX 75087

COLLINGS STEPHEN AND DENEA
1391 WHITE WATER LN
ROCKWALL, TX 75087

TANTON CATHY
1392 WHITE WATER LANE
ROCKWALL, TX 75087

SUDDUTH DEBBIE
1393 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

GARD JOSHUA AND SAMANTHA
1395 BAY LINE DR
ROCKWALL, TX 75087

LOTT LAWRENCE L AND JEAN A
1401 BAY LINE DR
ROCKWALL, TX 75087

ROGERS GENE FRANKLIN
1401 PALASADES COURT
ROCKWALL, TX 75087

STALLCUP CHRISTOPHER AND ASHLEY
1402 MONTEGO COURT
ROCKWALL, TX 75087

GARRETSON MICHAEL S & MELISSA A
1402 PALASADES COURT
ROCKWALL, TX 75087

BENTLEY STEPHEN RAY & CLARISSE RENEE
1402 WHITE WATER LN
ROCKWALL, TX 75087

HUDSON GAYLE AND CALVIN L JR
1403 CRESCENT COVE DR
ROCKWALL, TX 75087

FAKE MARK C & KATHRYN K
1403 WHITE WATER LN
ROCKWALL, TX 75087

HELIE ROBERT A AND MADELEINE B
1408 WHITE WATER LANE
ROCKWALL, TX 75087

SAMFORD CHARLES T JR AND JESSICA D
1409 CRESCENT COVE DR
ROCKWALL, TX 75087

MULLOWNEY PATRICK
1409 WHITE WATER LN
ROCKWALL, TX 75087

MATHAI JOYCE
1414 WHITE WATER LN
ROCKWALL, TX 75087

SHINDOLL LINDA J
1415 CRESCENT COVE DR
ROCKWALL, TX 75087

DENNY READE EDWARD
1415 WHITE WATER LN
ROCKWALL, TX 75087

GAUVIN COLLEEN
1421 WHITE WATER LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1451 FM1141
ROCKWALL, TX 75087

TANNER WILMA GRACE
1451 FM 1141
ROCKWALL, TX 75087

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

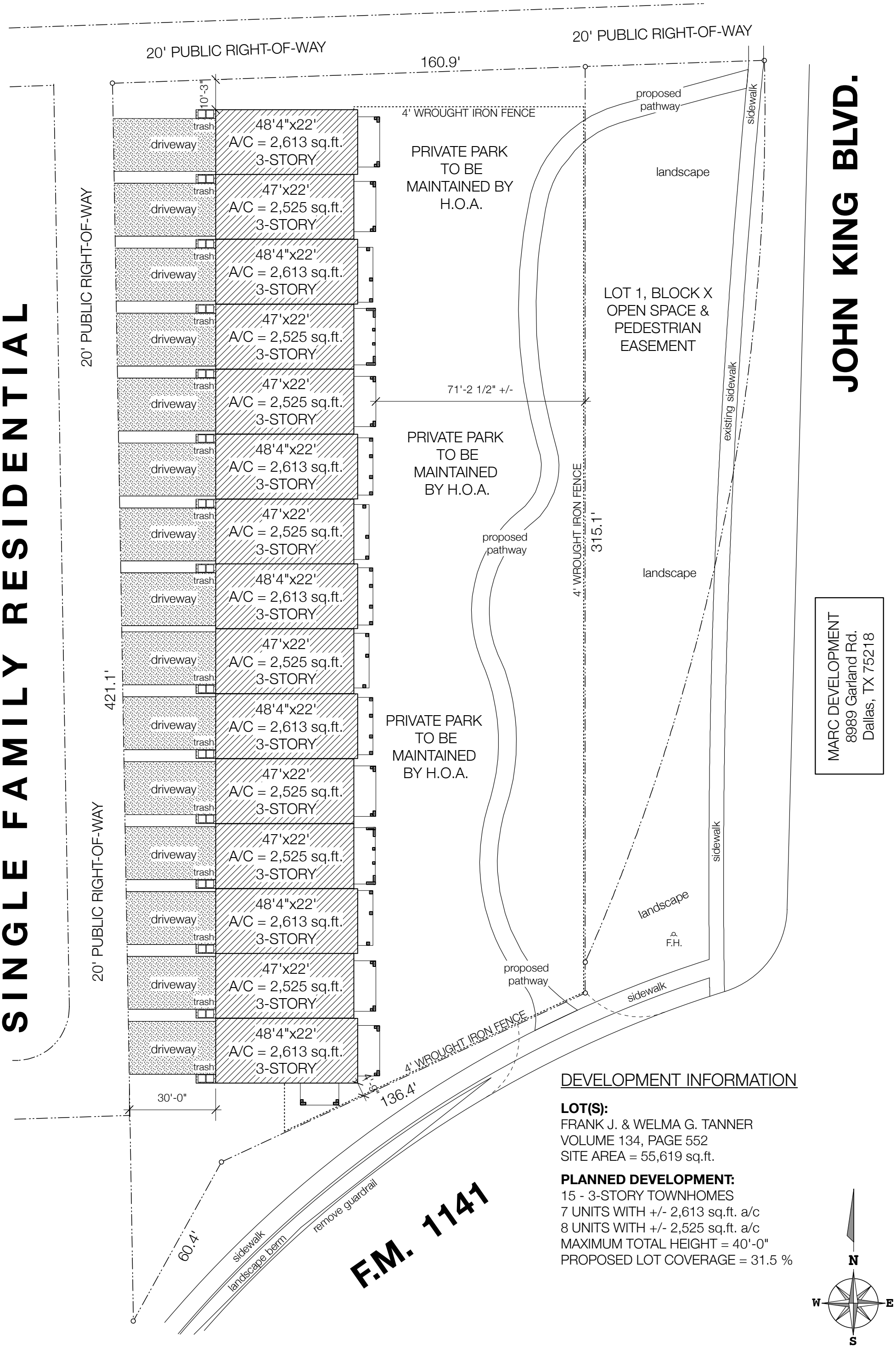
CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

HOFFMAN STEVEN AND DANA
576 LUNE CT
LELAND, NC 28451

CURRENT RESIDENT
927 FM1141
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT
AGOURA HILLS, CA 91301

SINGLE FAMILY RESIDENTIAL



DEVELOPMENT INFORMATION

LOT(S):
FRANK J. & WELMA G. TANNER
VOLUME 134, PAGE 552
SITE AREA = 55,619 sq.ft.

PLANNED DEVELOPMENT:
15 - 3-STORY TOWNHOMES
7 UNITS WITH +/- 2,613 sq.ft. a/c
8 UNITS WITH +/- 2,525 sq.ft. a/c
MAXIMUM TOTAL HEIGHT = 40'-0"
PROPOSED LOT COVERAGE = 31.5 %

N W E S

01
1.00

SITE PLAN - PROPOSED - 15 UNITS - 8/10/2019

Scale: 1" = 30'-0"

SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

20' PUBLIC RIGHT-OF-WAY

160.9'

20' PUBLIC RIGHT-OF-WAY

4' WROUGHT IRON FENCE

sidewalk

JOHN KING BLVD.

20' PUBLIC RIGHT-OF-WAY

421.1'

20' PUBLIC RIGHT-OF-WAY

UNIT 15 — trash

UNIT 14 — trash

UNIT 13 — trash

UNIT 12 — trash

UNIT 11 — trash

UNIT 10 — trash

UNIT 9 — trash

UNIT 8 — trash — driveway

UNIT 7 — trash

UNIT 6 — trash

UNIT 5 — trash

UNIT 4 — trash

UNIT 3 — trash

UNIT 2 — trash

UNIT 1 — trash

PRIVATE PARK TO BE MAINTAINED BY H.O.A.

PRIVATE PARK TO BE MAINTAINED BY H.O.A.

PRIVATE PARK TO BE MAINTAINED BY H.O.A.

4' WROUGHT IRON FENCE

existing sidewalk

sidewalk

F.H.

sidewalk

4' WROUGHT IRON FENCE

136.4'

60.4'

sidewalk

landscape berm

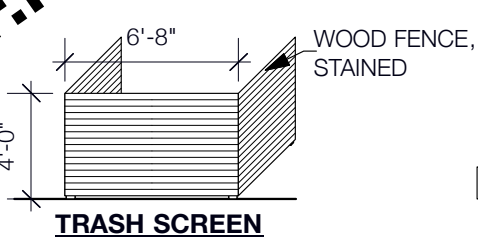
remove guardrail

F.M. 1141

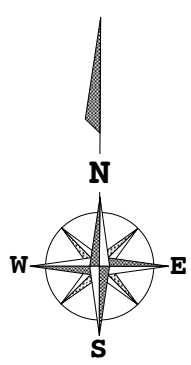
MARC DEVELOPMENT
8989 Garland Rd.
Dallas, TX 75218

LEGEND:

- EXISTING TREE
- PROPOSED TREE
- SUBJECT SITE PROPOSED LANDSCAPE/SOFTSCAPE AREAS
- ADJACENT SITE EXISTING OPEN SPACE
- PROPOSED DRIVEWAY
- PROPOSED PATHWAY
- PROPOSED TRASH BINS INSIDE 4' FENCE



TRASH SCREEN



01
1.00

PROPOSED SITE LANDSCAPE - 15 UNITS - 8/10/2019

Scale: 1" = 30'-0"






170
The Courtland

















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

SURVEY PLAT

RHODES Surveying
WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1451 F.M. 1141, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a 0.724 of an acre parcel of land situated in the Samuel S. McCurry Survey, Abstract No. 146, 1 1/2 miles northeast from the town of Rockwall, Texas, being a parcel of land conveyed to Bacil H. Tanner and Nelda R. Tanner, as recorded in Instrument No. 20150000016186 of the Official Public Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for corner on the northwesterly right-of-way line of Farm to Market (F.M.) 1141, being the southeast corner of a called Green Space in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F, Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving said right-of-way, a distance of 272.25 feet to a found 3/8-inch iron rod for corner, being the southwest corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in Volume 134, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

THENCE South 00 degrees 13 minutes 40 seconds West, along said right-of-way, a distance of 166.19 feet to a found "X" cut in concrete for corner, being on the northwesterly right-of-way line of said F.M. 1141;

THENCE South 65 degrees 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40 feet to a found 1/2-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41 feet to a PLACE OF BEGINNING and containing 31,540 square feet or 0.724 of an acre of land.





THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

1529 E. I-30, STE. 106, GARLAND, Tx 75043 – FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY JAMES TANNER
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 1/22/2019
G. F. No.:
Job no.: 103080
Drawn by: CM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR JAMES TANNER

LEGEND
WOOD FENCE — TEXT
CHAIN LINK — IMPROVEMENTS
IRON FENCE — BOUNDARY LINE
WIRE FENCE — RESIDENCE/BUILDING
MRD – MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET "X"
FOUND "X"
3/8" IRON ROD FOUND
1/2" IRON PIPE FOUND
C = CABLE E = ELECTRIC
CO = CLEAN OUT PE = POOL EQUIP
G = GAS METER ○ = POWER POLE
FH = FIRE HYDRANT T = TELEPHONE
LP = LIGHT POLE WM = WATER METER
MH = MANHOLE WV = WATER VALVE
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BRIAN S. RHODES
5962
PROFESSIONAL
LAND SURVEYOR

City of Rockwall

Project Plan Review History

Project Number	Z2019-018	**Owner**	WHITTLE, ROBERT S	**Applied**	8/19/2019 LM
Project Name	Amendment to Planned Development	**Applicant**	ROBERT WHITTLE	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	Staff Review			**Status**	

Site Address	City, State Zip	Zoning
FM1141 AND HWY 66	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
CARUTH LAKE PH 5	2		2	0122-0000-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/20/2019	8/27/2019	8/20/2019		APPROVED	
ENGINEERING	JEREMY WHITE	8/19/2019	8/26/2019	8/21/2019	2	APPROVED	
FIRE	Kevin Clark	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
PLANNING	Ryan Miller	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	See Comments

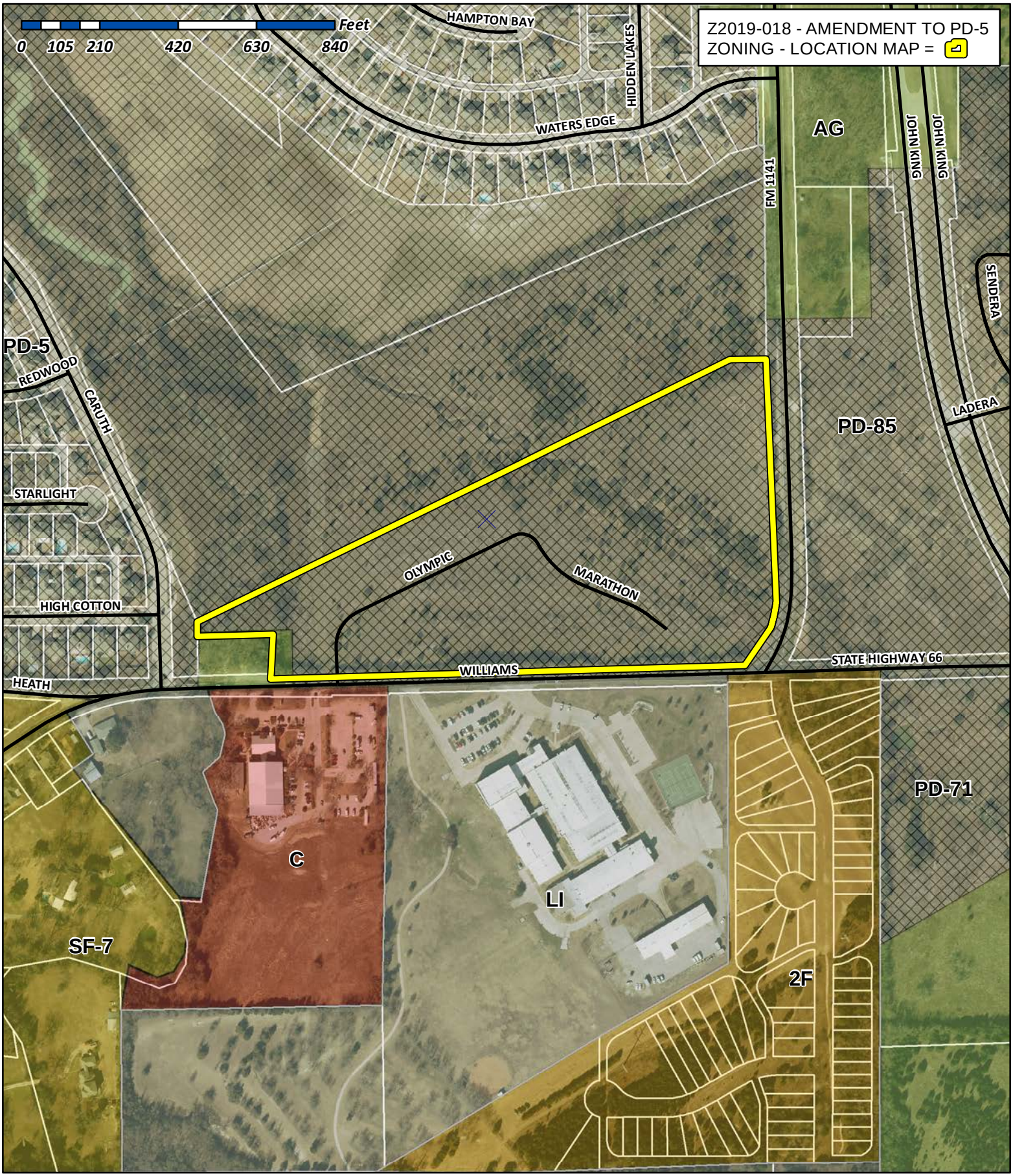
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Z2019-018; Amendment to Planned Development District 5 (PD-5)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, and located at the northwest corner of the intersection of SH-66 and FM-114.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2019-018) in the lower right-hand corner of all pages on future submittals.
I.4 The OURHometown Vision 2040 Comprehensive Plan stipulates various goals for residential developments. The following aspects of the applicant's proposal do not conform to the stated goals of the City's plan, and could be revised -- per staff's recommendations -- to bring the project closer to conformance with the plan:

(1) CH. 8; Section 2.03; Goal #3 | Policy #3 (Page 8-4). In cases where flat front entry garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

M.5 Please review the attached draft ordinance prior to the August 27, 2019 Planning & Zoning Commission meeting, and provide staff with your markups by September 4, 2019.I.6 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 10, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on August 27, 2019.
I.8 The projected City Council meeting dates for this case will be September 16, 2019 [1st Reading] & October 7, 2019 [2nd Reading].



City of Rockwall

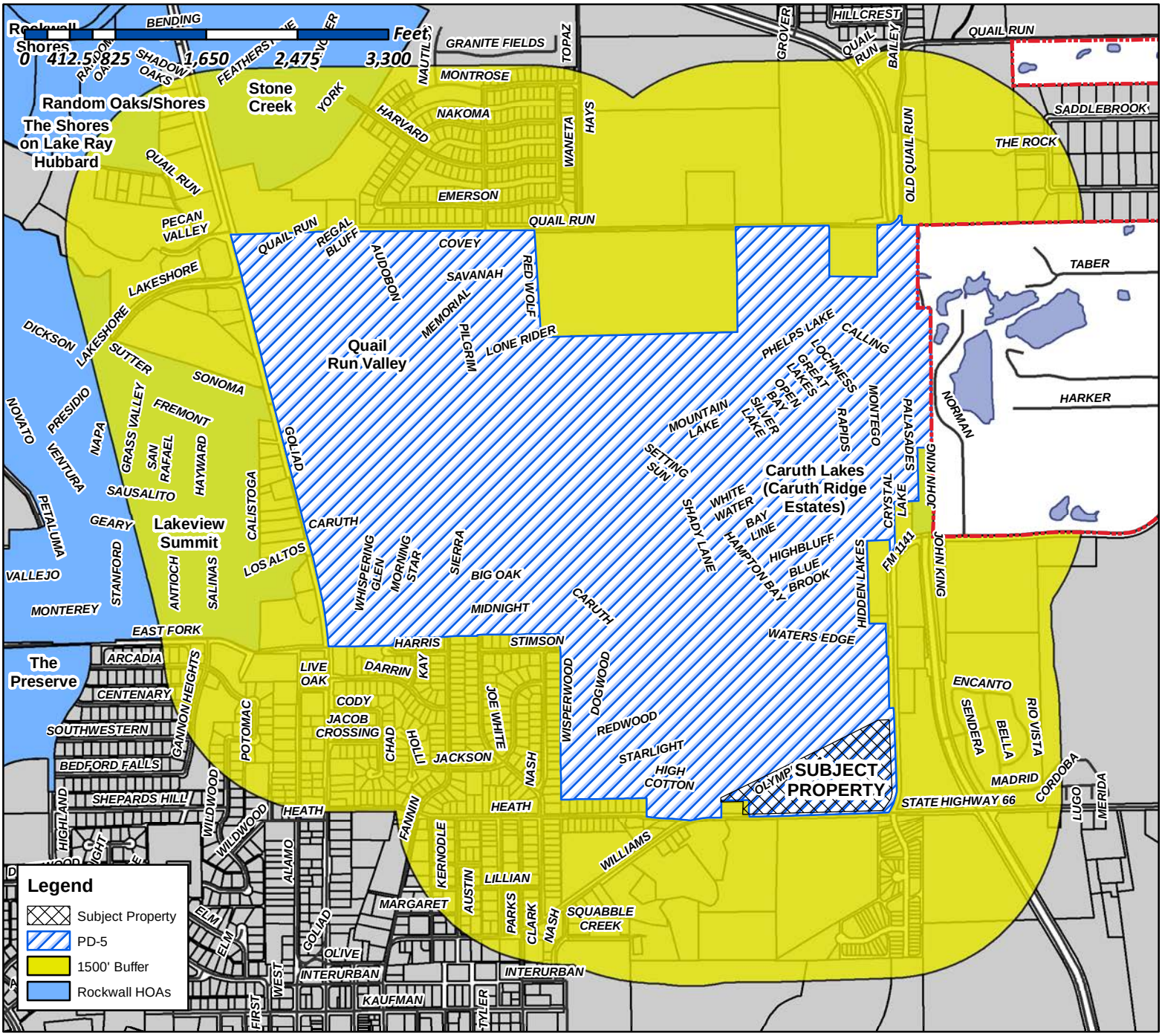
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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City of Rockwall

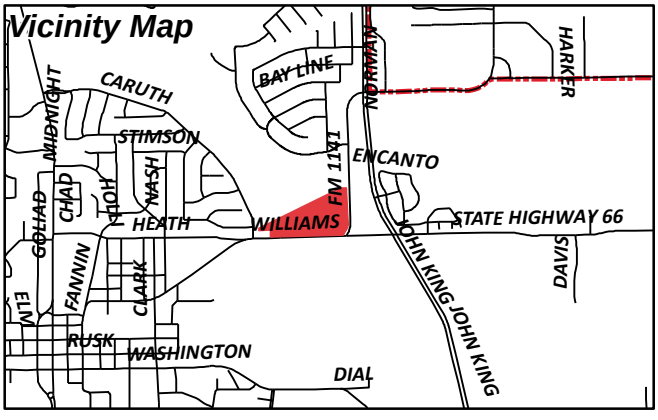
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-048
Case Name: Amendment to PD-5
Case Type: Zoning
Zoning: Amendment to PD-5
Case Address: Corner of Hwy 66 & FM 1141

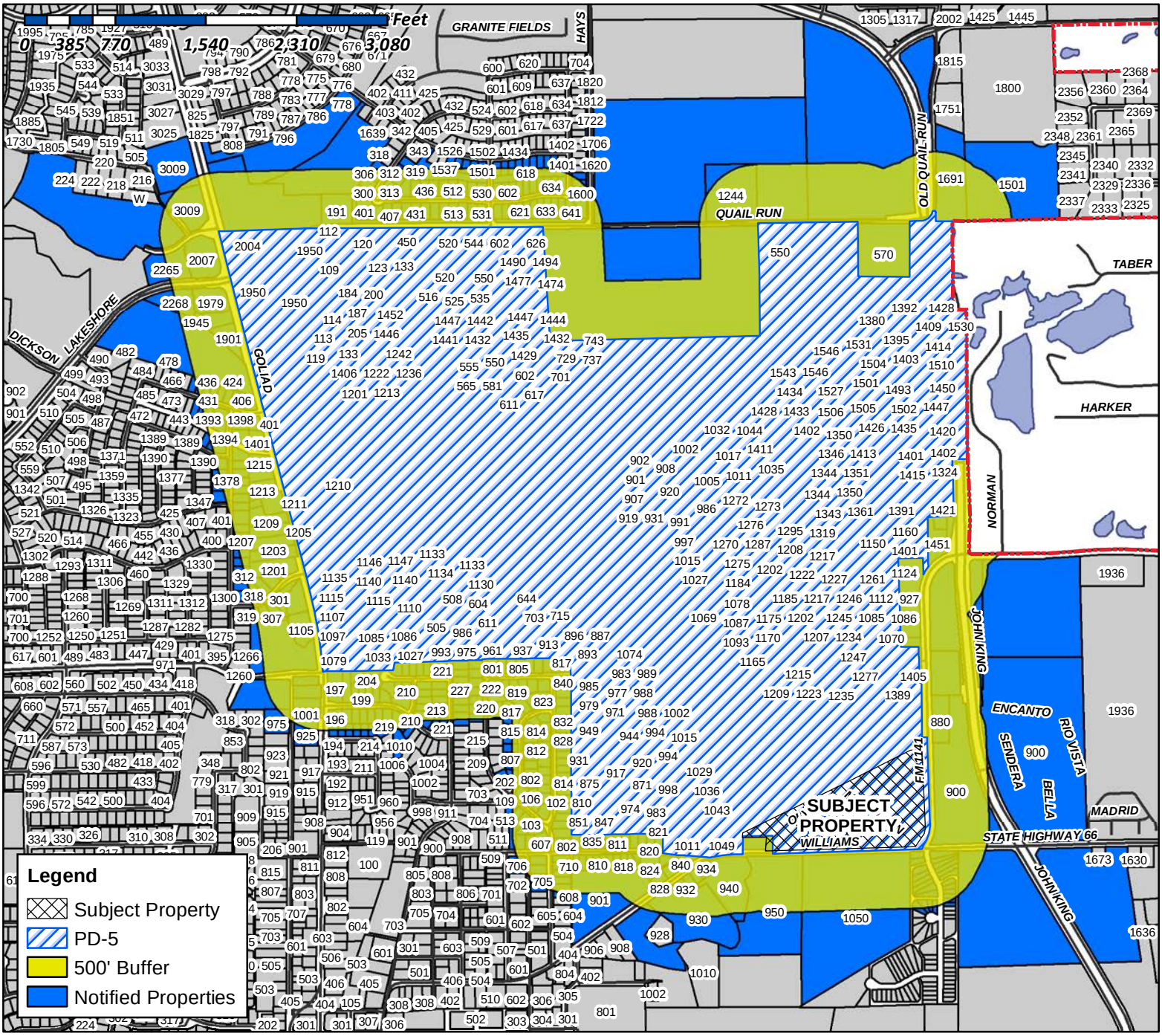
Date Created: *8/20/2019*
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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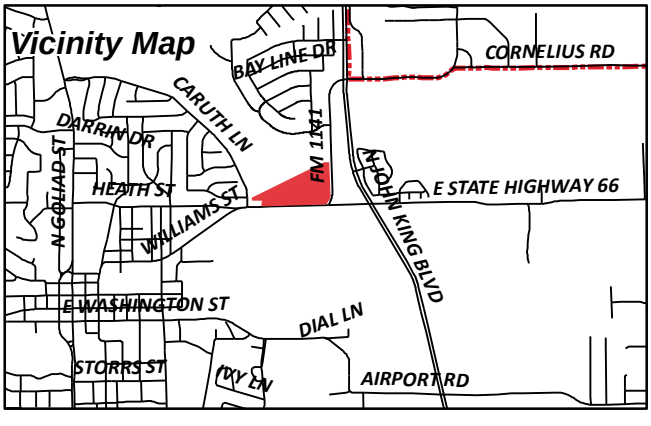
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Case Number: Z2018-018
Case Name: Amendment to PD-5
Case Type: Zoning
Zoning: Amendment to PD-5
Case Address: Corner of Hwy 66 & FM 1141

Date Created: ***8/20/2019***

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



VALK ROBERT AND VIDA FLORES MEMBRENO
1 LANTERN DR
HEATH, TX 75032

THIEMAN KEITH AND KRISTY
100 QUEENS MEADOW LN
ROYSE CITY, TX 75189

EVANS SALLY BOWMAN
1000 MIDNIGHT PASS
ROCKWALL, TX 75087

JOHNSON DOUGLAS E & CHERI LYNN
1000 REDWOOD TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 SAFFLOWER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 HIGH COTTON LN
ROCKWALL, TX 75087

VASQUEZ LEILA A
1002 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

BARNETT VERNON K JR AND SHELLY L
1002 SAFFLOWER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1003 SHADY LANE DR
ROCKWALL, TX 75087

CORNEAU MAX & KRISTINE
1003 MIDNIGHT PASS
ROCKWALL, TX 75087

JOHNSON ARANDA
1003 REDWOOD TRL
ROCKWALL, TX 75087

TANNER BACIL H AND NELDA R
1004 NORTH HARRISON
WEST, TX 76691

RAGAN MICHAEL & LINDA
1004 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

ADAMS JOHNNY R JR & JEANNE K
1005 HIGH COTTON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 REDWOOD TR
ROCKWALL, TX 75087

WHITE KEVIN M
1006 SHADY LANE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 STARLIGHT PL
ROCKWALL, TX 75087

SMITH DONALD G
1007 SAFFLOWER CT
ROCKWALL, TX 75087

GOODWIN JOHN & DEANNA M
1008 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

HOLLINGSHEAD JOHN D
1009 MIDNIGHT PASS
ROCKWALL, TX 75087

MANNING JEFF M & ERIKA O
1009 REDWOOD TRL
ROCKWALL, TX 75087

RICHMOND RICHARD C & BARBARA L
1009 SHADY LANE DRIVE
ROCKWALL, TX 75087

ROLAND RANDY C AND ANDREA B
101 JOE WHITE ST
ROCKWALL, TX 75087

SPENCE JODY L
1010 HIGH COTTON LN
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

KOZLOVSKY BECKY
1010 STARLIGHT PLACE
ROCKWALL, TX 75087

KINSELLA ERIC P & CARLA J
1011 HIGH COTTON LN
ROCKWALL, TX 75087

WERTH TREVOR J & JAMI G
1011 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

ZABROUSKI RICHARD F & BERNADETTE A
1012 SHADY LANE
ROCKWALL, TX 75087

RUST WILLIAM KA ND TERRI DAWN
1013 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 REDWOOD TR
ROCKWALL, TX 75087

WILSON STANLEY L & LILLIE S
1014 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1015 MIDNIGHT PASS
ROCKWALL, TX 75087

MOHR MICHAEL J & LISA M
1015 REDWOOD TRAIL
ROCKWALL, TX 75087

SMITH CLYDE JR & LINDA
1015 SAFFLOWER CT
ROCKWALL, TX 75087

LY RON VAN & NGOC ANH NGUYEN
1015 SHADY LANE DRIVE
ROCKWALL, TX 75087

HOMS MARK
1016 HIGH COTTON LN
ROCKWALL, TX 75087

COX TANYA K & WILLIAM S
1016 STARLIGHT PL
ROCKWALL, TX 75087

MITCHELL WILLIAM L & KRISTEN M
1017 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

LAMBERT MILDRED L & NORMAN R
1017 HIGH COTTON LN
ROCKWALL, TX 75087

ENGLISH DONALD J JR AND ERICKA M
1017 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

NGUYEN LUONG D & KIMBERLY NGA LY AND
1018 SHADY LANE DRIVE
ROCKWALL, TX 75087

WIENBARG KIMBERLY
1019 STARLIGHT
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M
102 JOE WHITE ST
ROCKWALL, TX 75087

AMELUNKE BRIAN & LACEY
1020 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

TOMLINSON RENA J
1020 N FANNIN ST
ROCKWALL, TX 75087

NASHATKER KATHERINE
1021 REDWOOD TR
ROCKWALL, TX 75087

TIMM KENNETH J AND VALERIA
1021 SHADY LANE DR
ROCKWALL, TX 75087

HEIN KYLE G & VERONICA L
1022 HIGH COTTON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 N FANNIN ST
ROCKWALL, TX 75087

ELLIOTT MICHAEL L AND EMILY C
1022 STARLIGHT PL
ROCKWALL, TX 75087

WILMOT PAUL JOHN AND AVRIL RUTH
1023 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

WOODS WILLIAM & RITA
1023 HIGH COTTON LN
ROCKWALL, TX 75087

BYWATER JAMES AND CANDACE
1023 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

JOHNSON MARY B
1023 N FANNIN ST
ROCKWALL, TX 75087

LOPEZ ISIDORO R & IRMA
1024 KAY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 N FANNIN ST
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION
1024 S GREENVILLE AVE 0
ALLEN, TX 75002

GONZALEZ YADIRA & HECTOR
1024 SHADY LANE DRIVE
ROCKWALL, TX 75087

DIXON CHARLES S AND STEPHANIE
1025 KAY LN
ROCKWALL, TX 75087

GOODEN JAMES ALLAN AND WAI KEUNG
ANTHONY CHENG
1025 N FANNIN ST
ROCKWALL, TX 75087

JARESH DONALD & COLETTE
1025 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 KAY DR
ROCKWALL, TX 75087

HARE ANTHONY & TAMMY
1026 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

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1026 N FANNIN ST
ROCKWALL, TX 75087

DICKENS EMMA
1027 MIDNIGHT PASS
ROCKWALL, TX 75087

BURNS VICKIE L & STEPHEN F
1027 N FANNIN ST
ROCKWALL, TX 75087

FONTANOT JOSE GIANNINO ALVAREZ Y &
CARLET A ZARRAGA BOHORQUEZ
1027 SHADY LANE DRIVE
ROCKWALL, TX 75087

COX TRACY LEANN
1028 HIGH COTTON LANE
ROCKWALL, TX 75087

COLLINGS JOHN AND JUANITA
1028 KAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1028 N FANNIN ST
ROCKWALL, TX 75087

DARRINGTON RUSSELL
1028 REDWOOD TRL
ROCKWALL, TX 75087

BECKWITH CHRISTOPHER W & TRUDI J
1028 STARLIGHT PL
ROCKWALL, TX 75087

FRIETZE CARL M JR
1029 FANNIN
ROCKWALL, TX 75087

WEATHERBEE BILL J & AMANDA J
1029 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

SINGH GURDARSHAN & PARAMJIT AND
1029 HIGH COTTON
ROCKWALL, TX 75087

SASS CHARLES R JR AND KELLY M
1029 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

SIMS WILLIAM HERMAN JR
1029 REDWOOD TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
103 JOE WHITE ST
ROCKWALL, TX 75087

CHEN SONG PING AND MEI QIN XIAO
103 N BROADWAY
TECUMSCH, OK 74873

JORGENSEN HARRIS HOLT & DONNA TIPTON
1030 KAY LANE
ROCKWALL, TX 75087

COGGINS MICHAEL F & KRYSTAL C
1030 N FANNIN ST
ROCKWALL, TX 75087

ANDREASON JACQUELINE & WILLIAM
1030 SHADY LANE DRIVE
ROCKWALL, TX 75087

GOODWIN JAMES JR & LINDA M
1031 N FANNIN ST
ROCKWALL, TX 75087

BAKER CHRISTOPHER MILLER AND MONICA
NAHIR
1031 STARLIGHT PL
ROCKWALL, TX 75087

ADAMS DEBBIE & MICHAEL
1032 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

HANOVICH JOSEPH T AND TARYN C
1033 MIDNIGHT PASS
ROCKWALL, TX 75087

GONZALES LINDA E & DAVID
1033 SHADY LANE DRIVE
ROCKWALL, TX 75087

BASHAM TOMMY & JAMIE
1034 HIGH COTTON LN
ROCKWALL, TX 75087

WICKER CARY RAY ETUX
1034 N FANNIN ST
ROCKWALL, TX 75087

RYLAARSDAM AUSTIN AND ASHLEY
1035 HAMPTON BAY DR
ROCKWALL, TX 75087

KEGLEY SCOTT
1035 HIGH COTTON LANE
ROCKWALL, TX 75087

CHIRRICK FAMILY TRUST
1035 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

GONZALEZ FRANCISCO J & SOCORRO J
1036 N FANNIN ST
ROCKWALL, TX 75087

HOLDER JUDITH
1036 STARLIGHT PL
ROCKWALL, TX 75087

BROWN KELVIN
1037 STARLIGHT PLACE
ROCKWALL, TX 75087

HUGHES FAMILY LIVING TRUST
1038 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

FERNER DEBORAH
1039 SHADY LANE DRIVE
ROCKWALL, TX 75087

PERRY HERMAN E & DIANNA L
104 JOE WHITE ST
ROCKWALL, TX 75087

JOHNSON ROBERT AND
1040 HIGH COTTON LN
ROCKWALL, TX 75087

CHINN WILLIAM MARCUS AND CODI CAROL
1041 HAMPTON BAY DR
ROCKWALL, TX 75087

PHENNEGER LARRY & KATHY
1041 HIGH COTTON LN
ROCKWALL, TX 75087

MATARELLI GREGORY AND MARCIA G
1042 SHADE LANE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1043 STARLIGHT PL
ROCKWALL, TX 75087

KURKJIAN JOHN S & KARYN ZABROUSKI
1044 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

CADMAN WILLIAM H & MARY V
1045 MIDNIGHT PASS
ROCKWALL, TX 75087

DAVIS ERNEST L JR AND BRANDI N
1045 SHADY LANE DRIVE
ROCKWALL, TX 75087

SADDLER JERRY AND EMILY
1047 HAMPTON BAY DR
ROCKWALL, TX 75087

CONFIDENTIAL
1048 HIGH COTTON LN
ROCKWALL, TX 75087

CASTILLO JAVIER AND PRICILIA ESQUEDA ARREDONDO
1048 SHADY LANE DR
ROCKWALL, TX 75087

BACK STACY ANN & CHARLES BACK JR
1049 HIGH COTTON LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
105 JOE WHITE ST
ROCKWALL, TX 75087

LOPATEGUI EDWARD M
105 CARRACK DR
ROUND ROCK, TX 78681

CURRENT RESIDENT
1050 WILLIAMS
ROCKWALL, TX 75087

KEHM NATALIE & DONAVON
1050 HIDDEN LAKES WAY
ROCKWALL, TX 75087

TAGUINOD OMAR D AND EUNICE V
1051 SHADY LANE DRIVE
ROCKWALL, TX 75087

XHIXHO SOKOL AND REZARTA
1053 HAMPTON BAY DR
ROCKWALL, TX 75087

URIVE CONRAD & BETTY J
1053 MIDNIGHT PASS
ROCKWALL, TX 75087

CALVERLEY JERRY L JR AND DEANNE J
1054 SHADY LANE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1055 HIDDEN LAKES WAY
ROCKWALL, TX 75087

GREEN TRAVIS D & VEATRICE L
1056 WISPERWOOD DR
ROCKWALL, TX 75087

KUMAR MELANIE AND ABHILASH
1057 SHADY LANE DRIVE
ROCKWALL, TX 75087

ZATOPEK ROYCE J & STACY D
1059 MIDNIGHT PASS
ROCKWALL, TX 75087

PEDDIE VIRGINIA A
106 JOE WHITE STREET
ROCKWALL, TX 75087

TAYLOR STEVEN MURRY & ANITA
1060 HIDDEN LAKES WAY
ROCKWALL, TX 75087

WODNIAK DANIEL
1060 SHADY LANE DR
ROCKWALL, TX 75087

JOHNSON JAMIE L AND RICHARD K
1061 HIDDEN LAKES WAY
ROCKWALL, TX 75087

METZLER LYLE R & CAROL J
1061 WISPERWOOD DR
ROCKWALL, TX 75087

PARR TREVOR G & ROBIN M
1062 WISPERWOOD DR
ROCKWALL, TX 75087

ALLBRITTON DANNY
1063 SHADY LANE DRIVE
ROCKWALL, TX 75087

BINGHAM RACHEL C AND
1065 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

MANLEY MICHAEL J AND MARY F
1065 MIDNIGHT PASS
ROCKWALL, TX 75087

CONFIDENTIAL
1066 SHADY LN
ROCKWALL, TX 75087

DUNCAN GREGORY LYN &
1068 WISPERWOOD DR
ROCKWALL, TX 75087

HANKINS MARQUIS L & JACQUELINE K
1069 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROBERSON DOUGLAS
1069 OAK CREEK CIR
ROYSE CITY, TX 75189

CONFIDENTIAL
1069 SHADY LANE DRIVE
ROCKWALL, TX 75087

LOWE KEITH MICHAEL AND KIMBERLY
1069 WISPERWOOD DR
ROCKWALL, TX 75087

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

LEAHY ANDERSON C AND
1070 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CALLAHAN DIANE
1071 HAMPTON BAY DR
ROCKWALL, TX 75087

BIRLESON VINCENT R
1071 MIDNIGHT PASS
ROCKWALL, TX 75087

BAUGHMAN TERRY LEE & TONI LYNN
1072 SHADY LANE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1074 WISPERWOOD DR
ROCKWALL, TX 75087

SMITH AARON E & CORTNEY M
1075 SHADY LANE DRIVE
ROCKWALL, TX 75087

LANGLEY ROXANE
1075 WHISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1077 HAMPTON BAY
ROCKWALL, TX 75087

ROBINSON JUDITH ANN & SAMUEL L
1078 SHADY LANE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1079 MIDNIGHT PASS
ROCKWALL, TX 75087

CURRENT RESIDENT
108 JOE WHITE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1080 MIDNIGHT PASS
ROCKWALL, TX 75087

FAIRES DEWAIN AND MONICA
1080 HIDDEN LAKES WAY
ROCKWALL, TX 75087

HUDSPETH SAM & DANI
1081 SHADY LANE DR
ROCKWALL, TX 75087

SPEYRER MARK
1083 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

VANDIVER JAY L & PAULA J
1085 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SELLING GEORGE D & LINDA S
1085 MIDNIGHT PASS
ROCKWALL, TX 75087

CRUZ CAROL D & DANIEL
1085 WHISPERING GLN
ROCKWALL, TX 75087

CURRENT RESIDENT
1086 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SANCHEZ BELLO JUAN LEONARDO
1086 SHADY LANE
ROCKWALL, TX 75087

FOITH BRUCE DUANE & LORNA MAE
1087 SHADY LANE
ROCKWALL, TX 75087

BEDELL HOYLE D & ELICIA N
1088 MIDNIGHT PASS
ROCKWALL, TX 75087

ARD JAMES S & LAURA M
1088 MORNING STAR
ROCKWALL, TX 75087

WITHORN BETTY J
1088 WHISPERING GLN
ROCKWALL, TX 75087

CURRENT RESIDENT
1089 HAMPTON BAY
ROCKWALL, TX 75087

EWING LARRY J & LEA ANN
1089 MORNING STAR
ROCKWALL, TX 75087

ANDREWS LEWIS
109 EASTERNER PLACE
ROCKWALL, TX 75032

CURANOVIC JOHN
109 ELM CREST DR
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE
109 JOE WHITE ST
ROCKWALL, TX 75087

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

WEBB LAUREN
1091 MIDNIGHT PASS
ROCKWALL, TX 75087

HENDRICKS JEFFREY T & LENA H
1091 WHISPERING GLN
ROCKWALL, TX 75087

SHIPP DARLA JUNE & STANLEY JOE
1092 HIDDEN LAKES WAY
ROCKWALL, TX 75087

DORMAN THOMAS FRANCIS & DONNA OWENS
1093 SHADY LANE DRIVE
ROCKWALL, TX 75087

MORRIS CRAIG AND SARAH
1095 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

JOHNSON STACY N
1096 MIDNIGHT PASS
ROCKWALL, TX 75087

KEARNS TERRY M & JENNIFER M JOINT LIVING TRUST
1096 MORNING STAR
ROCKWALL, TX 75087

CALDWELL BRANDON S AND SHELLEY K
1096 WHISPERING GLN
ROCKWALL, TX 75087

CURRENT RESIDENT
1097 MIDNIGHT PASS
ROCKWALL, TX 75087

BASSINGER BETTY M
1097 MORNING STAR
ROCKWALL, TX 75087

VAN VLECK ALBERT L AND AMY ANN
1097 WHISPERING GLEN
ROCKWALL, TX 75087

PULERA JOHN TRUST
110 AGAVE
LAKE FOREST, CA 92630

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

GILPIN THOMAS K & ANGELA J
1100 HIDDEN LAKES WAY
ROCKWALL, TX 75087

DALLALIO JONATHON AND CARISSA
1101 MIDNIGHT PASS
ROCKWALL, TX 75087

WILCOX REBECCA AND RICHARD J
1102 MIDNIGHT PASS
ROCKWALL, TX 75087

WILCOX RICHARD
1102 MIDNIGHT PASS
ROCKWALL, TX 75087

DODD JAMES H & LAURI J
1102 MORNING STAR
ROCKWALL, TX 75087

SHANDALOW JOEL AND ELIZABETH
1102 WHISPERING GLEN
ROCKWALL, TX 75087

CURRENT RESIDENT
1103 MORNING STAR
ROCKWALL, TX 75087

CURRENT RESIDENT
1105 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1106 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 MIDNIGHT PASS
ROCKWALL, TX 75087

SAENZ ROEL CARLOS II
1107 WHISPERING GLEN
ROCKWALL, TX 75087

SMITH WALTER R & KELLY A
1108 MORNING STAR
ROCKWALL, TX 75087

JOHNSON QUINN PAUL & SUSAN G
1109 MORNING STAR
ROCKWALL, TX 75087

CURRENT RESIDENT
1110 MEMORIAL DR
ROCKWALL, TX 75087

WILLIAMS ROBERT T JR
1110 MEMORIAL DR
ROCKWALL, TX 75087

DE LA CRUZ RAFAEL ANDRES
1110 MIDNIGHT PASS
ROCKWALL, TX 75087

EARLEY BRIAN
1110 TATE LN
ARGYLE, TX 76226

POWERS PETER
1110 WHISPERING GLN
ROCKWALL, TX 75087

CONFIDENTIAL
1112 HIDDEN LAKES WAY
ROCKWALL, TX 75087

GREEN ERIC L & JONI C
1113 MORNING STAR
ROCKWALL, TX 75087

WHITUS JOHN & LORRA BETH
1114 MORNING STAR
ROCKWALL, TX 75087

SEIFERT RICHARD J ETUX DEBORAH
1115 MIDNIGHT PASS
ROCKWALL, TX 75087

DUNCAN JEANETTE
1115 WHISPERING GLEN
ROCKWALL, TX 75087

JONES EVELYN ANTHONY AND LINDA NIKOLE
1116 MEMORIAL DRIVE
ROCKWALL, TX 75087

BRACKETT RUSTY
1117 MORNING STAR
ROCKWALL, TX 75087

ROWE LORI A
1118 HIDDEN LAKES WAY
ROCKWALL, TX 75087

BAIN JAMES M & CHASE C
1118 MIDNIGHT PASS
ROCKWALL, TX 75087

MALONE ANTHONY R & TESHA
1118 WHISPERING GLN
ROCKWALL, TX 75087

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

PIERATT NATHAN A & SARA R
1120 MORNING STAR
ROCKWALL, TX 75087

WARD LINDA G
1123 MORNING STAR
ROCKWALL, TX 75087

CONFIDENTIAL
1123 WHISPERING GLN
ROCKWALL, TX 75087

LARSEN RALPH & MARY ANN
1124 HIDDEN LAKES WAY
ROCKWALL, TX 75087

HOANG CAM N
1124 MEMORIAL DR
ROCKWALL, TX 75087

SMITH GRAHAM P AND LAUREN E
1125 SIERRA PASS
ROCKWALL, TX 75087

CONFIDENTIAL
1126 MORNING STAR
ROCKWALL, TX 75087

WRIGHT REBEKAH R AND KEVIN P
1126 WHISPERING GLEN
ROCKWALL, TX 75087

CURRENT RESIDENT
1127 MORNING STAR
ROCKWALL, TX 75087

GIDDINGS BRIDGETTE & MARCQUIS
1128 MIDNIGHT PASS
ROCKWALL, TX 75087

CHEV VISAL P AND AMELIA MEALEA CHEV
113 BOB WHITE CT
ROCKWALL, TX 75087

WHISENHUNT KENNETH AND JUDY
1130 HIDDEN LAKES WAY
ROCKWALL, TX 75087

GILLESPIE DONNA M AND RICHARD M
1130 SIERRA PASS
ROCKWALL, TX 75087

MARCHBANKS PATCHARIN & SATO KIMIHIKO
1131 WHISPERING GLN
ROCKWALL, TX 75087

HUNT WILLIAM H AND CONNIE L
1133 MORNING STAR
ROCKWALL, TX 75087

HOWARD RANDALL W & PHYLLIS
1133 SIERRA PASS
ROCKWALL, TX 75087

SLAGLE JACK & DIANE
1134 MIDNIGHT PASS
ROCKWALL, TX 75087

NOWLIN WILLIAM P & CHERYL L MCINTOSH
1134 MORNING STAR
ROCKWALL, TX 75087

PHAM AUBREE E AND
1134 WHISPERING GLEN
ROCKWALL, TX 75087

CURRENT RESIDENT
1135 MIDNIGHT PASS
ROCKWALL, TX 75087

RUTHERFORD JESSICA R AND
1136 HIDDEN LAKES WAY
ROCKWALL, TX 75087

RYAN LARRY J III & WENDY A
1139 WHISPERING GLN
ROCKWALL, TX 75087

GUEVARA GUILLERMO E AND CRYSTAL M
114 BOB WHITE COURT
ROCKWALL, TX 75087

JONES DENNIS P & RITA S
1140 BLITZEN DR
HENDERSON, NV 89012

GUAMANCELA RONY D
1140 MIDNIGHT PASS
ROCKWALL, TX 75087

FARRIS MARK
1140 WHISPERING GLN
ROCKWALL, TX 75087

ROJAS CARLOS
1142 HIDDEN LAKES WAY
ROCKWALL, TX 75087

JOHNSON JULIE
1146 MIDNIGHT PASS
ROCKWALL, TX 75087

PHILLIP SUMA C AND
1147 WHISPERING GLN
ROCKWALL, TX 75087

SOLDAT WILLIAM K & CRYSTAL DHAIRE
1148 WHISPERING GLN
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

MARTINEZ AUGUSTINE
1150 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1160 CRYSTAL LAKE DRIVE
ROCKWALL, TX 75087

AULT JASON L & PATRICIA S
1165 WATERS EDGE DRIVE
ROCKWALL, TX 75087

BAUGH MELVA Y
1168 CRYSTAL LAKE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1170 WATERS EDGE DRIVE
ROCKWALL, TX 75087

SIMPSON L KIMBAL
1171 WATERS EDGE DR
ROCKWALL, TX 75087

LAHAIR JOHN & NEALY
1174 CRYSTAL LAKE DR
ROCKWALL, TX 75087

LINDBERG LONETA
1175 HAMPTON BAY DR
ROCKWALL, TX 75087

RENKIEWICZ TEDDY
1177 WATERS EDGE DRIVE
ROCKWALL, TX 75087

SELMAN PHIL
1180 WATERS EDGE DR
ROCKWALL, TX 75087

DENSON ROBERT JOSEPH
1182 HIGHBLUFF LANE
ROCKWALL, TX 75087

CONFIDENTIAL
1183 BAY LINE DRIVE
ROCKWALL, TX 75087

JOSEPH MATHEWKUTTY V AND LEELAMMA
1183 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

MERRELL CLAY AND KELSIE
1183 WATERS EDGE DRIVE
ROCKWALL, TX 75087

PLESSINGER DEREK
1184 BAY LINE DRIVE
ROCKWALL, TX 75087

MURPHY RYAN J
1185 HIGHBLUFF LANE
ROCKWALL, TX 75087

BAKER BENJAMIN AND LEA J
1186 WATERS EDGE
ROCKWALL, TX 75087

ROHR DAVID AND CHANDRA ROHR
1188 HIGHBLUFF LANE
ROCKWALL, TX 75087

KEFFER MICHAEL & JENNIFER
1189 BAY LINE DRIVE
ROCKWALL, TX 75087

ROY TAMARA LYNN
1189 HAMPTON BAY DR
ROCKWALL, TX 75087

JOYCE MICHAEL RYAN
1189 WATERS EDGE DR
ROCKWALL, TX 75087

JOSEPH ISAAC
119 BOB WHITE COURT
ROCKWALL, TX 75087

CONFIDENTIAL
1190 BAY LINE DR
ROCKWALL, TX 75087

MONKS KELLY ELIZABETH
1192 WATERS EDGE DR
ROCKWALL, TX 75087

PINILLA EDGAR ARMANDO AND
1193 HIGHBLUFF LN
ROCKWALL, TX 75087

WILLIAMS JAMES JEFFREY
1194 HIGHBLUFF LN
ROCKWALL, TX 75087

BURNS RUSSELL N AND JULIE K
1195 BAY LINE DR
ROCKWALL, TX 75087

DODSON LEANNE
1195 HAMPTON BAY DR
ROCKWALL, TX 75087

SCOTT DALTON PERRY AND
1195 WATERS EDGE DRIVE
ROCKWALL, TX 75087

STERBENZ BRIAN A & MELINDA L
1196 BAY LINE DR
ROCKWALL, TX 75087

HARLAN TRAVIS L & KERRY L
1198 WATERS EDGE DRIVE
ROCKWALL, TX 75087

AJULUCHUKWU BRYAN AND REBECCA
1199 HIGHBLUFF LN
ROCKWALL, TX 75087

CONFIDENTIAL
120 BOB WHITE CT
ROCKWALL, TX 75087

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

LEWIS ROY AND VICKY
1200 HIGHBLUFF LN
ROCKWALL, TX 75087

SWARTHOUT JOSEPH R AND ROSE E
1201 BAY LINE DR
ROCKWALL, TX 75087

CALLAWAY BROCK E AND SCHAUNA M
1201 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 BAY LINE DR
ROCKWALL, TX 75087

ALI MD AKBAR
1202 BLUE BROOK DR
ROCKWALL, TX 75087

PRICE J T
1203 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1204 WATERS EDGE DR
ROCKWALL, TX 75087

ABEBE YARED AND
1205 HIGHBLUFF LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1205 N GOLIAD
ROCKWALL, TX 75087

WATKINS ANDREW M & BEVERLY GILL
1206 HIGH BLUFF LANE
ROCKWALL, TX 75087

CELIS PABLO ANDRES AND CHRISTEN MAUREEN
1207 BLUE BROOK DR
ROCKWALL, TX 75087

WILCOXSON CHRISTY R AND
1207 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

SCHROEDER JARED C AND LAURA L
1207 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1207 N GOLIAD
ROCKWALL, TX 75087

DAVIS DAVID BRIAN
1208 BAY LINE DRIVE
ROCKWALL, TX 75087

LEE ILSEOK OH & EUN HA
1209 BAY LINE DRIVE
ROCKWALL, TX 75087

DENNIS MARVIN J TRUSTEE
1209 N GOLIAD ST
ROCKWALL, TX 75087

RODRIGUEZ ROJELIO M & ELIZA O
1209 VALLEY TRL
HEATH, TX 75032

ANTHONY KENDRA AND
1209 WATERS EDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1210 N GOLIAD
ROCKWALL, TX 75087

OLSON KARL NORVELL
1211 HIGHBLUFF LANE
ROCKWALL, TX 75087

KERN ALLAN S & DEBRA L
1211 N GOLIAD ST
ROCKWALL, TX 75087

KERN ALLAN S & DEBRA L
1211 N GOLIAD ST
ROCKWALL, TX 75087

GRAY JEFFREY LYNN & REBECCA JOY
1212 WATERS EDGE DRIVE
ROCKWALL, TX 75087

WILLIAMSON DAVID M AND LORI M
1213 MEMORIAL DR
ROCKWALL, TX 75087

ELSEY JOHN
1213 N GOLIAD ST
ROCKWALL, TX 75087

HILLIARD GALEN AND DONNA
1214 BAY LINE DR
ROCKWALL, TX 75087

ROSS BRADLEY GENE & TRACY LORRAYNE
1214 HIGHBLUFF LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1215 HAMPTON BAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1215 N GOLIAD
ROCKWALL, TX 75087

BISHOP DUSTIN AND KELLY
1215 WATERS EDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1216 BLUE BROOK DR
ROCKWALL, TX 75087

MATTHEWS KENDAHL T
1217 BAY LINE DRIVE
ROCKWALL, TX 75087

LAPRADE TERRY & CYNTHIA
1217 BLUE BROOK DR
ROCKWALL, TX 75087

VAUGHN MICHAEL SHANE AND NATALIE J
1217 HIGHBLUFF
ROCKWALL, TX 75087

DUGAS CARL A & JUDITH A
1219 MEMORIAL DRIVE
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

PERRY STEPHEN ELI AND APRIL MARIE
1220 BAY LINE DR
ROCKWALL, TX 75087

WILLIAMS KATHRYN
1220 WATERS EDGE DR
ROCKWALL, TX 75087

PUSKAS THOMAS J
1222 BLUE BROOK DR
ROCKWALL, TX 75087

ROGERS MICHAEL
1222 HIGHBLUFF LN
ROCKWALL, TX 75087

BURNS BILLY C & COBIE M
1222 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1223 HAMPTON BAY DR
ROCKWALL, TX 75087

COWSER CHAD
1223 WATERS EDGE DRIVE
ROCKWALL, TX 75087

LEMORE ROBERTA
1225 BAY LINE DR
ROCKWALL, TX 75087

BAKER SPENCER R AND JANIS H
1225 BLUE BROOK DRIVE
ROCKWALL, TX 75087

KOPEC FRANK J AND DEBORAH A
1225 MEMORIAL DR
ROCKWALL, TX 75087

BARRERA DUSTIN AND
1226 BAY LINE DRIVE
ROCKWALL, TX 75087

BENSON TAMMY MELTON AND TONEY BENSON
1227 HIGHBLUFF LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1228 BLUE BROOK DR
ROCKWALL, TX 75087

WALVOORD KREG ANTHONY AND
1228 WATERS EDGE DR
ROCKWALL, TX 75087

SCOTT KEVIN A AND
1229 WATERS EDGE DRIVE
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

PARMAR PIUS & JYOTSNA
1230 HIGHBLUFF LANE
ROCKWALL, TX 75087

DRENNON ANITA S
1230 MEMORIAL DR
ROCKWALL, TX 75087

OBASUYI BILL IKPOMWOSA & OLIVIA T
1231 BAY LINE DRIVE
ROCKWALL, TX 75087

EDWARDS WENDY AND MICHAEL SCOTT
1231 HAMPTON BAY DR
ROCKWALL, TX 75087

CONFIDENTIAL
1232 BAY LINE DR
ROCKWALL, TX 75087

POWELL LAURA LEE
1233 BLUE BROOK DRIVE
ROCKWALL, TX 75087

BELSETH DALE A
1234 HAMPTON BAY DR
ROCKWALL, TX 75087

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

GREEN HARRY & ELVINA
1235 WATERS EDGE DRIVE
ROCKWALL, TX 75087

BAYES AIDA CALDERON
1236 BLUE BROOK
ROCKWALL, TX 75087

SMITH EMILY JANETTE
1236 HIGHBLUFF LN
ROCKWALL, TX 75087

STRAIGHT JOSEPH &
1236 MEMORIAL DR
ROCKWALL, TX 75087

ARSLAN ABDULLAH N
1236 WATERS EDGE DR
ROCKWALL, TX 75087

LARSON JESSICA & WAYNE
1237 BAY LINE DRIVE
ROCKWALL, TX 75087

CARR GLENN W & JUDITH A
1237 HIGHBLUFF LN
ROCKWALL, TX 75087

SMITH BRIAN W AND JOANNA C
1238 BAY LINE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1239 HAMPTON BAY DR
ROCKWALL, TX 75087

VAUGHAN PATRICK G & BRONWYN
1241 WATERS EDGE DR
ROCKWALL, TX 75087

PHILLIPS DYRLE WAYNE & BOBBIE J
1242 HIGHBLUFF LN
ROCKWALL, TX 75087

SHOVE STEVEN G & DANA L
1242 MEMORIAL DR
ROCKWALL, TX 75087

THURMAN DAVID & BEVERLY
1243 BAY LINE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1244 QUAIL RUN
ROCKWALL, TX 75087

WOELTGE STEPHEN AND JACQUELINE
1244 BAY LINE DR
ROCKWALL, TX 75087

CHIRAYIL MARIAMMA REVOCABLE LIVING TRUST
1244 WATERS EDGE DR
ROCKWALL, TX 75087

RIVERA MISAEL E AND PAOLA
1245 BLUE BOOK DRIVE
ROCKWALL, TX 75087

SPARROW DONAL F & CHARLENE L REVOCABLE TRUST
1245 HIGHBLUFF LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1246 BLUE BROOK DR
ROCKWALL, TX 75087

GAINES TRACY ALLEN & AMY M
1246 BLUE BROOK DR
ROCKWALL, TX 75087

DAVIS JAMES PETER & PAMELA NELL
1247 HAMPTON BAY DR
ROCKWALL, TX 75087

REED THOMAS AND KATHY
1247 WATERS EDGE DR
ROCKWALL, TX 75087

STAWASZ JOHN BERNARD II & CAHTY LYNN
1248 HIGHBLUFF LN
ROCKWALL, TX 75087

ECHOLS ROBERT ROSS & KRISTIN
1249 BAY LINE DR
ROCKWALL, TX 75087

EAVES DAVID L & CHERYL L
125 BOB WHITE CT
ROCKWALL, TX 75087

TUCHSCHERER PETER J
1250 BAY LINE DRIVE
ROCKWALL, TX 75087

ARIAS WANDA
1250 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

JENSEN JAMES & SANDRA
1252 WATERS EDGE DR
ROCKWALL, TX 75087

SAMPSON KASIE
1253 HIGHBLUFF LN
ROCKWALL, TX 75087

REAZOR TIMOTHY J & TANYA RENEE
1253 WATERS EDGE DR
ROCKWALL, TX 75087

ABDO KHALED AND AMANDA KAY LANGFORD
1254 BLUE BROOK DR
ROCKWALL, TX 75087

BLUNT LUTHER LEWIS & LINDA GAYLE
1254 HIGHBLUFF LN
ROCKWALL, TX 75087

WILEY BROOKE LYNDSEY
1255 BAY LINE DR
ROCKWALL, TX 75087

TARPLEY CAROLYN M
1256 BAY LINE DRIVE
ROCKWALL, TX 75087

CANTU SANDRA C & JAMES A
1259 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
126 BOB WHITE CT
ROCKWALL, TX 75087

SURIG MARK JOSEPH
1260 HIGHBLUFF LN
ROCKWALL, TX 75087

RULE AMY & SHAWN
1260 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
1261 BAY LINE DRIVE
ROCKWALL, TX 75087

DEWBRE JUSTIN JOEL AND CHERYL CHRISTINE
1261 HIGHBLUFF LN
ROCKWALL, TX 75087

KLEPIN DIANNE
1262 BAY LINE
ROCKWALL, TX 75087

KIERNAN KEVIN & KIMBERLY
1262 BLUE BROOK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1265 CRESCENT COVE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1265 WATERS EDGE DR
ROCKWALL, TX 75087

BISHOP DANIEL R AND TIFFANY D
1266 CRESCENT COVE DR
ROCKWALL, TX 75087

HARVEY DERICK AND
1266 HIGHBLUFF LN
ROCKWALL, TX 75087

CONFIDENTIAL
1266 WATERS EDGE DR
ROCKWALL, TX 75087

BERGER JM AND
1268 BAY LINE DRIVE
ROCKWALL, TX 75087

WHEELOCK KIMBERLY K
1269 BAY LINE DR
ROCKWALL, TX 75087

CARROLL THOMAS SEAN &
1270 WHITE WATER LANE
ROCKWALL, TX 75087

HUNTER JAMES DARL & SUSAN BAILEY
1271 WATERS EDGE DRIVE
ROCKWALL, TX 75087

RITTER JAMES AND KAY L
1272 CRESCENT COVE DR
ROCKWALL, TX 75087

SIKORA PAUL PETER & STACI LYNN
1272 WATERS EDGE DR
ROCKWALL, TX 75087

ISOM MARK A AND
1273 CRESCENT COVE DR
ROCKWALL, TX 75087

LOSS RYAN AND LINDSEY
1274 BAY LINE DR
ROCKWALL, TX 75087

SAVAGE CHRISTINA B AND
1275 BAY LINE DRIVE
ROCKWALL, TX 75087

PAYNE ADAM J AND ELIZABETH A
1275 WHITE WATER LN
ROCKWALL, TX 75087

GUO LIN AND JIYONG HUANG
1276 WHITE WATER LN
ROCKWALL, TX 75087

JACKSON BEAU MICHAEL
1277 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1278 WATERS EDGE DR
ROCKWALL, TX 75087

SANCHEZ PROTO AND DEBORA
1278 CRESCENT COVE DR
ROCKWALL, TX 75087

YOUNG THEOBIE L & RHONDA R
1279 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

JONES DUANE & AMY
1281 WHITE WATER LANE
ROCKWALL, TX 75087

HENDLEY GARY
1284 CRESCENT COVE DR
ROCKWALL, TX 75087

KENNY RAYMOND E & BILLYE R
1284 SHORES BLVD
ROCKWALL, TX 75087

VON GLAHN JEREMY
1284 WHITE WATER LN
ROCKWALL, TX 75087

CONFIDENTIAL
1285 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

JURADO MICHAEL S AND MALACHIA M
1287 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1290 WHITE WATER LN
ROCKWALL, TX 75087

LEE DAYNA N & JASON E
1290 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

VIZCAYA HUGO AND PATRICIA ZINGG DE VIZCAYA
1291 CRESCENT COVE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1295 WHITE WATER LN
ROCKWALL, TX 75087

LAYER FANNIE
1296 CRESCENT COVE DR
ROCKWALL, TX 75087

DALTON MICHAEL B AND COURTNEY D SHOOK
1296 WHITE WATER LANE
ROCKWALL, TX 75087

YOUSIF RAMSEN
1297 CRESCENT COVE DR
ROCKWALL, TX 75087

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

MIZE SAMUEL M & PATTIE J
1300 CALISTOGA DR
ROCKWALL, TX 75087

VERNER JASON N AND ASHLEY A
1301 WHITE WATER LN
ROCKWALL, TX 75087

LITTLE RANDALL P
1302 CRESCENT COVE DR
ROCKWALL, TX 75087

WHITTINGTON RANDALL S & CHRISTINA L
1302 PALASADES COURT
ROCKWALL, TX 75087

BALDWIN GREGORY D AND PAMELA R
1302 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1303 CRESCENT COVE DR
ROCKWALL, TX 75087

BRANDT RONALD W & PRISCILLA V
1306 CALISTOGA DR
ROCKWALL, TX 75087

BRAY AARON S AND STACIE M
1307 WHITE WATER LN
ROCKWALL, TX 75087

WINDHAM JORDAN R AND SAMANTHA L
1308 CRESCENT COVE DR
ROCKWALL, TX 75087

JUAREZ ANALISA MARIE
1308 PALASADES COURT
ROCKWALL, TX 75087

THAMES JONATHAN D AND JESSICA J
1308 WHITE WATER LN
ROCKWALL, TX 75087

VAZIRALLI RAJU J
1309 CRESCENT COVE DR
ROCKWALL, TX 75087

ROCKWALL ENTERPRISES LLC
1309 MORAINE PL
HEATH, TX 75032

THOMAS STACEY
1310 SCARBORO HILLS LN
ROCKWALL, TX 75087

VAUGHN CLYDE & ELWYN J
1312 CALISTOGA DR
ROCKWALL, TX 75087

SMITH VANCE AND KRISTINE
1313 WHITE WATER LN
ROCKWALL, TX 75087

YANCY RONALD L AND DAVID J YOUNG
1314 CRESCENT COVE DR
ROCKWALL, TX 75087

AVENDANO JOSE GREGORIO AND NEREIDA E
1314 PALASADES CT
ROCKWALL, TX 75087

FLIPPEN LYNNE S & JODY J
1314 WHITE WATER LANE
ROCKWALL, TX 75087

GARRETT WILLIAM L
1315 CALLE RAMON
SANTA FE, NM 87501

BAILEY JAVON C & SYDNEY L
1315 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

MCCARRON WILLIAM & ADELE
1318 CALISTOGA DR
ROCKWALL, TX 75087

GARCIA LACI A AND DAVID
1319 WHITE WATER LN
ROCKWALL, TX 75087

DOTSON TREA & TERRY
1320 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

COX WENDELL
1320 WHITE WATER LANE
ROCKWALL, TX 75087

MAYNARD MARIAN
1321 CRESCENT COVE DR
ROCKWALL, TX 75087

HOUSEWRIGHT JOHN & ANNE
1324 CALISTOGA DR
ROCKWALL, TX 75087

SCHEUMANN DONALD E & TERESA A
1324 PALASADES COURT
ROCKWALL, TX 75087

GIRON JOSELITO AND RACHEL
1325 WHITE WATER LN
ROCKWALL, TX 75087

CASARES ALFONSO & MARIA MERCEDES GUERRERO
1326 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

MCAVOY MARK
1326 WHITE WATER LANE
ROCKWALL, TX 75087

MCGARRY LORI
1327 CRESCENT COVE DR
ROCKWALL, TX 75087

AGEE JUSTIN
133 BOB WHITE CT
ROCKWALL, TX 75087

CASTRICONE RICHARD & LEANNE
133 IRELAND CT
ROCKWALL, TX 75087

COUGHLIN JOHN M & JENNIFER
1330 ARBOR GREEN TRL
O FALLON, IL 62269

GARRETT JAY A &
1330 CALISTOGA DR
ROCKWALL, TX 75087

BELL PATRICIA L AND HARRY A II
1331 WHITE WATER LN
ROCKWALL, TX 75087

PHELPS JASON R & TAIASHA D
1332 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

VAUGHAN MELISSA W & JASON A
1332 WHITE WATER LANE
ROCKWALL, TX 75087

ALFORD DANA P
1333 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

MINOR FRANCIS GENE & JOYCE NADINE
1336 CALISTOGA DR
ROCKWALL, TX 75087

MCCORD RONNIE G JR AND RUBY D
1337 WHITE WATER LN
ROCKWALL, TX 75087

THE JOLLY FAMILY LIVING TRUST
1338 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

BAKHTAVORYAN RAFAEL AND SONA
HAYRAPETYAN
1338 WHITE WATER LN
ROCKWALL, TX 75087

BILYEU BOBBY & TRACY
1339 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

DAVIS SHANNON
134 BOB WHITE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1342 CALISTOGA DR
ROCKWALL, TX 75087

TRZOPEK MICHAL K AND BARBARA
1343 WHITE WATER LN
ROCKWALL, TX 75087

LINDSAY KAREN
1344 CRESCENT COVE DR
ROCKWALL, TX 75087

HIGHNOTE RONNIE L AND DELORES M
1344 WHITE WATER LN
ROCKWALL, TX 75087

STRAUB THERESA
1345 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

RYBOLT PAUL & KRISTINA
1346 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

JURCA JEREMY PAUL AND LEAH MICHELLE
1348 CALISTOGA DR
ROCKWALL, TX 75087

ORTIZ ROBERTO JR AND ERICA
1348 CALISTOGA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1349 WHITE WATER LN
ROCKWALL, TX 75087

DANG DUNG T AND
1350 CALISTOGA DR
ROCKWALL, TX 75087

JACOME CARLOS I &
1350 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

BUNKER ROBERT
1350 SCARBORO HILLS LN
ROCKWALL, TX 75087

DEEL MICHAEL JAMES & SANDRA KING
1350 WHITE WATER LANE
ROCKWALL, TX 75087

RHEA JASON MICHAEL & CASEY GOODNIGHT
1351 CRESCENT DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1354 CALISTOGA DR
ROCKWALL, TX 75087

WINDAHL TODD
1355 WHITE WATER LN
ROCKWALL, TX 75087

GUY GLENN III & HANNAH
1356 WHITE WATER LANE
ROCKWALL, TX 75087

GREER CLINTON SCOTT AND SHARON
1357 CRESCENT COVE DR
ROCKWALL, TX 75087

ARMET TED
136 IRELAND COURT
ROCKWALL, TX 75087

MATHEW ROSHAN V & NATALIE E
1360 CALISTOGA DR
ROCKWALL, TX 75087

DOBSON KATHERINE C AND
1361 WHITE WATER LN
ROCKWALL, TX 75087

BRUNER KURT & OLIVIA
1362 PETALUMA DR
ROCKWALL, TX 75087

LEE RYAN AND CHRISTINA
1362 WHITE ATER LANE
ROCKWALL, TX 75087

REYNA HUMBERTO & LILIANA GARCIA
1363 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

TALLEY DOUGLAS W
1365 CALLISTOGA DRIVE
ROCKWALL, TX 75087

LARKIN GARY W AND CATHERINE G
1366 CALISTOGA DR
ROCKWALL, TX 75087

BALTHROP PAUL JAY AND VALERIE ANN BAKER BALTHROP
1367 WHITE WATER LANE
ROCKWALL, TX 75087

FONTENOT THOMAS J & PATRICIA ANN
1368 WHITE WATER LN
ROCKWALL, TX 75087

MILLER BRENT A & JENNIFER L
1369 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

IVY FONDA & BARRY
1370 BAY LINE DRIVE
ROCKWALL, TX 75087

POOL THERESA
1371 CALISTOGA DR
ROCKWALL, TX 75087

LOWRY STEVEN DAVID
1372 CALISTOGA DR
ROCKWALL, TX 75087

ROBINSON JACK K JR & MADONNA M
1373 WHITE WATER LANE
ROCKWALL, TX 75087

HILL JASON C & NICOLE L
1374 WHITE WATER LANE
ROCKWALL, TX 75087

SHARRETT BRIAN AND MARGO
1375 CRESCENT COVE DR
ROCKWALL, TX 75087

STIVER BRANDON LEE AND KIMBERLY MAY
1376 BAY LINE DR
ROCKWALL, TX 75087

FONTENLA NICHOLAS N
1377 CALISTOGA DR
ROCKWALL, TX 75087

YUEN KENT & LYNN
1378 CALISTOGA DR
ROCKWALL, TX 75087

STEINBERG CORY
1379 WHITE WATER LANE
ROCKWALL, TX 75087

SANDERS APRIL D AND
1380 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

MORRIS BRADY LEE AND MARCELLA
1380 WHITE WATER LN
ROCKWALL, TX 75087

ALLEN FAMILY TRUST, ALBERT FREDERICK &
1381 CRESCENT COVE DR
ROCKWALL, TX 75087

LAMPTEY REBECCA A AND NII LANTE
1382 BAY LINE DRIVE
ROCKWALL, TX 75087

MALLIN RYAN M
1383 CALISTOGA DR
ROCKWALL, TX 75087

RYDER HEATH JAMES AND MELANIE ANN
1383 WATER EDGE DRIVE
ROCKWALL, TX 75087

JAGER STEPHEN & GENEVIEVE OBSON
1385 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1386 WHITE WATER LN
ROCKWALL, TX 75087

DEWEY BRET ADMIRAL
1386 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

BEATS DIANNA L
1387 CRESCENT COVE DR
ROCKWALL, TX 75087

ALLIN WILLIAM BARTLETT & PAULA JEAN
1389 CALISTOGA DR
ROCKWALL, TX 75087

WIGLE NICHOLAS & AMANDA N
1389 WATERS EDGE DRIVE
ROCKWALL, TX 75087

BURNETT CATHY J
139 IRELAND COURT
ROCKWALL, TX 75087

2017 R GAUNA & M CRUZ REVOCABLE TRUST
1390 BAY LINE DRIVE
ROCKWALL, TX 75087

CRAIG JONATHAN P
1390 CALISTOGA DR
ROCKWALL, TX 75087

COLLINGS STEPHEN AND DENEA
1391 WHITE WATER LN
ROCKWALL, TX 75087

KOSTERMAN CHRISTOPHER J & COLLEEN S
1392 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

TANTON CATHY
1392 WHITE WATER LANE
ROCKWALL, TX 75087

SUDDUTH DEBBIE
1393 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

OLOYA MARIANNE M
1394 CALISTOGA DR
ROCKWALL, TX 75087

GARD JOSHUA AND SAMANTHA
1395 BAY LINE DR
ROCKWALL, TX 75087

KLEIN RONALD AND KELLY
1395 PHELPS LAKE DR
ROCKWALL, TX 75087

ELLIOTT CHRISTOPHER ANDREW & HEATHER R
1395 WATERS EDGE DRIVE
ROCKWALL, TX 75087

ADAMS JOHN ROBERT JR AND TANYA SUE
1397 CALISTOGA DR
ROCKWALL, TX 75087

NEVANS BRIAN W AND ALISON E
1397 DHAKA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1398 CALISTOGA DR
ROCKWALL, TX 75087

COLE LESLIE E & REBECCA J
1398 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

GANDY MARY J
1400 DHAKA DRIVE
ROCKWALL, TX 75087

LOTT LAWRENCE L AND JEAN A
1401 BAY LINE DR
ROCKWALL, TX 75087

IASINSCHI RAFAEL E
1401 MONTEGO COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 N GOLIAD ST
ROCKWALL, TX 75087

ROGERS GENE FRANKLIN
1401 PALASADES COURT
ROCKWALL, TX 75087

SIMMONS LEE & COLIN
1401 RAPIDS COURTS
ROCKWALL, TX 75087

SUTHER WILFRED R AND ROSE A
1401 SILVER LAKE DR
ROCKWALL, TX 75087

STALLCUP CHRISTOPHER AND ASHLEY
1402 MONTEGO COURT
ROCKWALL, TX 75087

TURNER KELLI & JEFF
1402 OPEN BAY COURT
ROCKWALL, TX 75087

GARRETSON MICHAEL S & MELISSA A
1402 PALASADES COURT
ROCKWALL, TX 75087

CHAMBLESS RUSSELL E & LAN
1402 RAPIDS COURT
ROCKWALL, TX 75087

SANTOS-ROJAS JUAN F AND MARIA E
1402 SILVER LAKE DR
ROCKWALL, TX 75087

BENTLEY STEPHEN RAY & CLARISSE RENEE
1402 WHITE WATER LN
ROCKWALL, TX 75087

HUDSON GAYLE AND CALVIN L JR
1403 CRESCENT COVE DR
ROCKWALL, TX 75087

COWARD BRENDA AND RICHARD
1403 DHAKA DR
ROCKWALL, TX 75087

BELL JEREMY AND MARI CHRISTINE BELL
1403 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

FAKE MARK C & KATHRYN K
1403 WHITE WATER LN
ROCKWALL, TX 75087

DREWISKE LAUREN AND DANIEL
1404 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1405 HARVARD DR
ROCKWALL, TX 75087

HUGHES JIMMY W & TINA M
1405 OPEN BAY COURT
ROCKWALL, TX 75087

LAWSON MATTHEW & ROBBIE
1405 PLUMMER DR
ROCKWALL, TX 75087

HANNAH ANGELIA YVETTE
1405 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1406 AUDOBON LANE
ROCKWALL, TX 75087

BARAKATT SHEA N
1407 MONTEGO CT
ROCKWALL, TX 75087

MEZZANOTTE JOHN AND JENNY
1407 PALASADES COURT
ROCKWALL, TX 75087

JENNINGS AMBER B & TIMOTHY D
1407 RAPIDS COURT
ROCKWALL, TX 75087

TUTTLE LEON AND BILLIE J
1408 DHAKA DR
ROCKWALL, TX 75087

FLOWERS DUSTIN PAUL AND KACI RAE
1408 MONTEGO COURT
ROCKWALL, TX 75087

SINGH RANBIR
1408 PALASADES CT
ROCKWALL, TX 75087

DUNLOP LINDA LOU
1408 RAPIDS COURT
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

HELIE ROBERT A AND MADELEINE B
1408 WHITE WATER LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1409 HARVARD DR
ROCKWALL, TX 75087

SAMFORD CHARLES T JR AND JESSICA D
1409 CRESCENT COVE DR
ROCKWALL, TX 75087

BONNYCASTLE JOSEPH AND LOUISE
1409 DHAKA DR
ROCKWALL, TX 75087

SENTER MICHAEL D AND MEGAN E
1409 PHELPS LAKE DR
ROCKWALL, TX 75087

MULLOWNEY PATRICK
1409 WHITE WATER LN
ROCKWALL, TX 75087

FRANKLIN JAMES K AND ELLANORA R
1410 OPEN BAY CT
ROCKWALL, TX 75087

CHILCOTE BARRY J & CONNIE L
1410 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

ALEMAN JORGE R AND ELISABETH B
1410 SILVER LAKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1411 HARVARD DR
ROCKWALL, TX 75087

COMBS JAY M & DONNA
1411 SILVER LAKE DRIVE
ROCKWALL, TX 75087

SNYDER ROBERT A & CARRIE J
14126 20TH DR SE
MILL CREEK, WA 98012

JENNINGS JUDY
1413 MONTEGO CT
ROCKWALL, TX 75087

VAN LOWE KENNETH C JR
1413 RAPIDS CT
ROCKWALL, TX 75087

FRAZIER JOHN C
1414 AUDOBON LANE
ROCKWALL, TX 75087

MILLER CURTIS W & MARY MARGARET MYER
1414 BRITTANY WAY
ROCKWALL, TX 75087

GARCIA MARIE S AND CARLOS C
1414 DHAKA DR
ROCKWALL, TX 75087

CONFIDENTIAL
1414 MONTEGO CT
ROCKWALL, TX 75087

CRABB LAURIE M
1414 PALASADES CT
ROCKWALL, TX 75087

MOBERLY JEFFREY A
1414 RAPIDS CT
ROCKWALL, TX 75087

MATHAI JOYCE
1414 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 OPEN BAY CT
ROCKWALL, TX 75087

MOSLENER MICHAEL J & JAN D
1415 BRITTANY WAY
ROCKWALL, TX 75087

SHINDOLL LINDA J
1415 CRESCENT COVE DR
ROCKWALL, TX 75087

ROSPIGLIOSI JOHN A
1415 DHAKA DRIVE
ROCKWALL, TX 75087

ONSUM KEITH W AND RACHEL Y
1415 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

DENNY READE EDWARD
1415 WHITE WATER LN
ROCKWALL, TX 75087

WATSON WILLIAM H AND VIVIAN J
1416 OPEN BAY CT
ROCKWALL, TX 75087

WILLIAMS DARLA AND TERRY
1416 PHELPS LAKE DR
ROCKWALL, TX 75087

BRYANT MICHAEL H & MARY D
1416 SILVER LAKE DRIVE
ROCKWALL, TX 75087

KNIZE NICHOLAS W
1417 RED WOLF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1419 HARVARD DR
ROCKWALL, TX 75087

MOORE TRAVIS & AMY
1419 MONTEGO CT
ROCKWALL, TX 75087

HAMIL JOHN T AND DONNA
1419 PALASADES CT
ROCKWALL, TX 75087

MASCORRO SHELLEY ANISSA
1419 PILGRIM
ROCKWALL, TX 75087

PATTERSON JIMMY R AND MONICA K PATTERSON
1419 RAPIDS COURT
ROCKWALL, TX 75087

FLETCHER DEBORAH
1420 MONTEGO CT
ROCKWALL, TX 75087

MORALES CLAUDIA A
1420 PALASADES CT
ROCKWALL, TX 75087

PHILPOTT BILLY D AND
1420 RAPIDS COURT
ROCKWALL, TX 75087

KOTTKE BENJAMIN AND TERI L
1421 MEMORIAL DR
ROCKWALL, TX 75087

RUTLEDGE CHRISTOPHER G AND TIFFANY N
1421 OPEN BAY CT
ROCKWALL, TX 75087

GAUVIN COLLEEN
1421 WHITE WATER LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1422 AUDOBON LN
ROCKWALL, TX 75087

LOPEZ OSCAR R & ARELIS
1422 OPEN BAY COURT
ROCKWALL, TX 75087

BURNETT KEITH & MICHELLE
1422 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

EVANS JAMES M & LAURA F
1422 SILVER LAKE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1423 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1423 RED WOLF DR
ROCKWALL, TX 75087

PYLE CARRIE SUZANNE
1424 BRITTANY WAY
ROCKWALL, TX 75087

BREWER ROBERT & LESLIE DODGE
1425 BRITTANY WAY
ROCKWALL, TX 75087

THOMPSON ANTHONY AND KATHY
1425 MONTEGO CT
ROCKWALL, TX 75087

BALLI NOE JR
1425 PALASADES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1426 PALASADES CT
ROCKWALL, TX 75087

FOSTER BRIAN S
1426 MONTEGO CT
ROCKWALL, TX 75087

HARKNESS DONALD W AND SUSAN J
1426 PALASADES CT
ROCKWALL, TX 75087

CONFIDENTIAL
1426 RAPIDS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1427 HARVARD DR
ROCKWALL, TX 75087

HULBERT JULIE
1427 OPEN BAY CT
ROCKWALL, TX 75087

DACUS JOLYNN AND WAYNE
1428 OPEN BAY CT
ROCKWALL, TX 75087

AGUIRRE KATHLEA SWEETSY AND ARISTOTLE
1428 PHELPS LAKE DR
ROCKWALL, TX 75087

PRUITT ASHLEY M & CASEY D
1428 SILVER LAKE DRIVE
ROCKWALL, TX 75087

ELLIOTT KIMBERLY AND MALCOLM
1429 PILGRIM CT
ROCKWALL, TX 75087

SHIRLEY CHAD & CINDY
1429 RED WOLF DR
ROCKWALL, TX 75087

DORAZIO RICHARD & SHARON LIVING TRUST
143 SHEPHERDS GLEN RD
HEATH, TX 75032

WALT EARNEST & PAMELA
1430 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1431 HARVARD DR
ROCKWALL, TX 75087

RODRIQUEZ ANDRES B & DEANNA M
1431 BRITTANY WAY
ROCKWALL, TX 75087

JONES DION GABRIELLE
1431 MEMORIAL DR
ROCKWALL, MS 75087

REMEDIZ CELESTE AND TYLER R
1431 PALASADES CT
ROCKWALL, TX 75087

PAQUIN CHRIS
1432 BRITTANY WAY
ROCKWALL, TX 75087

BECK JENNIFER ANN & JASON S
1432 MONTEGO CT
ROCKWALL, TX 75087

STEVENS COURTNEY
1432 PALASADES COURT
ROCKWALL, TX 75087

JAGACZEWSKI EDWARD & GLORIA
1432 PILGRIM
ROCKWALL, TX 75087

BROWN SHANNON THOMAS AND CORA NICOLE
1432 RED WOLF DR
ROCKWALL, TX 75087

PITTMAN MARK RICHARD AND JULIE A
1433 OPEN BAY COURT
ROCKWALL, TX 75087

JONES ASHLEY
1434 MEMORIAL DRIVE
ROCKWALL, TX 75087

BENNERS ROBERT JR AND TAMMI
1434 OPEN BAY CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 HARVARD DR
ROCKWALL, TX 75087

MALONE BRADLEY K AND BRIANNA M
1435 MONTEGO CT
ROCKWALL, TX 75087

CONSELMAN CHARLES A AND MARY ESTHER
1435 PILGRIM
ROCKWALL, TX 75087

CONFIDENTIAL
1435 RED WOLF DR
ROCKWALL, TX 75087

WHITWORTH JOSEPH AND KATHLEEN
1437 BRITTANY WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1437 PALASADES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1438 PALASADES CT
ROCKWALL, TX 75087

JACKSON GLENDA LISA
1438 AUDOBON LN
ROCKWALL, TX 75087

CARRERAS YULY D & ALEXANDER RAMOS PLACENCIA
1438 CALLING CIRCLE
ROCKWALL, TX 75087

YOUNG BRENT W AND IRIS L
1438 MONTEGO CT
ROCKWALL, TX 75087

HAMPTON RONALD T
1438 RED WOLF DRIVE
ROCKWALL, TX 75087

RADOVIC CVETKO
1439 MEMORIAL DR
ROCKWALL, TX 75087

BALLARD ROBERT LEE & SYLVIA JEAN
1440 BRITTANY WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD 0
AUSTIN, TX 78660

PACESETTER HOMES LLC
14400 THE LAKES BLVD 0
AUSTIN, TX 78660

CURRENT RESIDENT
1441 PILGRIM CT
ROCKWALL, TX 75087

CONFIDENTIAL
1441 RED WOLF DR
ROCKWALL, TX 75087

STEWART FAMILY LIVING TR
1442 PILGRIM
ROCKWALL, TX 75087

LYNCH KOLLEEN & RYAN
1444 MONTEGO COURT
ROCKWALL, TX 75087

HILL JUDITH LEEANN AND BILLY
1444 PALASADES CT
ROCKWALL, TX 75087

WINHAM MARY LEE
1444 RED WOLF DR
ROCKWALL, TX 75087

KOUSSA RAMSEY RAM ADEL
1445 BRITTANY WAY
ROCKWALL, TX 75087

SHAIN SHANNON DUANE
1446 AUDOBON LN
ROCKWALL, TX 75087

RAMIREZ RAYNALDO & VALARIE
1446 MEMORIAL DRIVE
ROCKWALL, TX 75087

FARLEY JOHN S & LEIGH A
1447 MEMORIAL DR
ROCKWALL, TX 75087

GIARDINA NICHOLAS J JR
1447 PALASADES CT
ROCKWALL, TX 75087

FRANSEN JAMIESON B AND GINNY A
1447 PILGRIM
ROCKWALL, TX 75087

CONFIDENTIAL
1447 RED WOLF DR
ROCKWALL, TX 75087

STEVENS PAUL H & CAROL J
1448 BRITTANY WAY
ROCKWALL, TX 75087

COVINGTON TIMOTHY K & JULIE K
1448 PILGRIM
ROCKWALL, TX 75087

JAIMES URIEL
1450 MEMORIAL DR
ROCKWALL, TX 75087

CORDER GEORGE E JR AND DOTTIE MAE
1450 PALASADES CT
ROCKWALL, TX 75087

JUNOD HELEN
1450 RED WOLF LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1451 FM1141
ROCKWALL, TX 75087

TANNER WILMA GRACE
1451 FM 1141
ROCKWALL, TX 75087

MITTENDORF CHRIS ERIC & STEPHANY NOELLE
1452 AUDOBON LANE
ROCKWALL, TX 75087

BARLOW CHRISTOPHER CARTER AND
1453 BRITTANY WAY
ROCKWALL, TX 75087

SANDRA PRICE TRUSTEE
1453 RED WOLF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1454 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1455 MEMORIAL DR
ROCKWALL, TX 75087

HANES LUCINDA
1456 BRITTANY WAY
ROCKWALL, TX 75087

HAURY SARA
1456 RED WOLF DR
ROCKWALL, TX 75087

GLOGOVAC OBRAD & VERA
1458 AUDOBON LN
ROCKWALL, TX 75087

KING GREGORY P & THERESA A
1459 RED WOLF DR
ROCKWALL, TX 75087

GREY CHRISTOPHER F AND LAURA J
1460 MEMORIAL DR
ROCKWALL, TX 75087

STELLA LESLEY
1461 BRITTANY WAY
ROCKWALL, TX 75032

GRIFFIN BOBBIE DILLAHUNTY
1462 RED WOLF DR
ROCKWALL, TX 75087

STONEHAM LESLIE E
1463 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1464 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1464 BRITTANY WAY
ROCKWALL, TX 75087

WEEKS LINDA MAYE
1465 RED WOLF DR
ROCKWALL, TX 75087

MEYERS SHELLEY DANNE & TIMOTHY ANDREW
1466 MEMORIAL DR
ROCKWALL, TX 75087

HAYWORTH AMY AND
1468 RED WOLF DR
ROCKWALL, TX 75087

ZINGG LOLA J
1469 BRITTANY WAY
ROCKWALL, TX 75087

PANTER JOSHUA AND AMBER
1470 AUDOBON LN
ROCKWALL, TX 75087

FREEMAN TODD MICHAEL
1471 RED WOLF DR
ROCKWALL, TX 75087

BUIE L M & JANE B
1472 BRITTANY WAY
ROCKWALL, TX 75087

STOLL ROBERT AND ANN
1472 MEMORIAL DR
ROCKWALL, TX 75087

MORENO ANTONIO & JANET
1473 MEMORIAL DR
ROCKWALL, TX 75087

BENSON LINWOOD AND NANCY
1474 RED WOLF DRIVE
ROCKWALL, TX 75087

ELLER DIANE ELIZABETH
1476 AUDOBON LN
ROCKWALL, TX 75087

LANNOYE RACHEL M & MARK C
1477 BRITTANY WAY
ROCKWALL, TX 75087

LOPEZ AURELIO A
1477 RED WOLF DR
ROCKWALL, TX 75087

WATTS KENNETH A & LISA
1478 MEMORIAL DR
ROCKWALL, TX 75087

CASTLEBERRY DANNY LEE & RUTH E
1480 BRITTANY WAY
ROCKWALL, TX 75087

TROUSDALE JOHN R
1480 RED WOLF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1482 AUDOBON LN
ROCKWALL, TX 75087

VIEDA & GONZALEZ
1483 RED WOLF DR
ROCKWALL, TX 75087

BOTTOMS DEBRA E & CHARLES G
1484 MEMORIAL DR
ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST
1485 BRITTANY WAY
ROCKWALL, TX 75087

BEYER ALFRED B & JANET M
1486 RED WOLF DR
ROCKWALL, TX 75087

VOLPE JOANN
1488 AUDOBON LN
ROCKWALL, TX 75087

ELLIS BRIAN & LAUREN
1488 BRITTANY WAY
ROCKWALL, TX 75087

TUTTLE DAVID & CAROLYN
1490 MEMORIAL DR
ROCKWALL, TX 75087

HAYNES GEORGE J & CAROLYN J
1491 AUDOBON LN
ROCKWALL, TX 75087

MAYO GARY M & LILIAN URBINA-MAYO
1491 RED WOLF DR
ROCKWALL, TX 75087

PADILLA OSCAR & MELISSA
1493 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1494 RED WOLF DR
ROCKWALL, TX 75087

CASAZZA ALBERT AND ALEXIS K
1496 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 CALLING CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 HARVARD DR
ROCKWALL, TX 75087

HELMER KALENA AND BRIAN
1501 AUDOBON LN
ROCKWALL, TX 75087

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

EZRIN RENANA M
1502 LOCHNESS CT
ROCKWALL, TX 75087

BOYLES GLYN E & MARY F
1503 BRITTANY WAY
ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND
1504 BRITTANY WAY
ROCKWALL, TX 75087

KILLINGSWORTH ANDY OWEN AND LISA
PERKOWSKI KILLINGSWORTH
1504 CALLING CIR
ROCKWALL, TX 75087

PACKETT MICHAEL D AND DANA D
1505 LOCHNESS CT
ROCKWALL, TX 75087

BREWER BETTIE M
1506 GREAT LAKES CT
ROCKWALL, TX 75087

HETMWE MATTHEW A AND DEBRA S
1506 GREAT LAKES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 HARVARD DR
ROCKWALL, TX 75087

SUIRE AARON AND SHANNON ARMSTRONG
1507 CALLING CIR
ROCKWALL, TX 75087

INGRAM AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

MANN MICHAEL AND KRYSTAL
1509 GREAT LAKES CT
ROCKWALL, TX 75087

SPARKS KERRY JOSHUA AND JENNIFER
1510 CHESAPEAKE DR
ROCKWALL, TX 75087

RANGEL DANIEL & YOSELIN
1510 LOCKNESS CT
ROCKWALL, TX 75087

SCARBOROUGH AUDREY M
1511 BRITTANY WAY
ROCKWALL, TX 75087

RODRIGUEZ NATIVIDAD JR AND CRUZEL VIA
1512 CALLING CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 HARVARD DR
ROCKWALL, TX 75087

ABSTON DAVID AND KATHRYN
1513 CALLING CIRCLE
ROCKWALL, TX 75087

REDDY FAMILY REVOCABLE TRUST
1515 LOCHNESS COURT
ROCKWALL, TX 75087

ROBINETTE MARK P AND JENNIFER L
1516 GREAT LAKES CT
ROCKWALL, TX 75087

VALDERAS KEITH AND LAUREN
1516 LOCHNESS CT
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

BALLARD JOSHUA G AND COLLEEN M
1518 CALLING CIR
ROCKWALL, TX 75087

HANZLICEK BENJAMIN J
1518 CHESAPEAKE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1519 HARVARD DR
ROCKWALL, TX 75087

CONFIDENTIAL
1519 CALLING CIR
ROCKWALL, TX 75087

RATHER CHRIS T
1519 GREAT LAKES CT
ROCKWALL, TX 75087

JOBSON MARK AND PATRICIA
1521 LOCHNESS CT
ROCKWALL, TX 75087

EVANS RENEE L
1522 GREAT LAKES CT
ROCKWALL, TX 75087

WHITESIDE JOHN M AND JEANNINE
1522 LOCHNESS CT
ROCKWALL, TX 75087

TOVAR ELISA M
1524 CALLING CIRCLE
ROCKWALL, TX 75087

SIMMONS JESSE ALLAN AND ANGIE MAGDY
1524 CHESAPEAKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1525 HARVARD DR
ROCKWALL, TX 75087

WILLIAMS MICHAEL L AND PEGGY A
1525 CALLING CIRCLE
ROCKWALL, TX 75087

BOYD TONY L AND LINDA
1525 GREAT LAKES CT
ROCKWALL, TX 75087

BILODEAU ELIZABETH
1527 LOCHNESS CT
ROCKWALL, TX 75087

PERSON BRANDON A AND KRISTINA L
1528 GREAT LAKES CT
ROCKWALL, TX 75087

MAGOUYRK WADE C SR AND COURTNEY L
1528 LOCHNESS CT
ROCKWALL, TX 75087

ORR DONNIE & ALICE
1530 CHESAPEAKE DRIVE
ROCKWALL, TX 75087

PETTY LYNDEN AND VICTORIA
1531 CALLING CIR
ROCKWALL, TX 75087

ADEMA DALE J AND VICKIE J
1531 GREAT LAKES CT
ROCKWALL, TX 75087

RAIBOURN JAMES CRAIG
1533 LOCHNESS COURT
ROCKWALL, TX 75087

WILLIAMS JARED R & HEATHER L
1534 LOCHNESS COURT
ROCKWALL, TX 75087

RICHARD EXPO
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

RICHARD EXPO
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

SAFIEDDINE BARRAK
1537 GREAT LAKES CT
ROCKWALL, TX 75087

ARGENAL JULIO GABRIEL & AMBER ELIZABETH
1539 LOCHNESS COURT
ROCKWALL, TX 75087

ARNOLD KELLY L AND MARTIN
1540 GREAT LAKES CT
ROCKWALL, TX 75087

KELSO MICHAEL AND MAURA
1540 LOCHNESS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1543 GREAT LAKES CT
ROCKWALL, TX 75087

PROTHRO ALISE
1543 GREAT LAKES COURT
ROCKWALL, TX 75087

HASSELL ERIN L
1545 LOCHNESS CT
ROCKWALL, TX 75087

NOGGLE SCOTT AND CARRI
1546 GREAT LAKES CT
ROCKWALL, TX 75087

SELMAN JOHN C JR AND VIRGINIA A
1546 LOCHNESS CT
ROCKWALL, TX 75087

GRANT NICHOLAS P & SHERRI D
1569 E QUAIL RUN RD
ROCKWALL, TX 75087

SABRSULA MELISSA
1571 ANNA CADR RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1600 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1604 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1608 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1612 WANETA DR
ROCKWALL, TX 75087

YMCA OF DALLAS
1621 W WALNUT HILL LN
IRVING, TX 75038

ROADRUNNER PROPERTIES LLC
16902 PRESTON RD
DALLAS, TX 75248

LANKFORD BONNIE
1691 OLD E QUAIL RUN RD
ROCKWALL, TX 75087

HPA BORROWER 2018-1 MS LLC
180 N STETSON AVE 0
CHICAGO, IL 60601

HPA TEXAS SUB 2017-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

HP TEXAS I LLC DBA HPA TX LLC
180 NORTH STETSON AVENUE 0
CHICAGO, IL 60601

MEGATEL HOMES LLC
1800 VALLEY VIEW LANE 0
FARMERS BRANCH, TX 75234

ESCOBEDO CARLOS DAVID
184 RAINTREE CT
ROCKWALL, TX 75087

CHEN ZEHUA
1840 SAN JACINTO DRIVE
ALLEN, TX 75013

CERBERUS SFR HOLDINGS, L.P.
1850 PARKWAY PLACE 0
MARIETTA, GA 30067

HOLMES HENRIETTA
1862 EMERALD BAY DR
ROCKWALL, TX 75087

WALKER, LORI MICHELE & THOMAS S
187 RAINTREE COURT
ROCKWALL, TX 75087

NEDELCU MIHAI & AMY
190 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1901 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
191 E QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1945 N GOLIAD ST
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

SHREVE RICHARD
195 RAINTREE COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO
197 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
199 DARRIN DR
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN
199 CODY PLACE
ROCKWALL, TX 75087

DEAN STACY
200 DARRIN DR
ROCKWALL, TX 75087

KENNET TYLER D AND DONELLE M
200 RAINTREE COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
202 JOE WHITE ST
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

ABERNATHY HENRY A & DONNA G
2024 SUN DRIVE
ROCKWALL, TX 75032

DEAN LUTHER A
2026 SUN DR
ROCKWALL, TX 75032

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

HATCHER MATTHEW S & IRENE
204 HARRIS DR
ROCKWALL, TX 75087

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

ZACEK COLLIN M & APRIL O
205 RAINTREE CT
ROCKWALL, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

PEVELER MICHAEL A
206 HARRIS DR
ROCKWALL, TX 75087

MITCHELL KELLI A &
207 CODY PL
ROCKWALL, TX 75087

HARTMEIER MICHAEL J & DEANNA K
208 DARRIN DR
ROCKWALL, TX 75087

FRAZIER BILL E & LISA KEE
208 HARRIS DR
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

VOGEL TANA
209 HARRIS DRIVE
ROCKWALL, TX 75087

BURNHAM TANA
209 HARRIS DRIVE
ROCKWALL, TX 75087

ZOLMAN ADAM DAVID AND
210 DARRIN DRIVE
ROCKWALL, TX 75087

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

PERKINS STEPHEN DEWITT
210 HARRIS DR
ROCKWALL, TX 75087

REED TERESA
211 CODY PLACE
ROCKWALL, TX 75087

MARINO STEFANO
211 HARRIS DR
ROCKWALL, TX 75087

BOWEN JAMES A
2111 MEADOWVIEW DR
CADDO MILLS, TX 75135

CURRENT RESIDENT
212 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
213 HARRIS DR
ROCKWALL, TX 75087

RATH OSCAR
213 DARRIN DR
ROCKWALL, TX 75087

BREWER RICK A AND KRISTINE A
214 DARRIN DRIVE
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS
2140 AIRPORT RD
ROCKWALL, TX 75087

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

GLOBIS RAYMOND M
215 HARRIS DR
ROCKWALL, TX 75087

DALTON MELLONIE MCCROAN
215 RIVER FERN AVE 0
GARLAND, TX 75040

HENDERSON KATHRYN D
216 JOE WHITE ST
ROCKWALL, TX 75087

SMITH ERICA
217 DARRIN DR
ROCKWALL, TX 75087

BROCKWAY WINDELL C & DONNA K
217 HARRIS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
218 JOE WHITE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
219 HARRIS DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

ALLISON MARIE E
219 DARRIN DR
ROCKWALL, TX 75087

AGUILLON AUDON ETUX
219 JOE WHITE ST
ROCKWALL, TX 75087

PEOPLES CHRISTINA AND ASHLEY ELIZABETH
GHEEN GANDY AND
220 JOE WHITE STREET
ROCKWALL, TX 75087

MORENO EUGENE MARK & ROCIO
221 DARRIN DRIVE
ROCKWALL, TX 75087

REICK GEORGE & MARY L
221 HARRRIS DR
ROCKWALL, TX 75087

JOPLIN JADE & HEATHER
221 JOE WHITE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
222 JOE WHITE ST
ROCKWALL, TX 75087

SOON OI LING
2221 ALL SAINTS LN
PLANO, TX 75025

KEARBY LESLIE
223 JOE WHITE ST
ROCKWALL, TX 75087

KEARBY JESSICA
223 JOE WHITE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2268 N LAKESHORE DR
ROCKWALL, TX 75087

ZHOU XIAOQI AND LIRONG LI
227 BRANDON LN
MURPHY, TX 75094

CECIL WILLIAM DALE & LINDA SUE
227 JOE WHITE ST
ROCKWALL, TX 75087

BARFIELD JOHN A
227 WISE
ORANGE GROVE, TX 78372

DARST KATHY S
229 JOE WHITE ST
ROCKWALL, TX 75087

OBENSHAIN HARLIN & CYNTHIA A
231 JOE WHITE ST
ROCKWALL, TX 75087

HUBBARD RICHARD L & BRANDI
2316 SADDLEBROOK LN
ROCKWALL, TX 75087

KYLE JOHN K & MARGARET E
2320 FAIRWAY CIRCLE
HEATH, TX 75032

TURBYFILL SANDRA B
235 GLACIER AVE
FAIRBANKS, AK 99701

TAYLOR MARK G & JESSICA K
237 CLEM RD
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
2500 LEGACY DR 0
FRISCO, TX 75034

COSLEY STEVEN M
25129 THE OLD ROAD 0
STEVENSON RANCH, CA 91381

HACKER TREVOR WILLIAM
2513 BLACK TERN WAY
ELK GROVE, CA 95757

WILLIAMS JONI DIANE
2550 DAYBREAK DRIVE
ROCKWALL, TX 75032

STANDARD FAMILY TRUST
2750 S NOLINA PL
CHANDLER, AZ 85286

SMITH GEOFFREY
3 REBECCA CT
WALNUT CREEK, CA 94597

CURRENT RESIDENT
300 LOS ALTOS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
300 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
301 LOS ALTOS DR
ROCKWALL, TX 75087

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

RACK PARTNERS LTD
3021 RIDGE RD SUITE A 0
ROCKWALL, TX 75032

ROCKWALL PROPERTY CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
306 NAKOMA DR
ROCKWALL, TX 75087

MAYER CATHERINE
306 LOS ALTOS DR
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC
30601 AGOURA RD 0
AGOURA HILLS, CA 91301

CURRENT RESIDENT
307 LOS ALTOS DR
ROCKWALL, TX 75087

ROSINI GREG AND CAROL
3095 WINCREST DR
ROCKWALL, TX 75032

JAEGER DREW AND LAUREN
312 LOS ALTOS DR
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

GUNN VALERIA LEWIS & WILBERT
313 LOS ALTOS DR
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER G AND
3131 S HASKELL AVE
DALLAS, TX 75223

COLE HC ROCKWALL TX LLC
3150 HORIZON RD
ROCKWALL, TX 75032

WEBER MARY
318 COOPER ST
ROCKWALL, TX 75087

ROWLAND TOM & ELAINE
318 LOS ALTOS DR
ROCKWALL, TX 75087

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
319 LOS ALTOS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
319 NAKOMA DR
ROCKWALL, TX 75087

LEHMANN SARAH M AND JOSHUA B
3208 BOUVIER ST
ROWLETT, TX 75088

CURRENT RESIDENT
325 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
331 NAKOMA DR
ROCKWALL, TX 75087

SANCHEZ JOEL
3310 MINOCO DR
DALLAS, TX 75227

FARAH NICOLAS & SIMONE
3402 ANTHONY CIRCLE
ROWLETT, TX 75088

R FIFTY GREEN HOMES
3410 S GLENBROOK DR
GARLAND, TX 75041

RWLADERA LLC
361 W BYRON NELSON BLVD 0
ROANOKE, TX 76262

SALEHI MOHAMMAD
380 BEDFORD DRIVE
RICHARDSON, TX 75087

LOK JAMES S H & JANE F L TRUSTEES
0
3926 KINGRIDGE DR
SAN MATEO, CA 94403

CURRENT RESIDENT
400 FREMONT DR
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

NEAL DEMETRIA J
401 SONOMA DR
ROCKWALL, TX 75087

SANTINGA STEVEN D & CAROLYN S
406 FLORENCE DR
ROCKWALL, TX 75087

SMITH W MARK & RENE M
406 FREMONT DR
ROCKWALL, TX 75087

DELAHOUSSAYE GEORGE R AND DORA E
406 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
407 EMERSON DR
ROCKWALL, TX 75087

SEUBERT ELIZABETH A
412 FREMONT DR
ROCKWALL, TX 75087

CURRENT RESIDENT
413 EMERSON DR
ROCKWALL, TX 75087

CULHANE MICHAEL J AND BRANDI HARDIN
41541 44TH ST 2
QUARTZ HILL, CA 93536

MARLOWE JOEL B AND JOYLYNN
418 SONOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
419 EMERSON DR
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

BRAHIMAJ SHABAN A
424 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
430 EMERSON DR
ROCKWALL, TX 75087

DANNA RUSSELL JOHN & SUSAN LYNN
430 SONOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
431 EMERSON DR
ROCKWALL, TX 75087

INGALLS MICHELE
431 SONOMA DRIVE
ROCKWALL, TX 75087

JOBE BRYAN AND KAREN
436 EMERSON DRIVE
ROCKWALL, TX 75087

MILLER TOBY M &
0
436 SONOMA DR
ROCKWALL, TX 75087

BRINKMAN DANIEL
437 EMERSON DRIVE
ROCKWALL, TX 75087

HARRISON JEFFERY F & SHARON
437 SONOMA DRIVE
ROCKWALL, TX 75087

RENICK TINA NEILE
442 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
443 SONOMA DR
ROCKWALL, TX 75087

DALE JIMMY F AND KAY
446 BARNES BRIDGE RD
SUNNYVALE, TX 75182

SOLER JOSEPH
4462 VISTA MEADOW CT
MOORPARK, CA 93021

TOMASINO JUAN C &
0
448 SONOMA DR
ROCKWALL, TX 75087

WILLIAMS HAROLD B & SHARON R
450 COVEY TRL
ROCKWALL, TX 75087

PERKINS CHARLES B & NEALE S
4553 ACACIA WAY
PENNGROVE, CA 94951

MAXWELL TRACY AND KASSIE
456 COVEY TR
ROCKWALL, TX 75087

REEVES ARTHUR RICHARD IV
4650 WASHINGTON BLVD APT 804
ARLINGTON, VA 22201

JERVISS LINDA M
4701 PARK HILL DR
PLACERVILLE, CA 95667

BAUMANN LAURA
4781 SECRET COVE
ROCKWALL, TX 75032

HODGES PATRICK L
481 ARCADIA WAY
ROCKWALL, TX 75087

SPAFFORD SARAH
494 DOWELL RD
ROCKWALL, TX 75032

CURRENT RESIDENT
500 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 EMERSON DR
ROCKWALL, TX 75087

KOLESNYK OKSANA
502 COVEY TRAIL
ROCKWALL, TX 75087

BUCHHOLZ RON AND PENNY FAMILY
REVOCABLE TRUST
5035 PINE DR
BAYNTON BEACH, FL 33437

NEGA DONALD D & LISA M
505 BIG OAK CT
ROCKWALL, TX 75087

MUSTAPHA AHMAD
506 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
507 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
508 COVEY TR
ROCKWALL, TX 75087

FREEMAN TIMOTHY O & ANDREA
508 BIG OAK CT
ROCKWALL, TX 75087

COTNER HERBERT E & BARBARA T
511 BIG OAK CT
ROCKWALL, TX 75087

YERKS SHAWN AND LISA
512 EMERSON DRIVE
ROCKWALL, TX 75032

CAMPBELL ROBERT & PATRICIA
512 SANDPIPER LN
MESQUITE, TX 75149

CURRENT RESIDENT
513 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
513 EMERSON DR
ROCKWALL, TX 75087

SIDHU REET
514 BIG OAK CT
ROCKWALL, TX 75087

MCMILLAN ROBERT
514 COVEY TRL
ROCKWALL, TX 75087

HARTSFIELD MELINDA ANN & BRADLEY GENE
516 SAVANAH CT
ROCKWALL, TX 75087

SANDMAN REBECCA
517 BIG OAK CT
ROCKWALL, TX 75087

LANE DEBRA
517 SAVANAH COURT
ROCKWALL, TX 75087

BODINO LORI ANN
518 EMERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
519 EMERSON DR
ROCKWALL, TX 75087

DUPRE EMILY JOY
520 COVEY TRAIL
ROCKWALL, TX 75087

HULTQUIST JON J & BETH L
520 SAVANAH COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
521 COVEY TRL
ROCKWALL, TX 75087

BROWN VICTURE D
523 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
524 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 EMERSON DR
ROCKWALL, TX 75087

CONFIDENTIAL
525 SAVANAH CT
ROCKWALL, TX 75087

HUNT JUNE
526 COVEY TRL
ROCKWALL, TX 75087

FELKNER GEORGE K AND CAROLYN
526 SAVANAH COURT
ROCKWALL, TX 75087

HAMILTON LYNDSE K
529 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
530 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
531 EMERSON DR
ROCKWALL, TX 75087

SEATON JOSHUA A AND BETTY I EMELIANTSEV
532 COVEY TR
ROCKWALL, TX 75087

TAYLOR WILLIAM C & JENNIFER L
532 SAVANAH CT
ROCKWALL, TX 75087

COX MELISSA E
535 SAVANAH CT
ROCKWALL, TX 75087

GIBRALTER JEFFREY H & LACIE L
537 COVEY TRL
ROCKWALL, TX 75087

BOWEN JAMES R & CENIA
538 COVEY TRL
ROCKWALL, TX 75087

BURKART RICHARD G & DONNA D
540 SAVANAH CT
ROCKWALL, TX 75087

PAWLIK ROBERT
544 COVEY TR
ROCKWALL, TX 75087

MACK RYAN M SR & ROBIN L
545 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
550 LONE RIDER CT
ROCKWALL, TX 75087

GLOVER KERRY CLOYCE AND JOANN
550 E QUAIL RUN RD
ROCKWALL, TX 75087

BAKER JUSTIN T AND MORGAN CHAIVRE
550 SAVANAH CT
ROCKWALL, TX 75087

HAYS REVOCABLE MANAGEMENT TRUST
0
555 LONE RIDER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
565 LONE RIDER CT
ROCKWALL, TX 75087

YINGLING JOHN R
570 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

TEFERI ADEY & SINTAYEHU TSEGAHUN
572 DUTCH ELM DR
HERCULES, CA 94547

SILVA JOHN J
573 LONE RIDER CT
ROCKWALL, TX 75087

CARUTH RIDGE EST HOMEOWNERS ASSOC INC
0
5757 ALPHA RD STE 680
DALLAS, TX 75240

LAKEVIEW SUMMIT HOMEOWNERS ASSOCIATION
0
5757 ALPHA ROAD 0
DALLAS, TX 75240

HOFFMAN STEVEN AND DANA
576 LUNE CT
LELAND, NC 28451

RK LAM LLC
5803 PENROSE AVENUE
DALLAS, TX 75206

BORCHARDT SCOTT AND JILL
581 LONE RIDER CT
ROCKWALL, TX 75087

JONES PHILIP AND MICHELLE
588 LONE RIDER CT
ROCKWALL, TX 75087

CASTILLO ROLAND
589 LONE RIDER CT
ROCKWALL, TX 75087

C3R INVESTMENTS LLC
594 LONE RIDER CT
ROCKWALL, TX 75087

TUMEY CHRISTOPHER & CARI
594 LONE RIDER CT
ROCKWALL, TX 75087

CASCIO PAUL & MICHELLE
597 LONE RIDER CT
ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE 0
WEST DES MOINES, IA 50266

CURRENT RESIDENT
601 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
601 E HEATH ST
ROCKWALL, TX 75087

STEGALL VENTURES LLC
601 SUNSET HILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
602 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 LONE RIDER CT
ROCKWALL, TX 75087

GREAVES LARRY
602 COVEY TRL
ROCKWALL, TX 75087

KELBERT ERIC R
6021 WEST 85TH PLACE
LOS ANGELES, CA 90045

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

WEIDMAN JOHN R & FELICIA K
604 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
605 EMERSON DR
ROCKWALL, TX 75087

SCARBOROUGH BEN JR & IRENE T
605 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
605 E HEATH ST
ROCKWALL, TX 75087

BRIELLARD MARINETT J & CLEMENT
605 LONE RIDER CT
ROCKWALL, TX 75087

DAVIS SUSAN ELAINE BYRD
605 STORRS
ROCKWALL, TX 75087

CURRENT RESIDENT
606 EMERSON DR
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
607 SAINT MARY ST
ROCKWALL, TX 75087

OBIOMA CHIBO & BLOSSOM
608 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
609 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
610 EMERSON DR
ROCKWALL, TX 75087

DANG YUNKUN & ZILAI ZHANG
6109 WINSTEAD DR
PLANO, TX 75024

2017 D S HARAKAL REVOCABLE TRUST
611 BIG OAK COURT
ROCKWALL, TX 75087

LIGHT THERESA S AND BASILIO JR
611 LONE RIDER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
612 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 EMERSON DR
ROCKWALL, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

FOSTER ROBERT J & KEIKO MURAO
616 BIG OAK
ROCKWALL, TX 75087

CURRENT RESIDENT
617 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
617 EMERSON DR
ROCKWALL, TX 75087

KETTLE JEREMY D
617 LONE RIDER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
618 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
620 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
621 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 EMERSON DR
ROCKWALL, TX 75087

WISEMAN JEANETTE H
622 BIG OAK COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
623 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
625 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 EMERSON DR
ROCKWALL, TX 75087

HASEGAWA TETSUYA & PATRICIA EMY AOKI
626 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
627 LONE RIDER CT
ROCKWALL, TX 75087

INCRISTI ANTHONY AND RITA ANN
628 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
629 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 EMERSON DR
ROCKWALL, TX 75087

MCCLANAHAN GREGORY T & CYNTHIA
631 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
633 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 EMERSON DR
ROCKWALL, TX 75087

HURST GREG N
635 LONE RIDER CT
ROCKWALL, TX 75032

HORNBAKER MICHAEL D & APRIL MAY
636 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
637 EMERSON DR
ROCKWALL, TX 75087

AAGENES ORVIS C & JANICE F
637 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
641 EMERSON DR
ROCKWALL, TX 75087

SCHROEDER JOHN & LOVE JOY
641 LONE RIDER COURT
ROCKWALL, TX 75087

WILLIAMS JOHN E
643 BIG OAK CT
ROCKWALL, TX 75087

MELAMED RICHARD AND JOAN I
644 BIG OAK CT
ROCKWALL, TX 75087

WITT LOUISE
649 BIG OAK CT
ROCKWALL, TX 75087

KLEMM MERY & OTTO H
667 SANCTUARY GOLF PLACE
APOPKA, FL 32712

CURRENT RESIDENT
701 LONE RIDER CT
ROCKWALL, TX 75087

METE MUTLU AND NURCAN YURUK
701 SHREWSBURY PL
PLANO, TX 75074

TEMPLETON LORRAINE BIEGLER
702 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 BIG OAK CT
ROCKWALL, TX 75087

NICHOLS DANIEL AND
0
703 NASH ST
ROCKWALL, TX 75087

RUSHING BRIAN AND
0
705 NASH ST
ROCKWALL, TX 75087

ARELLANO JESUS L &
0
706 NASH ST
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
707 NASH ST
ROCKWALL, TX 75087

WILCOX LOYD A
707 LAKE MEADOWS DR
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

MILLER ANNA
709 BIG OAK COURT
ROCKWALL, TX 75087

BREWER SHERI RENEE
709 NASH ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

KING MISTY
710 NASH STREET
ROCKWALL, TX 75087

SAYRE DONALD AND AMY
711 LONE RIDER CT
ROCKWALL, TX 75087

PALMER LINDA C
714 PARKS AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
715 BIG OAK CT
ROCKWALL, TX 75087

DYNATEX LLC
716 COUNTRY CLUB DR
HEATH, TX 75032

JONES MARK D & DIANNA ROSE
719 LONE RIDER CT
ROCKWALL, TX 75087

SPARACIO RUTHANN
720 KENSINGTON DRIVE
ROCKWALL, TX 75032

GARCIA ESTEBAN AND
0
7215 HALIFAX PL
SPRINGFIELD, VI 22150

MARTINEZ FELIX & BARBARA E
729 LONE RIDER CT
ROCKWALL, TX 75087

GKD PROPERTIES LLC
732 AVALON DRIVE
HEATH, TX 75032

MARRS JACY LARY & SONYA LACHELLE
737 LONE RIDER CT
ROCKWALL, TX 75087

SOLDATOVIC THOMAS
743 LONE RIDER CT
ROCKWALL, TX 75087

GOLIAD REAL ESTATE LLC
7700 EASTERN AVENUE 0
DALLAS, TX 75209

PSB INDEMNITY FAMILY LIMITED PARTNERSHIP
777 PAUL DAVIS LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
801 E HEATH ST
ROCKWALL, TX 75087

BREWER PATRICIA E TRUSTEE OF
0
801 STIMSON STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
802 NASH ST
ROCKWALL, TX 75087

COLUNGA MAXIMO & MARGARITA
802 E HEATH ST
ROCKWALL, TX 75087

AZURDIA CECILIA RAQUEL
802 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
803 JACKSON ST
ROCKWALL, TX 75087

TAYLOR WANDA
803 E HEATH ST
ROCKWALL, TX 75087

STEGMAN CHRISTOPHER
803 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
804 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
804 NASH ST
ROCKWALL, TX 75087

BROWN REBECCA AND THOMAS
804 E HEATH ST
ROCKWALL, TX 75087

CARROLL JEFFREY D ETUX
804 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
805 JACKSON ST
ROCKWALL, TX 75087

KRUEGER CHARLES H & JENNY L
805 E HEATH ST
ROCKWALL, TX 75087

GHEEN SUE
805 STIMSON
ROCKWALL, TX 75087

CURRENT RESIDENT
806 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
806 NASH ST
ROCKWALL, TX 75087

CONLEY JANONA & THOMAS J
806 E. HEATH ST
ROCKWALL, TX 75087

DIAL ALICIA
806 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
807 JACKSON ST
ROCKWALL, TX 75087

MOHEDANO MARTIN
807 E HEATH ST
ROCKWALL, TX 75087

WORTHY SHARON ANN AND DENNIS KEITH
807 JACKSON STREET
ROCKWALL, TX 75087

WATERS DOUGLAS D
807 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
808 E HEATH ST
ROCKWALL, TX 75087

MILBY BOBBY
808 JACKSON ST
ROCKWALL, TX 75087

MCCASLAND R E
808 NASH ST
ROCKWALL, TX 75087

SMITH JACOB CALVIN
808 STIMSON ST
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

CURRENT RESIDENT
809 E HEATH ST
ROCKWALL, TX 75087

ISBELL KATHARINE A
809 JACKSON ST
ROCKWALL, TX 75087

ESTRADA JESSE L
809 STIMSON STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
810 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
810 E HEATH ST
ROCKWALL, TX 75087

HUNT DENA
810 JACKSON ST
ROCKWALL, TX 75087

COPAUS PHILLIP
810 NASH ST
ROCKWALL, TX 75087

WARDELL LUKE A
811 E HEATH ST
ROCKWALL, TX 75087

JOSEY TRAVIS
811 JACKSON STREET
ROCKWALL, TX 75087

BRIDGES ANTHONY G & LISA D
811 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 E HEATH ST
ROCKWALL, TX 75087

KINSEY HILLARY
812 EAST HEATH STREET
ROCKWALL, TX 75087

WIMPEE REBECCA AND JAKE
812 STIMSON ST
ROCKWALL, TX 75087

GULLEY STAN LAVERE ETUX
813 E HEATH ST
ROCKWALL, TX 75087

NEAL MERCY DAVID
813 JACKSON STREET
ROCKWALL, TX 75087

MASSEY BOBBY JOE
813 NASH ST
ROCKWALL, TX 75087

BIRD MICHAEL EDWIN
813 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
814 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
814 E HEATH ST
ROCKWALL, TX 75087

LIDE BRYAN D & CARROLL D
814 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
815 NASH ST
ROCKWALL, TX 75087

HODGES BRIAN CODY & CHRISTY MICHELLE
815 E HEATH ST
ROCKWALL, TX 75087

WEISS WILLIAM RODGERS
815 JACKSON ST
ROCKWALL, TX 75087

REYNOLDS ALAN J & ALANA B
815 N 8TH ST
GROVER BEACH, CA 93433

ROSS THOMAS D II
815 STIMSON STREET
ROCKWALL, TX 75087

NICHOLS CORY
816 E HEATH ST
ROCKWALL, TX 75087

LEROY RAYMOND
816 JACKSON ST
ROCKWALL, TX 75087

DAVIS MARY FRANCINE
816 NASH ST
ROCKWALL, TX 75087

RODRIGUEZ PAULA CANDACE
817 E HEATH STREET
ROCKWALL, TX 75087

GARZA YOLANDA & JUAN
817 JACKSON ST
ROCKWALL, TX 75087

CAMPBELL JIMMY
817 NASH ST
ROCKWALL, TX 75087

TELFORD JEFFREY BRYANT AND KEISHA L
817 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
818 NASH ST
ROCKWALL, TX 75087

HOLLAND ANN
818 E HEATH ST
ROCKWALL, TX 75087

MOORE MIRIAM
819 E HEATH ST
ROCKWALL, TX 75087

PETERSON DALE ETUX JANIE
819 JACKSON ST
ROCKWALL, TX 75087

FREEMAN DARLENE KING
819 NASH STREET
ROCKWALL, TX 75087

MILLER JOHN G & MARIANNE S
819 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
820 HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
820 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
821 NASH ST
ROCKWALL, TX 75087

GRANBERRY COYCE
821 E HEATH ST
ROCKWALL, TX 75087

FLETCHER DONNA G
821 JACKSON ST
ROCKWALL, TX 75087

MCCOY WREY A & RHONDA L
821 STIMSON ST
ROCKWALL, TX 75087

STONE CREEK PHASE 8 LTD
8214 WESTCHESTER DR 0
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DR 0
DALLAS, TX 75225

SMALL JESSICA RAELYN
822 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
823 JACKSON ST
ROCKWALL, TX 75087

MCCASLAND KENNETH W ET UX
823 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
824 HEATH ST
ROCKWALL, TX 75087

BICKEL JAMES R & CONNIE L
824 NASH ST
ROCKWALL, TX 75087

DOOLEY THOMAS W
825 NASH ST
ROCKWALL, TX 75087

POSEY SUE ELLEN
826 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
827 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
828 HEATH ST
ROCKWALL, TX 75087

WOODARD EMILY E AND BRACY
828 NASH ST
ROCKWALL, TX 75087

SEABOLT MARY LOUISE
829 NASH
ROCKWALL, TX 75087

ROACH KEITH & CHRISTINE
830 GLENMORE CT
ROCKWALL, TX 75087

STEWART IRIS J
830 NASH STREET
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

FELDMAN HAROLD
831 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
832 WILLIAMS ST
ROCKWALL, TX 75087

JACOBSEN RICHARD S JR & PENNY A
832 COUNTY ROAD 1120
CUMBY, TX 75433

BAGWELL LAURA
832 NASH STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
834 NASH ST
ROCKWALL, TX 75087

RANDALL ROBERT S & SHERY B
835 HIGH COTTON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
836 HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
840 HEATH ST
ROCKWALL, TX 75087

HOUCHIN ZACHARY
840 NASH ST
ROCKWALL, TX 75087

CASTORENA SHARON L
8402 CAPRICORN DR
UNIVERSAL CITY, TX 78148

DOTSON DUNCAN L & DOLORES J
841 HIGH COTTON LN
ROCKWALL, TX 75087

MINCE RANDY JOE & RHONDA LYNN
844 HIGH COTTON LN
ROCKWALL, TX 75087

WAY FAMILY TRUST
8441 S FM ROAD 549
ROCKWALL, TX 75032

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY 0
IRVING, TX 75063

BISHOP JOHN & AUDREY K
845 REDWOOD TRL
ROCKWALL, TX 75087

WEAVER BONNIE & SCOTT
847 HIGH COTTON LN
ROCKWALL, TX 75087

ACKENBACK SPENCER AND HEATHER LYNN SCHAMBER
847 WEST FM 1564
GREENVILLE, TX 75402

CHUNG WON S & HYE Y
850 HIGH COTTON LN
ROCKWALL, TX 75087

MCGEE JEFFRY S & DONNA L
851 WISPERWOOD DR
ROCKWALL, TX 75087

CONFIDENTIAL
853 HIGH COTTON LN
ROCKWALL, TX 75087

CONFIDENTIAL
853 REDWOOD TR
ROCKWALL, TX 75087

LAIN JACOB & SARAH
856 HIGH COTTON LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
857 WISPERWOOD DR
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT
859 HIGH COTTON LANE
ROCKWALL, TX 75087

GOUSE STEPHEN M
859 REDWOOD TRAIL
ROCKWALL, TX 75087

COTTI MICHAEL A
862 HIGH COTTON LANE
ROCKWALL, TX 75087

WHITAKER BRENT L & RHODENA Y
863 WISPERWOOD DR
ROCKWALL, TX 75087

HOPEWELL MARILYN E
865 HIGH COTTON LN
ROCKWALL, TX 75087

HOLMAN DAVID AND JULIE
865 REDWOOD TRL
ROCKWALL, TX 75087

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR 0
SCOTTSDALE, AZ 85255

SWH 2017-1 BORROWER LP
8665 EAST HARTFORD DRIVE 0
SCOTTSDALE, AZ 85255

PETERSON MIRIAM P & RONALD S
869 WISPERWOOD DR
ROCKWALL, TX 75087

MCKNIGHT SCOTT A & KAY A
871 HIGH COTTON LN
ROCKWALL, TX 75087

SNIDER DAVID M & DEBORAH
871 REDWOOD TRL
ROCKWALL, TX 75087

LOPEZ JOSE DEJESUS
8727 FOREST HILL BLVD
DALLAS, TX 75218

SMITH SUSAN
875 WHISPERWOOD
ROCKWALL, TX 75087

MCKINNEY ROBERT A & JENNIFER J
877 HIGH COTTON LN
ROCKWALL, TX 75087

TIPPIE ANGELA G
877 REDWOOD TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
880 FM1141
ROCKWALL, TX 75087

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

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD 0
COPPELL, TX 75019

BLY DANIEL S & KELLY JM
887 MIDNIGHT PASS
ROCKWALL, TX 75087

BIRKENBACK WILLIAM R & PRISCILLA L
893 MIDNIGHT PASS
ROCKWALL, TX 75087

HACKENBRACHT JAY S & JANINE
896 MIDNIGHT PASS
ROCKWALL, TX 75087

DALESSIO JEFFREY M & SUZANNE
897 MIDNIGHT PASS
ROCKWALL, TX 75087

OWENS MARK D
900 CEDAR SHORES DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
900 N JOHN KING BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
901 WILLIAMS ST
ROCKWALL, TX 75087

SHIPLEY MICHAEL R & LOUELLEN E
901 MIDNIGHT PASS
ROCKWALL, TX 75087

CHARBONNEAU BRUCE J & JOCELYN E
901 SETTING SUN COURT
ROCKWALL, TX 75087

ESTILL JAMES G JR & DIANA M
902 SETTING SUN COURT
ROCKWALL, TX 75087

STANLEY STEVEN AND ROBIN
905 IVY LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
906 MIDNIGHT PASS
ROCKWALL, TX 75087

ZOMER SHEANICIA
907 MIDNIGHT PASS
ROCKWALL, TX 75087

DRABBLE ASHLEY L & JUSTIN K
907 SETTING SUN COURT
ROCKWALL, TX 75087

CONFIDENTIAL
907 WISPERWOOD DRIVE
ROCKWALL, TX 75032

OVERSTREET LUCAS & JESSICA L
908 SETTING SUN COURT
ROCKWALL, TX 75087

BLAGAILA EMANUEL & DORCA
9115 PEBBLE FIELD WAY
SACRAMENTO, CA 95829

CURRENT RESIDENT
912 MIDNIGHT PASS
ROCKWALL, TX 75087

TATE KATRINA
912 MIDNIGHT PASS
ROCKWALL, TX 75087

PATINO ALVARO
912 WISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 MIDNIGHT PASS
ROCKWALL, TX 75087

AMMERMAN ERIC R & LAUREN D
913 SETTING SUN COURT
ROCKWALL, TX 75087

MCKEEVER RANDY L & TERRI L
913 WISPERWOOD DRIVE
ROCKWALL, TX 75087

LINDSEY TIFFANY MICHELE & CHRISTOPHER G
914 SETTING SUN COURT
ROCKWALL, TX 75087

CONFIDENTIAL
917 DOGWOOD LANE
ROCKWALL, TX 75087

SCRIBNER PATRICIA A
918 E GRUBB DR
MESQUITE, TX 75149

BUCKHALTER ASHLEY
918 MIDNIGHT PASS
ROCKWALL, TX 75087

MENCHACA EDWARD L
919 MIDNIGHT PASS
ROCKWALL, TX 75087

ROLLINS DESTINEE AND SEAN
919 SETTING SUN COURT
ROCKWALL, TX 75087

JELIC ANTHONY M & MOLLY A
919 WISPERWOOD DR
ROCKWALL, TX 75087

THREADGILL KATE LATHAM AND BRADLEY SCOTT
920 DOGWOOD LN
ROCKWALL, TX 75087

KING WENDELL D JR AND KIMBERLY A
920 SETTING SUN COURT
ROCKWALL, TX 75087

TIMIS MARIA R & DANUT
920 WHISPERWOOD DR
ROCKWALL, TX 75087

HCL PROPERTIES LLC
921 CHESTNUT LN
ROCKWALL, TX 75087

ANCHONDO OMAR & ENEDINA
923 DOGWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
924 MIDNIGHT PASS
ROCKWALL, TX 75087

VENTURA MIRNA JUDITH
925 MIDNIGHT PASS
ROCKWALL, TX 75087

DONAHOE JOHN M & KATHRINE E
925 N GOLIAD ST
ROCKWALL, TX 75087

DUREN JAMES A & RYNN R
925 SETTING SUN COURT
ROCKWALL, TX 75087

FOWLER ROBERT M
925 WISPERWOOD DR
ROCKWALL, TX 75087

PLOWMAN BRENDA
926 WISPERWOOD DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
927 FM1141
ROCKWALL, TX 75087

ARREDONDO MARCELINO & CAROLYN
928 DOGWOOD LANE
ROCKWALL, TX 75087

TATE NATHAN A AND LAURA S AND
0
928 WILLIAMS ST
ROCKWALL, TX 75087

HUBERTUS PATRICK D & PATRICIA A
929 DOGWOOD LN
ROCKWALL, TX 75087

HERRERA ROBERT JOSEPH & SYLVIA
930 MIDNIGHT PASS
ROCKWALL, TX 75087

SINGLETON ROY LEE SR & LINDA D
930 WILLIAMS ST
ROCKWALL, TX 75087

GETZ STEPHEN AND MELISSA SWIFT
931 MIDNIGHT PASS
ROCKWALL, TX 75087

EIGER STEVEN & ARLENE
931 SETTING SUN COURT
ROCKWALL, TX 75087

PAUL TIMOTHY
931 WISPERWOOD DR
ROCKWALL, TX 75087

PETTETT JUDITH
932 WHISPERWOOD DRIVE
ROCKWALL, TX 75087

CANTRELL JANET SUE
932 WILLIAMS ST
ROCKWALL, TX 75087

SHOUSE JACKYE L JR AND CHRISTINA A
CHRISTESON
934 WILLIAMS STREET
ROCKWALL, TX 75087

TRIPODI JOSEPH & MARIE
935 DOGWOOD LANE
ROCKWALL, TX 75087

OWENS JEFFERY ALLEN
936 DOGWOOD LANE
ROCKWALL, TX 75087

IVEY GREGORY JUSTIN & ERIN K
936 MIDNIGHT PASS
ROCKWALL, TX 75087

GILL SCOTT THOMAS & ANGELA R
936 WILLIAMS ST
ROCKWALL, TX 75087

MOORE JOSEPH & PATRICIA E
937 MIDNIGHT PASS
ROCKWALL, TX 75087

SPADE LESLIE & TERESA
937 WISPERWOOD DRIVE
ROCKWALL, TX 75087

SANCHEZ BEATRICE RAQUEL
938 WILLIAMS STREET
ROCKWALL, TX 75087

INGRAM TURHAN JR AND MELISSA MICHELLE
COPPEDGE
938 WISPERWOOD
ROCKWALL, TX 75087

SPILLMAN JAMES T
940 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
941 DOGWOOD LN
ROCKWALL, TX 75087

CONFIDENTIAL
942 MIDNIGHT PASS
ROCKWALL, TX 75087

DEITELBAUM SAMUEL E
943 MIDNIGHT PASS
ROCKWALL, TX 75087

MICHALENKO WILLIAM J JR
943 WISPERWOOD DR
ROCKWALL, TX 75087

HOLBROOK ALAN E
944 DOGWOOD LANE
ROCKWALL, TX 75087

VELA PATTI D & JOSE F JR
944 WISPERWOOD DR
ROCKWALL, TX 75087

NEXT GENERATION BLESSINGS LLC
947 DOGWOOD LANE
ROCKWALL, TX 75087

BURCHYETT JAMES T
948 MIDNIGHT PASS
ROCKWALL, TX 75087

WILSON CHRISTINE AKA CHRISTINE ANN
WILSON
949 MIDNIGHT PASS
ROCKWALL, TX 75087

PIETRYKOWSKI RICHARD & JEAN
949 WISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 WILLIAMS ST
ROCKWALL, TX 75087

SHINN THEODORE L JR & LAURA L
950 WISPERWOOD DR
ROCKWALL, TX 75087

RUSO JOHN JR & VIRGINIA K
953 DOGWOOD LN
ROCKWALL, TX 75087

ROEHRIG KYLE
954 MIDNIGHT PASS
ROCKWALL, TX 75087

PEVELER LISA H
955 MIDNIGHT PASS
ROCKWALL, TX 75087

TADLOCK JERRY
955 WISPERWOOD DR
ROCKWALL, TX 75087

STOVALL ANDREW D
956 DOGWOOD LN
ROCKWALL, TX 75087

INSUASTE GEORGE & LAURA LEE
956 WISPERWOOD DRIVE
ROCKWALL, TX 75087

MILAZZO DENNIS M & SHELLY A
959 DOGWOOD LANE
ROCKWALL, TX 75087

PALMER NEAL H & KIMBERLY A
961 MIDNIGHT PASS
ROCKWALL, TX 75087

MAGGIO CHARLES L
961 WISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
962 WISPERWOOD DR
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
963 W YELLOW JACKET LN
ROCKWALL, TX 75087

RANDA BARTON HANCE LIVING TRUST AND
0
963 W YELLOW JACKET LN 0
ROCKWALL, TX 75087

CURRENT RESIDENT
964 DOGWOOD LN
ROCKWALL, TX 75087

YARBOROUGH JAMES AND CONNIE
965 DOGWOOD LANE
ROCKWALL, TX 75087

TALENT MONTE DEWAYNE & SHERRY LEA
967 SHADY LANE DR
ROCKWALL, TX 75087

LARSEN MICHAEL & NANCY
967 WISPERWOOD DR
ROCKWALL, TX 75087

HENSON JAMES A & PATRICIA
968 MIDNIGHT PASS
ROCKWALL, TX 75087

WALTHALL TERRY & MARCIA
968 WISPERWOOD DR
ROCKWALL, TX 75087

DESMOND BRIAN G
971 DOGWOOD LN
ROCKWALL, TX 75087

PETERSON JUSTIN H & LAURA C REVOCABLE
LIVING TRUST
9710 OCTOBER GLORY LN
ROWLETT, TX 75089

TOMLINSON MICHAEL P AND
0
972 DOGWOOD LN
ROCKWALL, TX 75087

VASQUEZ MARIANA
973 SHADY LANE
ROCKWALL, TX 75087

FUDGE GERALD L & DENISE B
973 WISPERWOOD DR
ROCKWALL, TX 75087

KIRCHENBAUER BRYAN P
974 MIDNIGHT PASS
ROCKWALL, TX 75087

HILL HEATH D & JENNIFER S
974 STARLIGHT PL
ROCKWALL, TX 75087

BARICHIVICH BEN
974 WISPERWOOD DRIVE
ROCKWALL, TX 75087

DANIEL JASON
975 MIDNIGHT PASS
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY
975 N ALAMO RD
ROCKWALL, TX 75087

YOUNG WILLIAM D & BARBARA G
977 DOGWOOD LN
ROCKWALL, TX 75087

BAILEY TAMARA N
979 SHADY LANE DRIVE
ROCKWALL, TX 75087

HUBBARD BRANDON & SARAH CHRISTINE
979 WISPERWOOD DRIVE
ROCKWALL, TX 75087

LE VU T
980 DOGWOOD LANE
ROCKWALL, TX 75087

HERNDON JEFFREY C & CYNTHIA B
980 MIDNIGHT PASS
ROCKWALL, TX 75087

SHARP MARCUS & STELLA
980 STARLIGHT PL
ROCKWALL, TX 75087

FAIN BRIAN DAVID AND ELISABETH A
980 WISPERWOOD DRIVE
ROCKWALL, TX 75087

RENDON LETICIA
981 MIDNIGHT PASS
ROCKWALL, TX 75087

HOLST GRACE ELOISE & THOMAS H
983 DOGWOOD LN
ROCKWALL, TX 75087

D'ALESSIO LAWRENCE M AND TEEO A
983 STARLIGHT PL
ROCKWALL, TX 75087

BROOKS MELVIL & KIMBERLEY
985 REDWOOD TRL
ROCKWALL, TX 75087

GILMAN LANI
985 SHADY LANE DRIVE
ROCKWALL, TX 75087

MCGUIRE PHYLLIS J
985 WISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 MIDNIGHT PASS
ROCKWALL, TX 75087

JOLICOEUR KEVIN P AND SAMANTHA
986 SHADY LANE
DRIVE, TX 75087

KEIFER R MATTHEW & KRISTEN C
986 STARLIGHT PL
ROCKWALL, TX 75087

MEYER KENNETH B & JENNIFER C
987 MIDNIGHT PASS
ROCKWALL, TX 75087

HAYS ALAN & JERRY LYNN
987 SAFFLOWER CT
ROCKWALL, TX 75087

CONFIDENTIAL
988 DOGWOOD LN
ROCKWALL, TX 75087

MOSELEY PATRICIA M
988 REDWOOD TR
ROCKWALL, TX 75087

COUCH JULIE MARIE
988 SAFFLOWER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
989 DOGWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
991 STARLIGHT PL
ROCKWALL, TX 75087

BYRD NICHOLAS W & KAARINA F
991 REDWOOD TRL
ROCKWALL, TX 75087

PITTMAN JAMES F & ABBEY
991 SHADY LANE DRIVE
ROCKWALL, TX 75087

ZELADA WILLIAM N & JAEL
992 MIDNIGHT PASS
ROCKWALL, TX 75087

CARTER ROY F III AND CHARYSSE K
992 SHADY LANE DR
ROCKWALL, TX 75087

POMROY SHAWN AND PATRICIA
992 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
993 MIDNIGHT PASS
ROCKWALL, TX 75087

LOPEZ THEODORE LOUIS AND CHERYL MILISA
994 REDWOOD TR
ROCKWALL, TX 75087

DRYER MATTHEW J AND LISA
994 SAFFLOWER COURT
ROCKWALL, TX 75087

WILKE ANDREW D
995 SAFFLOWER CT
ROCKWALL, TX 75087

CONFIDENTIAL
997 REDWOOD TRL
ROCKWALL, TX 75087

KUKUWICH WENDEE E & LEE D GRIFFIN
997 SHADY LANE DRIVE
ROCKWALL, TX 75087

RARDON WALLY G AND CELE C
998 SHADY LANE DR
ROCKWALL, TX 75087

GUNDERSON CHRISTOPHER AND DIANA
998 STARLIGHT PL
ROCKWALL, TX 75087

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

FEDERAL HOME LOAN MORTGAGE CORPORATION
0
BAC HOME LOANS SERVICING LP 0
PLANO, TX 75024

WIMPEE JANIE K LIFE ESTATE
0
JOE E WIMPEE AND JERRY M WIMPEE 0
FAYETTEVILLE, AR 72701

ROCKWALL COUNTY HELPING HANDS INC
P O BOX 375
ROCKWALL, TX 75087

AMERICAN NATIONAL BANK OF TEXAS
0
P O BOX 40
TERRELL, TX 75160

VENETO HOLDINGS LLC
P. O. BOX 2379
CHANDLER, AZ 85244

YEN GERRY
P. O. BOX 8
LOS ALTOS, CA 94023

CONFIDENTIAL
PO BOX 1112
ROCKWALL, TX 75087

MURDOCK MARK AND EDITH
PO BOX 1393
ROCKWALL, TX 75087

BUDDY AND ALICIA MORAHAN LIVING TRUST
0
PO BOX 140795
DALLAS, TX 75214

SHUGART MELODY S
PO BOX 1491
ROCKWALL, TX 75087

GARRLANG PROPERTIES LLC
PO BOX 1503
ROCKWALL, TX 75087

WORTHY SHARON ANN & DENNIS KEITH
PO BOX 1656
ROCKWALL, TX 75087

TAYLOR JAREN & EMILY
PO BOX 1793
ROCKWALL, TX 75087

VICENTI RUBY E
PO BOX 202
ROCKWALL, TX 75087

GRANT LIVING TRUST
0
PO BOX 2067
SUNNYVALE, CA 94087

SMALL JOHN AND ANN
PO BOX 218
ROCKWALL, TX 75087

CLINE JAMES D AND LILLIAN R
PO BOX 2331
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
0
PO BOX 2769
WEATHERFORD, TX 76086

EAGLE SEIKI SALES LTD
0
PO BOX 2769
WEATHERFORD, TX 76086

ROCKWALL ASSEMBLY OF GOD
0
PO BOX 33
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

WHITTLE ROBERT S
PO BOX 369
ROCKWALL, TX 75087

WHITTLE ROBERT S
PO BOX 369
ROCKWALL, TX 75087

CUNNINGHAM BUDDY A & CATHEY L
REVOCABLE LIVING TRUST
PO BOX 96
ROYSE CITY, TX 75189

STATE ROAD PARK
ROCKWALL TX 75087
, 00000

FOERSTER ELWYNNE ANN
0
ROCKWALL, TX 75087

8/14/19

Robert S. Whittle
P.O. Box 369
Rockwall, TX 75087

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

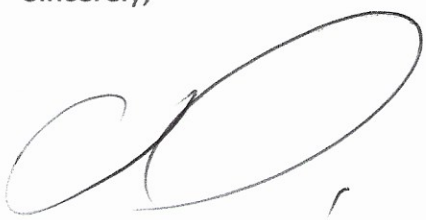
e-mail: rmiller@rockwall.com
Re: The Highlands

Dear Ryan,

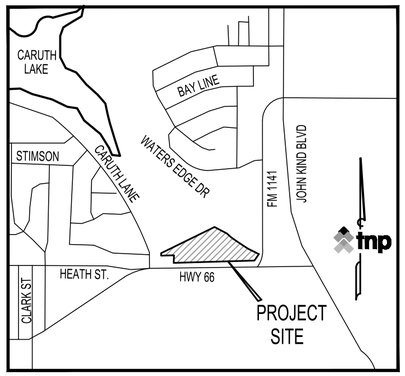
We hereby request a change in zoning to allow us to have a 5-foot offset from the front façade of the home for the garages instead of a 20-foot offset. I have owned this property since 1992. It was zoned multifamily when I purchased it. I changed the zoning to 60 patio home lots when the City asked me to in the 1990's. We are willing to make our front building line for the homes 30 feet instead of 20 feet. We have designed many of the lots deeper than the traditional 50-foot lot. Approval of this request will allow us to build a more aesthetically pleasing front elevation. It will also result in our homes having more front yard landscaping.

I have enclosed a check made payable to the City of Rockwall for the applicable zoning request fees.

Sincerely,

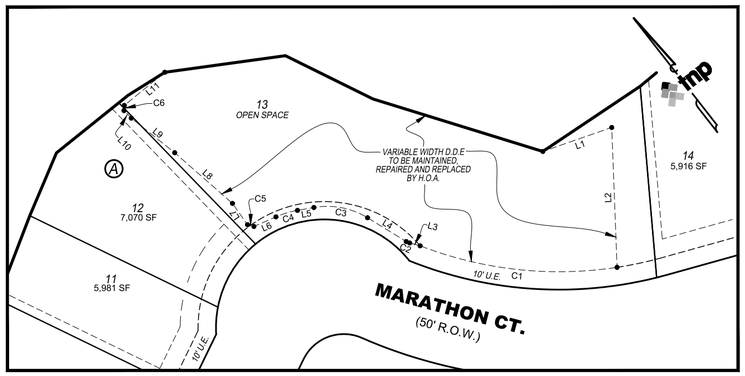


Robert S. Whittle, President



VICINITY MAP

NOT TO SCALE

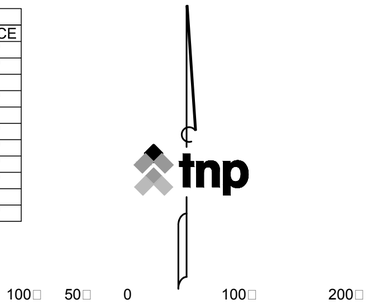


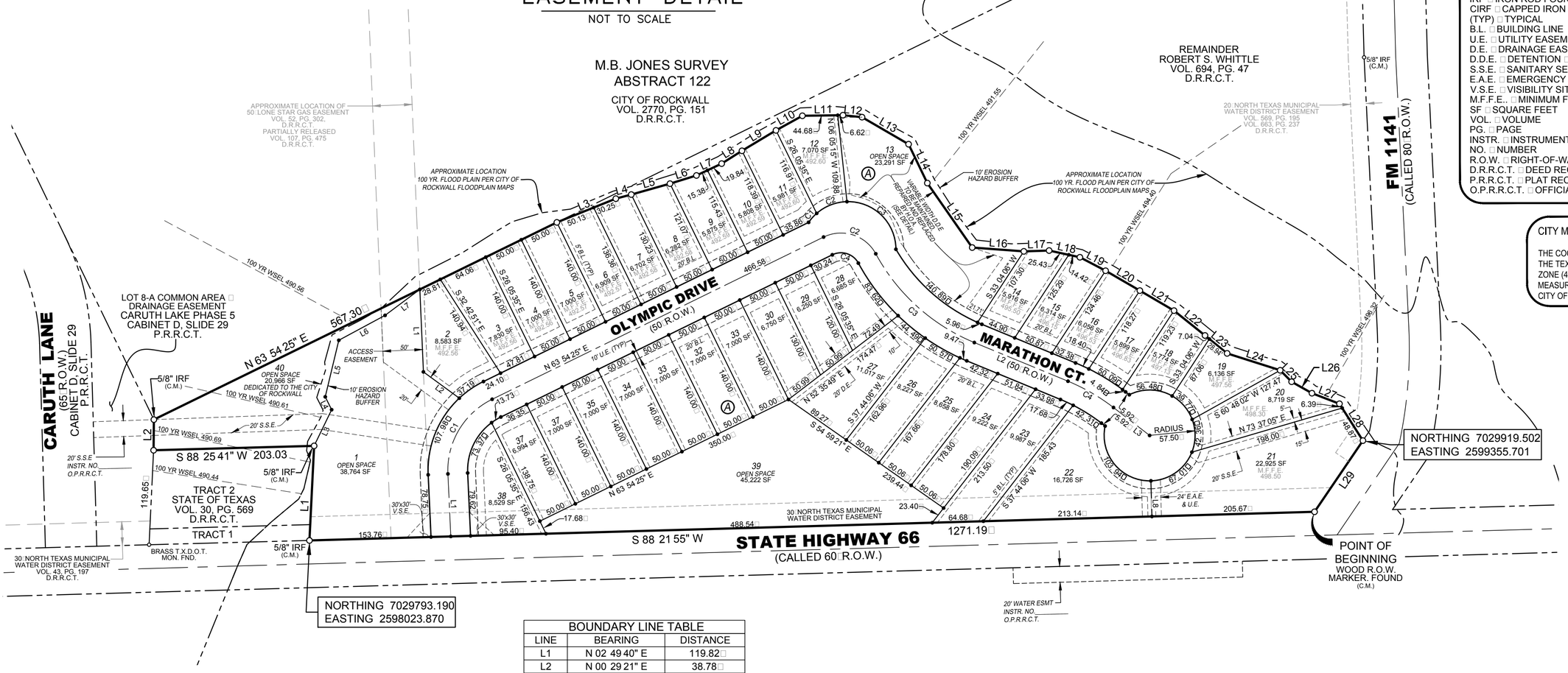
DETENTION & DRAINAGE EASEMENT DETAIL

NOT TO SCALE

EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	111.98'	215.00'	29°50'32"	N 45°46'01" W	110.72'
C2	2.13'	6.96'	17°32'21"	N 29°10'46" W	2.12'
C3	31.22'	43.04'	41°33'41"	N 41°11'26" W	30.54'
C4	12.58'	53.04'	13°35'05"	N 68°45'49" W	12.55'
C5	4.05'	2.96'	78°17'57"	N 36°24'23" W	3.74'
C6	3.29'	1.96'	96°05'15"	N 41°57'22" E	2.92'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 71°11'16" E	40.78'
L2	N 35°48'53" E	78.22'
L3	N 36°48'35" W	6.05'
L4	N 20°24'36" W	25.36'
L5	N 61°58'16" W	9.33'
L6	N 75°33'21" W	13.42'
L7	N 02°44'36" E	14.57'
L8	N 10°44'15" W	42.95'
L9	N 13°29'33" W	30.97'
L10	N 06°05'15" W	5.89'
L11	N 88°41'22" E	29.21'





LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02 29 37" E	104.41'
L2	S 53 45 42" E	56.25'
L3	S 25 50 53" W	50.81'
L4	S 26 24 21" E	18.19'
L5	S 13 28 33" W	73.59'
L6	S 61 41 09" W	66.39'
L7	S 53 16 33" W	54.87'
L8	S 01 38 05" E	45.00'

CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02 38 04" W	79.18'
L2	S 67 33 56" E	128.15'
L3	S 52 17 20" E	57.71'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.50'	14 29 53"	15.31'	N 41 43 59" E	15.27'
C2	60.50'	39 40 15"	41.89'	N 68 49 03" E	41.06'
C3	60.50'	91 08 09"	96.23'	S 45 46 45" E	86.40'
C4	25.00'	87 43 43"	38.28'	N 72 13 43" W	34.65'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	66 32 29"	116.14'	N 30 38 10" E	109.72'
C2	50.00'	87 43 43"	76.56'	S 72 13 43" E	69.30'
C3	250.00'	39 12 04"	171.05'	S 47 57 54" E	167.73'
C4	250.00'	15 16 36"	66.66'	S 59 55 38" E	66.46'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02 49 40" E	119.82'
L2	N 00 29 21" E	38.78'
L3	N 68 04 00" E	80.39'
L4	N 75 09 25" E	20.21'
L5	N 74 16 46" E	50.83'
L6	N 72 47 15" E	35.04'
L7	N 64 47 37" E	35.22'
L8	N 57 43 08" E	30.34'
L9	N 59 00 34" E	50.18'
L10	N 61 02 02" E	38.15'
L11	N 89 11 41" E	51.30'
L12	S 84 05 28" E	24.24'
L13	S 59 49 49" E	68.07'
L14	S 25 43 03" E	54.58'
L15	S 34 49 31" E	99.35'
L16	S 85 47 09" E	65.46'
L17	N 88 11 15" E	31.97'
L18	S 77 41 46" E	39.84'
L19	S 62 19 53" E	36.68'
L20	S 59 52 10" E	50.07'
L21	S 59 36 42" E	50.05'
L22	S 51 15 54" E	50.25'
L23	S 50 54 45" E	35.98'
L24	S 72 21 00" E	70.45'
L25	S 44 49 34" E	20.45'
L26	S 60 35 24" E	29.52'
L27	S 68 59 24" E	37.25'
L28	S 32 28 10" E	55.26'
L29	S 34 11 01" W	108.85'

GENERAL NOTES

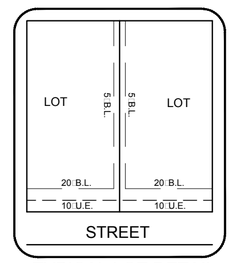
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
2. ALL CORNERS ARE 5/8" IRON RODS WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THE PROPERTY SHOWN HEREON BY GRAPHIC SCALE IS LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA AND ZONE "A" NO BASE FLOOD ELEVATION DETERMINED ACCORDING TO MAP NO. 48397C0030 L AND 48397C0040 L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

L d S A r

(C.M.) CONTROLLING MONUMENT
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
(TYP) TYPICAL
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
D.D.E. DETENTION DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
E.A.E. EMERGENCY ACCESS EASEMENT
V.S.E. VISIBILITY SITE EASEMENT
M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
SF SQUARE FEET
VOL. VOLUME
PG. PAGE
INSTR. INSTRUMENT
NO. NUMBER
R.O.W. RIGHT-OF-WAY
D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

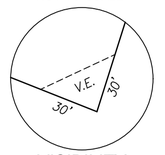
CITY MONUMENT NOTE

THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.



TYPICAL LOT DETAIL

NOT TO SCALE



VISIBILITY EASEMENT DETAIL

NOT TO SCALE

FINAL PLAT
THE HIGHLANDS

BLOCK A, LOTS 1-40
36 RESIDENTIAL LOTS AND 4 OPEN SPACES
11.003 ACRES
SITUATED IN THE
M.B. JONES SURVEY, ABSTRACT NO. 122
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

O NER
ROBERT S. WHITTLE
P.O. BOX 2109
R T 75087

ENGINEER
F.C. CUNY CORP.
2 H C , S 100
H , T 75032
(469) 402-7700

PRO ECT INFORMATION
Pr N : FCU 18271
D : J r 9, 2019
Dr B : JM
S : 1" 100'
SHEET 1 0F 2

SURVE OR
TEAGUE NALL PERKINS, INC.
825 W r Cr B rd, S M300
A , T 75013
214.461.9867 214.461.9864
T.B.P.L.S. R r N 10194381
.

Drawing: L:\Projects\FCU 18271 Highlands Ref 17-1762\Acad\Deliverables\Final_Plat\2019 01 15_FCU 18271 The_Highlands_F_Plat.dwg at Jan 15, 2019--5:51pm by jmaddox

O□ NERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

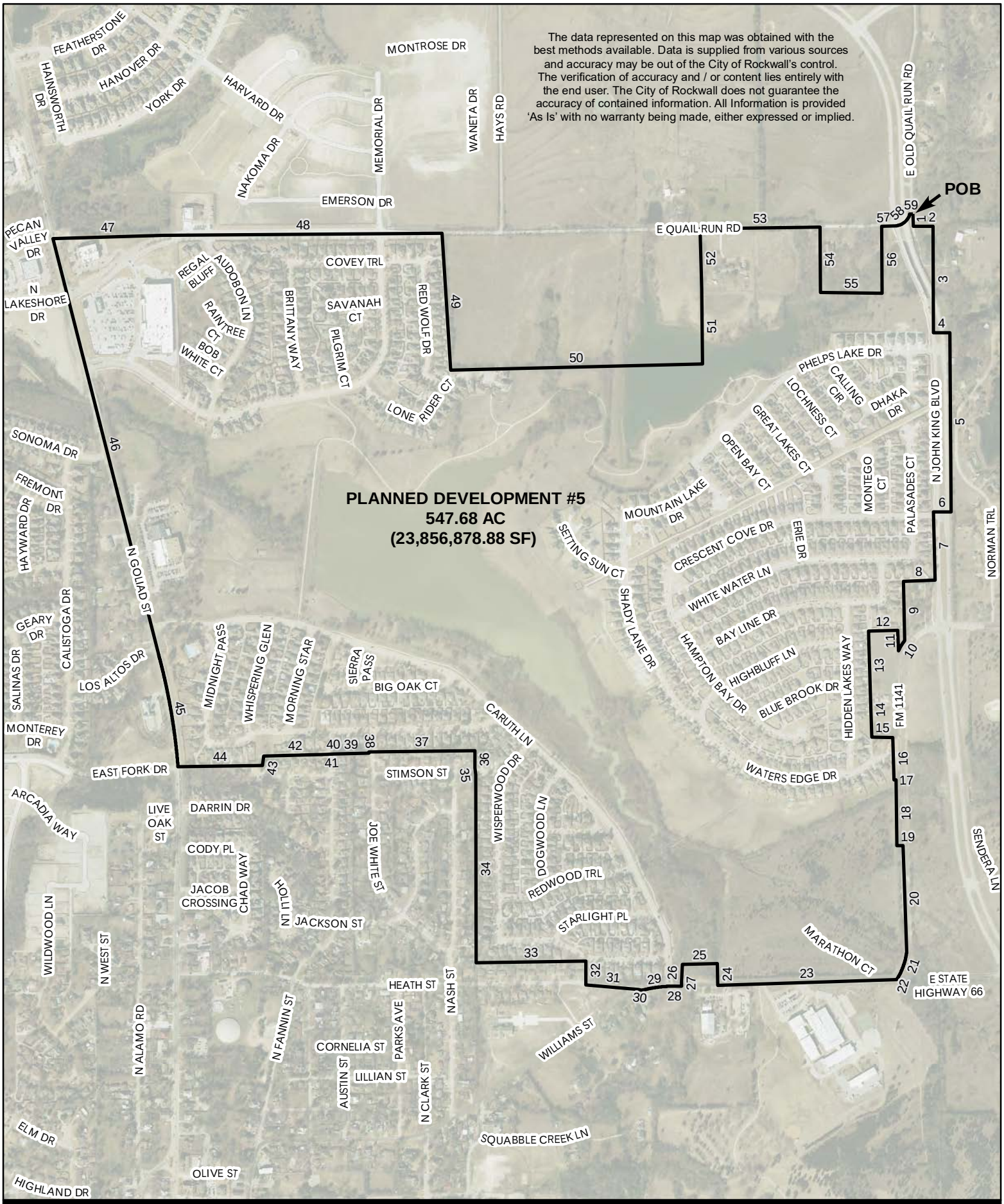
STATE OF TEXAS□
COUNTY OF ROCKWALL□

I □□□ □□d□r□□□□d □□□□r □□□□□ □□□d □□□□□ □□ □□□□ □□□□, □□d d□□□□□□□□d □□r□□□ □□ THE HIGHLANDS □□ □□□ C□□□ □□R□□□□□ □□□, T□□□□, □□d □□□□□ □□□□ □ □□□□□□□r□□d □□r□□□, □□r□□□ d□d□□□□□□ □□ □□□□ □□□□ □□□□□□ □□□□□□ □□r□r □□□□r□□□□□, □□□□□□, □□r□, □ □□□r □□□r□□□, dr□□□, □□□□□□ □□□□□ □□d □□□□□□ □□□□□□□ □□r□□□ □□□□ □□□ □□r□□□□□□ □□d □□□□□d□r□□□□□ □□□ □□□r□□□□□. I □r□□r □□ □□□ □□□□r□□□□ THE HIGHLANDS □dd□□□□ □□□□ □□□□□ □□□□□□d □□d □□□□□d □□□□ □□□□.

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1. N□ □□□d□□□□ □□□□□□□ □□□□□r□□□□d □r □□□□□d □□□□, □□□r, □r □□r□□□□ □□□ □□□□□□ □□□□□ □□□□ □□d□□□r□□□d □□r□□□.

2. A□□ □□□□□□ □□□□□□ □□□□□□□□□□ □□□ r□□□□□□r□□ □□□□ □□d □□□□□r□□ □□□d □□□□r □□r□□□□□□ □□□d□□□□, □□□□□□□, r□□□□, □□r□□□, □r □□□□r □r□□□□□ □□□ □□□□□□□□□□ □□□□□□□□□□ □□□□□□□□□□□□□□


The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.
POB
PLANNED DEVELOPMENT #5
547.68 AC
(23,856,878.88 SF)
FEATHERSTONE DR
HANOVER DR
HAINSWORTH DR
YORK DR
HARVARD DR
MONTROSE DR
MEMORIAL DR
WANETA DR
HAYS RD
NAKOMA DR
EMERSON DR
E OLD QUAIL RUN RD
E QUAIL RUN RD
PECAN VALLEY DR
N LAKESHORE DR
REGAL BLUFF
AUDOBON LN
COVEY TRL
RAINTREE CT
BOB WHITE CT
BRITTANY WAY
SAVANAH CT
PILGRIM CT
RED WOLF DR
LONE RIDER CT
PHELPS LAKE DR
CALLING CIR
LOCHNESS CT
DHAKA DR
GREAT LAKES CT
OPEN BAY CT
MOUNTAIN LAKE DR
MONTEGO CT
PALASADES CT
N JOHN KING BLVD
NORMAN TRL
SONOMA DR
FREMONT DR
HAYWARD DR
N GOLIAD ST
SETTING SUN CT
CRESCENT COVE DR
ERIE DR
SHADY LANE DR
WHITE WATER LN
BAY LINE DR
HAMPTON BAY DR
HIGHBLUFF LN
BLUE BROOK DR
HIDDEN LAKES WAY
FM 1141
GEARY DR
CALISTOGA DR
SALINAS DR
LOS ALTOS DR
MIDNIGHT PASS
WHISPERING GLEN
MORNING STAR
SIERRA PASS
BIG OAK CT
MONTEREY DR
CARUTH LN
EAST FORK DR
STIMSON ST
WISPERWOOD DR
WATERS EDGE DR
ARCADIA WAY
LIVE OAK ST
DARRIN DR
CODY PL
JACOB CROSSING
CHAD WAY
JOE WHITE ST
DOGWOOD LN
REDWOOD TRL
HOLT LN
JACKSON ST
STARLIGHT PL
MARATHON CT
SENDERA LN
WILDWOOD LN
N WEST ST
N ALAMO RD
HEATH ST
NASH ST
N FANNIN ST
PARKS AVE
CORNELIA ST
AUSTIN ST
LILLIAN ST
N CLARK ST
WILLIAMS ST
E STATE HIGHWAY 66
ELM DR
SQUABBLE CREEK LN
OLIVE ST
HIGHLAND DR
City of Rockwall
0 500 1,000 Feet
Date: 8/21/2019
BOUNDARY MAP

Legal Description

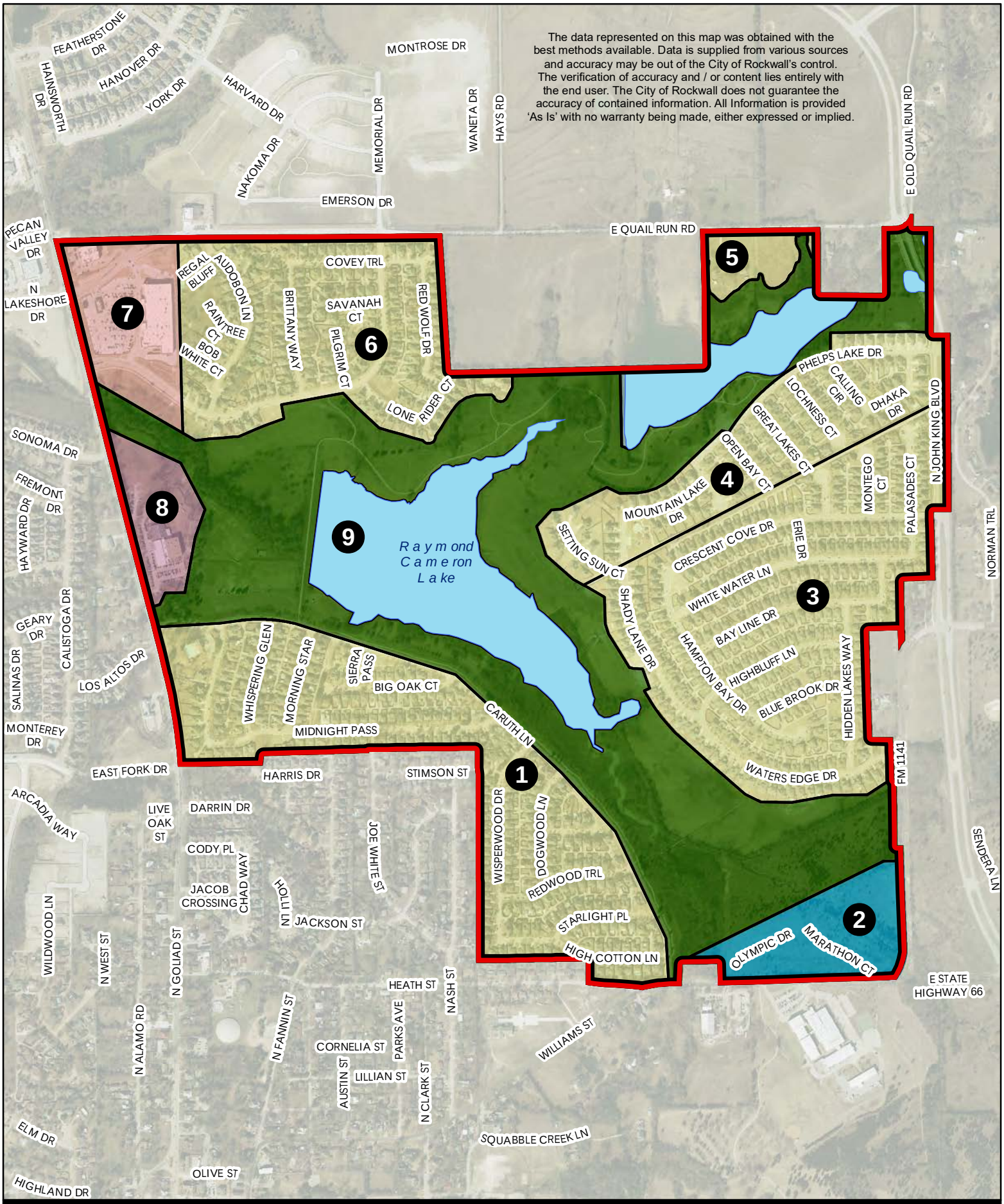
BEING 547.68 acres of land (also known as Planned Development No. 5, City of Rockwall) generally situated in Abstract 146, S. S. McCurry Survey, Abstract 122, M. B. Jones Survey, and Abstract 124, J. H. B. Jones Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Eastern Right of Way line of North John King Blvd. and East Quail Run Rd. *(located at NAD83 Texas State Plane GPS Coordinate (Grid): 2599456.003E, 7035211.252N Feet),* point also bears North 4°-12'-55" East a distance of 2,426.862 feet, from a White Water Ln. storm drainage inlet benchmark (*NAD83 Texas State Plane GPS Coordinate (Grid): 2598875.433E, 7032771.106 N feet)*:

1 **THENCE** South 1°-55'-15" East, a distance of 87.002 feet, for a corner;
2 **THENCE** North 89°-59'-44" East, a distance of 139.965 feet, for a corner;
3 **THENCE** South 0°-12'-13" East, a distance of 752.184 feet, for a corner;
4 **THENCE** North 89°-26'-3" East, a distance of 113.821 feet, for a corner;
5 **THENCE** South 0°-28'-28" East, along the Eastern Right of Way line of North John King Blvd., distance of 1266.225 feet, for a corner;
6 **THENCE** South 89°-56'-36" West, a distance of 125.88 feet, for a corner;
7 **THENCE** South 1°-19'-57" East, along the Eastern boundary of the Caruth Lakes Addition, a distance of 484.248 feet, for a corner;
8 **THENCE** South 88°-7'-18" West, a distance of 222.984 feet, for a corner;
9 **THENCE** South 1°-10'-33" East, a distance of 419.674 feet, to the beginning of a curve to the left having a radius of 358.409 feet;
10 **Continuing** along said curve to the left, through a central angle of 13° 24' 34", a distance of 83.691 feet, a chord bearing of South 31°-54'-10" West, an arc length of 83.882 feet, tangent of 42.133 feet for a corner;
11 **THENCE** North 1°-41'-27" West, a distance of 143.627 feet, for a corner;
12 **THENCE** South 88°-32'-19" West, a distance of 207 feet, for a corner;
13 **THENCE** South 1°-41'-27" East, a distance of 490.818 feet, to a point;
14 **THENCE** South 1°-41'-27" East, a distance of 260.031 feet, for a corner;
15 **THENCE** South 89°-19'-55" East, a distance of 150.377 feet, for a corner;
16 **THENCE** South 1°-27'-36" East, a distance of 299.847 feet, for a corner;
17 **THENCE** North 87°-52'-30" East, a distance of 14.643 feet, for a corner;
18 **THENCE** South 0°-38'-51" East, a distance of 466.086 feet, for a corner;
19 **THENCE** North 89°-7'-10" East, a distance of 42.873 feet, for a corner;
20 **THENCE** South 1°-59'-37" East, along the centerline of FM1141, a distance of 755.941 feet, to the beginning of a curve to the right having a radius of 463.619 feet;
21 **Continuing** along said curve to the right, through a central angle of 25° 29' 28", a distance of 204.568 feet, a chord bearing of South 20°-17'-10" West, an arc length of 206.265 feet, tangent of 104.868 feet for a corner;
22 **THENCE** South 16°-36'-29" West, a distance of 0.296 feet, for a corner;
23 **THENCE** South 88°-11'-53" West, along the centerline of State Highway 66 (Williams St), a distance of 1265.935 feet, for a corner;
24 **THENCE** North 0°-29'-15" West, a distance of 154.265 feet, for a corner;
25 **THENCE** South 88°-21'-55" West, a distance of 249.226 feet, for a corner;
26 **THENCE** South 1°-55'-26" West, a distance of 116.711 feet, to a point;
27 **THENCE** South 0°-34'-45" East, a distance of 35.308 feet, for a corner;
28 **THENCE** South 89°-8'-43" West, a distance of 63.899 feet, to the beginning of a curve to the left having a radius of 892.973 feet;
29 **Continuing** along said curve to the left, through a central angle of 13° 56' 26", a distance of 83.691 feet, a chord bearing of South 82°-28'-34" West, an arc length of 217.267 feet, tangent of 109.173 feet to a point;
30 **THENCE** North 81°-52'-11" West, a distance of 28.666 feet, to a point;
31 **THENCE** North 84°-46'-25" West, a distance of 370.870 feet, for a corner;
32 **THENCE** North 0°-13'-33" West, a distance of 166.864 feet, for a corner;

THENCE South 89°-8’-37” West, a distance of 775.659 feet, for a corner;
THENCE North 0°-8’-56” West, a distance of 1331.182 feet, to a point;
THENCE North 7°-19’-27” West, a distance of 46.023 feet, to a point;
THENCE North 0°-32’-38” West, a distance of 123.421 feet, for a corner;
THENCE South 89°-20’-56” West, a distance of 749.143 feet, for a corner;
THENCE South 5°-24’-36” East, a distance of 10.011 feet, for a corner;
THENCE South 88°-53’-57” West, a distance of 247.504 feet, to a point;
THENCE South 87°-17’-12” West, a distance of 0.478 feet, to a point;
THENCE South 87°-3’-23” West, a distance of 47.974 feet, to a point;
THENCE South 88°-30’-6” West, a distance of 447.084 feet, for a corner;
THENCE South 9°-13’-57” West, a distance of 68.404 feet, for a corner;
THENCE South 89°-5’-31” West, a distance of 596.411 feet, to the beginning of a curve to the left having a radius of 4342.699 feet;
Continuing along said curve to the left, through a central angle of 10° 41’ 5”, a distance of 808.673 feet, a chord bearing of North 9°-50’-4” West, an arc length of 809.846feet, tangent of 406.101 feet to a point;
THENCE North 14°-15’-56” West, along the centerline of State Highway 205 (N. Goliad St.), a distance of 3030.52 feet, for a corner;
THENCE North 88°-15’-29” East, a distance of 784.634 feet, to a point;
THENCE North 89°-36’-51” East, along the centerline of East Quail Run Rd., a distance of 1968.743 feet, for a corner;
THENCE South 3°-32’-29” East, a distance of 969.901 feet, for a corner;
THENCE North 88°-30’-49” East, a distance of 1779.891 feet, for a corner;
THENCE North 0°-21’-3” West, a distance of 530.608 feet, to a point;
THENCE North 1°-35’-46” West, a distance of 424.101 feet, for a corner;
THENCE North 89°-10’-59” East, along the centerline of East Quail Run Rd., a distance of 847.002 feet, for a corner;
THENCE South 0°-16’-35” East, a distance of 462.415 feet, for a corner;
THENCE South 89°-23’-26” East, a distance of 435.817 feet, for a corner;
THENCE North 0°-4’-34” West, a distance of 473.06 feet, for a corner;
THENCE North 89°-2’-49” East, a distance of 99.793 feet, to the beginning of a curve to the left having a radius of 113.58 feet;
Continuing along said curve to the left, through a central angle of 69° 11’ 2”, a distance of 128.965 feet, a chord bearing of North 49°-25’-7” East, an arc length of 137.147 feet, tangent of 78.33 feet to a point;
THENCE North 89°-14’-25” East, a distance of 22.678 feet to the POINT OF BEGINNING AND CONTAINING 547.68 acres of land (23,856,878.88 square feet) more or less. The above description also intended to follow all adjacent existing city limits, and abutting parcel boundaries unless noted.

Closure Report
Number of Courses: 59
Total Perimeter Length: 26622.146
Misclosure As X/Y: 0, 0.001
Misclosure As Direction/Distance: N 24°-14’-24” E, 0.001 feet


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FEATHERSTONE DR
HANOVER DR
HAINSWORTH DR
YORK DR
HARVARD DR
MONTROSE DR
MEMORIAL DR
WANETA DR
HAYS RD
NAKOMA DR
EMERSON DR
E OLD QUAIL RUN RD
E QUAIL RUN RD
PECAN VALLEY DR
N LAKESHORE DR
REGAL BLUFF
AUDOBON LN
COVEY TRL
RAINTREE CT
BOB WHITE CT
BRITTANY WAY
SAVANAH CT
PILGRIM CT
RED WOLF DR
LONE RIDER CT
PHELPS LAKE DR
CALLING CIR
LOCHNESS CT
DHAKA DR
GREAT LAKES CT
OPEN BAY CT
N JOHN KING BLVD
MONTEGO CT
PALASADES CT
MOUNTAIN LAKE DR
SONOMA DR
FREMONT DR
HAYWARD DR
Raymond Cameron Lake
SETTING SUN CT
CRESCENT COVE DR
ERIE DR
NORMAN TRL
WHITE WATER LN
SHADY LANE DR
BAY LINE DR
HAMPTON BAY DR
HIGHBLUFF LN
BLUE BROOK DR
HIDDEN LAKES WAY
GEARY DR
CALISTOGA DR
SALINAS DR
LOS ALTOS DR
WHISPERING GLEN
MORNING STAR
SIERRA PASS
BIG OAK CT
MONTEREY DR
MIDNIGHT PASS
CARUTH LN
EAST FORK DR
HARRIS DR
STIMSON ST
WATERS EDGE DR
FM 1141
ARCADIA WAY
LIVE OAK ST
DARRIN DR
CODY PL
JOE WHITE ST
WISPERWOOD DR
DOGWOOD LN
REDWOOD TRL
SENDERA LN
JACOB CROSSING
CHAD WAY
HOLT LN
JACKSON ST
STARLIGHT PL
WILDWOOD LN
N WEST ST
N GOLIAD ST
HIGH COTTON LN
OLYMPIC DR
MARATHON CT
E STATE HIGHWAY 66
HEATH ST
NASH ST
N ALAMO RD
N FANNIN ST
PARKS AVE
CORNELIA ST
WILLIAMS ST
AUSTIN ST
LILLIAN ST
N CLARK ST
ELM DR
SQUABBLE CREEK LN
OLIVE ST
HIGHLAND DR
1
2
3
4
5
6
7
8
9
City of Rockwall
0
500
1,000 Feet
Date: 8/21/2019
PD-5

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 73-31

FOR OFFICE USE ONLY

An Ordinance of the City of Rockwall amending the Comprehensive Zoning Ordinance, as heretofore amended, so as to give the following described tracts of land a Planned Development District zoning classification for Shopping Center uses, to be designated as Planned Development District No. 5, said Planned Development District being described as follows, to wit: Being a tract of land out of the S. S. McCurry Survey, containing 539.329 acres. BEGINNING at the point of intersection of the north line of State Highway No. 66 and the west line of F.M. Road No. 1141, in the City of Rockwall, Texas;

THENCE N35° 38' E a distance of 146.0 ft.;
THENCE N 1° 05' W a distance of 1562 ft.;
THENCE S 89° 07' W a distance of 207 ft.;
THENCE N 0° 34' W a distance of 775 ft.;
THENCE N 89° 28' 43" E a distance of 503.80 ft.;
THENCE S 0° 04' 13" E a distance of 159.34 ft.;
THENCE N 29° 46' 47" E a distance of 57.90 ft.;
THENCE N 0° 02' 00" E a distance of 434.46 ft.;
THENCE N 88° 40' 49" E a distance of 156.0 ft.;
THENCE S 0° 14' 37" W a distance of 313.30 ft.;
THENCE N 57° 05' 37" E a distance of 16.29 ft.;
THENCE N 88° 37' 57" E a distance of 172.06 ft.;
THENCE N 0° 10' 13" W a distance of 2306.01 ft.;
THENCE N 0° 30' E a distance of 490.21 ft.;
THENCE N 89° 11' W a distance of 889.50 ft.;
THENCE N 89° 48' W a distance of 856.0 ft.;
THENCE S 0° 50' E a distance of 958 ft.;
THENCE S 89° 22' W a distance of 1726.0 ft.;
THENCE N 0° 54' 08" W a distance of 1050 ft. more or less to a point for corner in the south line of a county road;
THENCE N 89° 12' 18" W a distance of 1947.09 ft.;
THENCE S 89° 37' 49" W a distance of 575.0 ft.;
THENCE S 0° 54' 06" W a distance of 748.80 ft.;
THENCE S. 13° 02' 36" E a distance 1779.11 ft.;
THENCE S. 40° 07' 36" E a distance of 112.0 ft.;
THENCE S 13° 02' 36" E a distance of 262.0 ft.;

THENCE S 12° 39' 31" E a distance of 109.04 ft.;

THENCE S 12° 12' 51" W a distance of 112.28 ft.;

THENCE S.11° 19' 07" E a distance of 247.50 ft.;

THENCE S 11° 35' E a distance of 7.0 ft.;

THENCE S 8° 50' E a distance of 196.5 ft.;

THENCE S 5° 50' E a distance of 277.5 ft.;

THENCE N 89° 25' E a distance of 536.0 ft.;

THENCE N 13° 02' 32" E a distance of 73.25 ft.;

THENCE N 89° 19' E a distance of 1499.70 ft.;

THENCE N 2° 58' W a distance of 20.90 ft.;

THENCE N 53° 18' E a distance of 60.01 ft.;

THENCE N 80° 30' E a distance of 43.50 ft.;

THENCE S 1° 37' W a distance of 1504.00 ft.;

THENCE S 1° 37' W a distance of 1483.1 ft.;

THENCE S 89° 35' E a distance of 778.0 ft.;

THENCE S 0° 23' W a distance of 150.0 ft.;

THENCE S 87° 22' E a distance of 345.0 ft.;

THENCE S 89° 52' E a distance of 318.0 ft.;

THENCE N 0° 08' E a distance of 124 ft.;

THENCE S 89° 52' E a distance of 203 ft.;

THENCE S 0° 08' W a distance of 124ft.;

THENCE S 89° 52' E a distance of 1271 ft.; to the place of beginning; providing for certain conditions; providing for a penalty not to exceed the sum of Two Hundred Dollars ($200.00) for each offense; and declaring an emergency.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall, and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended; now, therefore,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give the

following described property the following zoning classification, to-wit:

That the following area be, and the same is hereby zoned Planned Development District No. 5 under special conditions, to-wit:

Being a tract of land out of the S. S. McCurry Survey, containing 539.329 acres.

BEGINNING at the point of intersection of the north line of State Highway No. 66 and the west line of F.M. Road No. 1141, in the City of Rockwall, Texas;

THENCE N 35° 38' E a distance of 146.0 ft.;
THENCE N 1° 05' W a distance of 1562 ft.;
THENCE S 89° 07' W a distance of 207 ft.;
THENCE N 0° 34' W a distance of 775 ft.;
THENCE N 89° 28' 43" E a distance of 503.80 ft.;
THENCE S 0° 04' 13" E a distance of 159.34 ft.;
THENCE N 29° 46' 47" E a distance of 57.90 ft.;
THENCE N 0° 02' 00" E a distance of 434.46 ft.;
THENCE N 88° 40' 49" E a distance of 156.0 ft.;
THENCE S 0° 14' 37" W a distance of 313.30 ft.;
THENCE N 57° 05' 37" E a distance of 16.29 ft.;
THENCE N 88° 37' 57" E a distance of 172.06 ft.;
THENCE N 0° 10' 13" W a distance of 2306.01 ft.;
THENCE N 0° 30' E a distance of 490.21 ft.;
THENCE N 89° 11' W a distance of 889.50 ft.;
THENCE N 89° 48' W a distance of 856.0 ft.;
THENCE S 0° 50' E a distance of 958 ft.;
THENCE S 89° 22' W a distance of 1726.0 ft.;
THENCE N 0° 54' 08" W a distance of 1050 ft. more or less to a point for corner in the south line of a county road;
THENCE N 89° 12' 18" W a distance of 1947.09 ft.;
THENCE S 89° 37' 49" W a distance of 575.0 ft.;
THENCE S 0° 54' 06" W a distance of 748.80 ft.;
THENCE S 13° 02' 36" E a distance of 1779.11 ft.;
THENCE S 40° 07' 36" E a distance of 112.0 ft.;
THENCE S 13° 02' 36" E a distance of 262.0 ft.;
THENCE S 12° 39' 31" E a distance of 109.04 ft.;
THENCE S 12° 12' 51" W a distance of 112.28 ft.;
THENCE S 11° 19' 07" E a distance of 246.50 ft.;
THENCE S 11° 35' E a distance of 7.0 ft.;

THENCE S 8° 50' E a distance of 196.5 ft.;

THENCE S 5° 50' E a distance of 277.5 ft.;

THENCE N 89° 25' E a distance of 537.0 ft.;

THENCE N 13° 02' 32" E a distance of 73.25 ft.;

THENCE N 89° 19' E a distance of 1499.70 ft.;

THENCE N 2° 58' W a distance of 20.90 ft.;

THENCE N 53° 18' E a distance of 60.01 ft.;

THENCE N 80° 30' E a distance of 43.50 ft.;

THENCE S 1° 37' W a distance of 1504.00 ft.;

THENCE S 1° 37' W a distance of 1483.1 ft.;

THENCE S 89° 35' E a distance of 778.0 ft.;

THENCE S 0° 23' W a distance of 150.0 ft.;

THENCE S 87° 22' E a distance of 345.0 ft.;

THENCE S 89° 52' E a distance of 318.0 ft.;

THENCE N 0° 08' E a distance of 124 ft.;

THENCE S 89° 52' E a distance of 203 ft.;

THENCE S 0° 08' W a distance of 124 ft.;

THENCE S 89° 52' E a distance of 1271 ft.; to the place of beginning; providing for certain conditions; providing for a penalty not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and declaring an emergency.

SECTION 2. That the above zoning classification as Planned Development District No. 5 is granted subject to the following special conditions:

(1) That the Planned Development District for Shopping Center Purposes shall be developed in accourance with the site plan for said area, which is attached to and made a part of this ordinance for all purposes.

(2) That all developments of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Planned Development District permitting uses for Single Family Dwellings, Single Family Cluster Home housing, Duplexes, Townhouses, Multiple Family Dwellings. Neighborhood Service and General Retail, Church, School, Park, Community Center and Golf Course, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate

plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development, and shall provide for the dedication and improvement of any street deemed necessary by the Planning and Zoning Commission for access to the property, to adjacent property orfor circulation around the site.

The General Retal area shall consist of not more than 36.6 acres. The Professional & Medical Offices area shall consist of not more than 13.5 acres. The Garden Apartments area shall consist of not more than 46.5 acres @ 16 units per acre. The Townhouse Clusters area shall consist of not more than 85.9 acres @ 7 units per acre. The Townhouse Community area shall consist of not more than 21.4 acres. Single Family area shall consist of not more than 325.8 acres; Platted SF-1 not more than 9.9 acres; Platted SF-2 not more than 83.3 acres; Platted SF-3 not more than 95.8 acres. The School area shall consist of not less than 17.9 acres. The Public Park area shall consist of not less than 95.6 acres. The Church and Day School area shall consist of not less than 4.0 acres.

The density, coverage, height, park and offstreet loading standards shall be as set forth on the site plan.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by an overall site plan.

(4) That in the development of said property under Planned Development District No. 5 zoning classification, such property shall be developed in accordance with the regulations applicable to Neighborhood Service districts and General Retail district regulations under Comprehensive Zoning Ordinance, except where said regulations shallbe different from the attached site plan, and to that extent said attached site plan shall control. Otherwise, as shown on said site plan the regulations applicable to the Neighborhood Service and General Retail districts relating to area regulations, offstreet parking loading regulations, height regulations, accessory building regulations, as contained in the Comprehensive Zoning Ordinance shall be applicable.

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described tracts of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended herein, by the granting of this zoning change.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense.

SECTION 6. WHEREAS, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 4th day of September, 1973.

APPROVED:

Harry L Myers
Mayor

DULY RECORDED:

Dawn C Williams
City Secretary

TOTAL AREA - 529.329 AC

rockwall - texas

1st Continental Enterprises Inc.

PLANNED DEVELOPMENT DISTRICT

ZONING PLAN

Approved 9/4/73 ordinance #73-3

PROPOSED COMMUNITY MINI MALL SHOPPING CENTER G.R 22.8 AC.

PROPOSED MF-1 GARDEN APARTMENTS 22.7 AC. 16 UNITS PER ACRE MAX DENSITY

PROPOSED PROFESSIONAL & MEDICAL OFFICES "O" 13.5 AC

PROPOSED SF-3 SINGLE FAMILY 47.9 AC

PROPOSED NEIGHBORHOOD SERVICE 7.0 AC.

PROPOSED SF-2 SINGLE FAMILY 42.9 AC.

PROPOSED SCHOOL SITE SF-2 8.0 AC.

SF-2 PUBLIC PARK 95.6 AC. 3560 YARD NINE HOLE GOLF COURSE

PROPOSED SF-2 SINGLE FAMILY 40.4 AC.

PROPOSED SINGLE FAMILY SF-1 9.8 AC.

EXISTING LAKE & RECREATION AREA

OPEN SPACE FOR TOWNHOUSE AREA 21.4 AC.

PROPOSED TOWNHOUSE CLUSTERS ATTACHED SINGLE FAMILY HOMES 36.2 AC 7 UNITS PER ACRE MAX. DENSITY

PROPOSED SCHOOL SITE SF-3 9.9 AC.

PROPOSED SF-3 SINGLE FAMILY 47.9 AC.

PROPOSED SF-2 CLUSTERS. ATTACHED SINGLE F.M. HOMES 49.7 AC 7 UNITS PER ACRE MAX. DENSITY

SF-3 CHURCH & DAY SCHOOL 4.0 AC.

PROPOSED MF-1 GARDEN APARTMENTS 23.8 AC. 16 UNITS PER ACRE MAX DENSITY

PROPOSED NEIGHBORHOOD SHOPPING G.R 6.8 AC

OTHERS 10.9 AC.

WIDENING 1.15 AC.

WIDENING .35 AC.

PROPOSED 60' SECONDARY ST. 3.06 AC.

PROPOSED 60' SECONDARY ST. 3.8 AC.

ONE HALF SECONDARY ST. 1.72 AC.

A PROPOSED MAJOR STREET 9.2 AC.

STIMSON STREET

JOE WHITE ST.

LONE STAR GAS LINE

100' DRAINAGE CHANNEL

EXISTING EASEMENT

STATE HWY. 66 A MAJOR STREET

F.M. ROAD 1141

PD-5

SCALE IN FEET 0 100 400 800

LAND USE NOTES

GENERAL RETAL	36.6 AC.		
PROFESSIONAL & MEDICAL OFFICES	13.5 AC.	(DENSITY)	(LIVING UNI
GARDEN APARTMENTS	46.5 AC	@ 16	745
TOWNHOUSE CLUSTERS	85.9 AC.	@ 7	.600
TOWNHOUSE COMMUNITY AREA	21.4 AC.		
SINGLE FAMILY	325.8 AC.		685
PLATTED SF-1/16	9.9 AC.	@3.5	.25
PLATTED SF-1/10	83.3 AC.	@3.3	.275
PLATTED SF-3/7	95.8 AC.	@4.0	.385
SCHOOL SITES	17.9 AC.		
PUBLIC PARK	95.6 AC.		
CHURCH & DAY SCHOOL	4.0 AC.		
MAJOR & SECONDARY STREETS. (DOES NOT INCLUDE SECONDARIES SHOWN IN DASHED LINES)	19.3 AC.		
TOTAL	313.2 AC.		
TOTAL	529.3 AC.	3.83 GROSS DENSITY	2030 LIVING UNITS

2030 FAMILIES @ 3.5 PEOPLE PER FAMILY = 7100 PEOPLE

ROBERT W. HOLLIN II

Land Planning, Inc.

EAST GRAND POST OFFICE BUILDIN
ROOM 201 TAylor 3-479
1106 GRAHAM STREET
POST OFFICE BOX 11172

FOR OFFICE USE ONLY

ORDINANCE NO 87-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 73-31, SO AS TO AMEND THE APPROVED PRELIMINARY PLAN ON "PD-5" PLANNED DEVELOPMENT DISTRICT NO. 5; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and Ordinance 73-31 as heretofore amended, be, and the same is hereby amended by amending the approved preliminary plan for "PD-5", Planned Development District No. 5, as it relates to approved land uses and approved development criteria. That said amended site plan is attached hereto as Exhibit "A" and said amended development criteria is attached hereto as Exhibit "B" and made a part hereof for all purposes.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District No. 5 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved preliminary plan for Planned Development District No. 5 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and

other requirements set forth thereon, subject to the following special conditions:

a. That the amended site plan attached hereto as Exhibit "A" and the development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 5 and any and all such development shall be in strict accordance with such site plan and development criteria.

b. No substantial change in development of "PD-5" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 5 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

c. All other area requirements for each use not specifically covered on the site plan attached as Exhibit "A" and the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of One Thousand Dollars ($1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 18th day of May, 1987.

ATTEST:

APPROVED

Mayor

1st reading 5/4/87
2nd reading 5/18/87

PLANNED DEVELOPMENT DISTRICT 5

SUMMARY

USE	NET ACREAGE	TRACTS
Single Family	208.60	2, 6, 7, 15 and 16
Multi-Family	29.80	14 and 18
Office	7.40	12
Retail	57.90	1, 3, 8, 9, 10, 11 and 17
Lake (Surface Area)	62.90	--
Flood Plain	98.60	--
Major Thoroughfares	26.90	--
Agriculture	9.80	4, 5, 13
Total	501.90	
Other, Single Family, YMCA	45.96	
Total	547.86	

This planned development district consists of approximately 501 acres and is located east of State Highway 205 and north of State Highway 66. The land is characterized by rolling terrain and a soil conservation lake of approximately 52 acres. The following development standards set forth use of land and development criteria by tracts. Tracts having similar use are grouped under a common set of criteria.

I. SINGLE FAMILY - Tract 15 - Gross Acreage - 39.1 Acres
Tract 16 - Gross Acreage - 29.3 Acres
PT. Tract 6 - Gross Acreage - 39.8 Acres

A. Purpose: Standards for this use are intended for single family residential dwellings; public, denominational and private schools; churches; parks; and approved accessory buildings.

B. Permitted Uses: The following uses shall be permitted:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.

2. One detached single-family dwelling per lot.

3. Home occupations.

4. Day care centers with less than 7 children enrolled at any one time.

5. Paved automobile parking areas which are necessary to the uses permitted in this district.

6. Municipally owned or controlled facilities, utilities, and uses.

7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot.

8. Accessory buildings not to exceed fifteen (15) feet in height, provided the exterior covering contains only the same materials as the main structure, as an accessory to a residential use on the same lot.

9. Private residential swimming pools as an accessory to a residential use.

10. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.

11. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.

12. An accessory use customarily related to a principal use authorized in SF-7 District classification.

13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

14. Temporary on site construction offices limited to period of construction, with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)

1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in the Comprehensive Zoning Ordinance.

2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.

3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.

4. Institutional uses, including day care centers with more than 6 children.

5. Semi-public uses.

6. Accessory buildings in excess of fifteen (15) feet in height or a structure with exterior materials that are not contained in the main building, or portable storage buildings in excess of one hundred twenty (120) square feet or ten (10) feet in height used as an accessory to a residential use on the same lot.

D. Area Requirements:

1. Minimum lot area - 7,000 square feet

2. Maximum number of single family detached dwellings units per lot - 1

3. Minimum square footage per dwelling unit - 1200 square feet

4. Minimum lot frontage on a public street - 60 feet

5. Minimum lot depth - 100 feet

6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet.

7. Minimum depth of rear setback - 10 feet

8. Minimum width of side setback -

   a. Internal lot - 6 feet

   b. Abutting street - 15 feet

   c. Abutting an arterial - 20 feet

9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet

10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet

11. Maximum building coverage as a percentage of lot area - 35 percent

12. Maximum height of structures - 32 feet

13. Minimum number of paved off-street parking spaces required for -

   a. One single family dwelling unit - 2
   An enclosed garage shall not be considered in meeting the off street parking requirements.

   b. All other uses (See Off-street Parking section of Comprehensive Zoning Ordinance 83-23)

II. SINGLE FAMILY - Pt. Tract 6, gross acreage 40.0 Acres

A. Purpose: Standards for this use are intended for single family residential dwellings; public, denominational and private schools; churches; parks; and approved accessory buildings. This district is proposed to allow zero lot line development.

B. Permitted Uses: The following uses shall be permitted:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.

2. One detached single-family dwelling per lot.

3. Home occupations.

4. Day care centers with less than 7 children enrolled at any one time.

5. Paved automobile parking areas which are necessary to the uses permitted in this district.

6. Municipally owned or controlled facilities, utilities, and uses.

7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot.

8. Accessory buildings not to exceed fifteen (15) feet in height provided the exterior covering contains only the same materials as the main structure, as an accessory to a residential use on the same lot.

9. Private residential swimming pools as an accessory to a residential use.

10. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.

11. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.

12. An accessory use customarily related to a principal use authorized in SF-7 District classification.

13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

14. Temporary on site construction offices limited to period of construction, with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.

1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in the Comprehensive Zoning Ordinance.

2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.

3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.

4. Institutional uses, including day care centers with more than 6 children.

5. Semi-public uses.

6. Accessory buildings in excess of fifteen (15) feet in height or a structure with exterior materials that are not contained in the main building, or portable storage buildings in excess of one hundred twenty (120) square feet or ten (10) feet in height, used as an accessory to a residential use on the same lot.

D. Area Requirements:

1. Minimum lot area - 5,000 square feet

2. Maximum number of single family detached dwellings units per lot - 1

3. Minimum square footage per dwelling unit - 1200 square feet

4. Minimum lot frontage on a public street - 60 feet

5. Minimum lot depth - 100 feet

6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet.

7. Minimum depth of rear setback - 10 feet

8. Minimum width of side setback -

   a. Internal lot - 6 feet

   b. Abutting street - 15 feet

c. Abutting an arterial - 20 feet

9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet

10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet

11. Maximum building coverage as a percentage of lot area - 35 percent

12. Maximum height of structures - 32 feet

13. Minimum number of paved off-street parking spaces required for -

a. One single family dwelling unit - 2
An enclosed garage shall not be considered in meeting the off street parking requirements.

b. All other uses (See Off-street Parking Section of Comprehensive Zoning Ordinance)

III. SINGLE FAMILY - MEDIUM DENSITY - Tract 2 - 47.9 Gross Acres
Tract 7 - 23.7 Gross Acres

A. Purpose: Standards for this use allow for the construction of a single family detached cluster type housing development in which structures are arranged in closely related groups and placed on suitable terrain allowing preservation of natural topography and other site features. The maximum density for this district shall not exceed seven (7) dwelling units per gross acre. Arrangement of building sites, access, open space, building set backs and other platting features shall be approved at time of site plan approval.

Each tract designated in this planned development district for medium density use is on smaller parcels and is generally located adjacent to the lake and designated open space.

B. Permitted Uses:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.

2. One single-family detached dwelling per lot.

3. Home occupations.

4. Day care centers with less than 7 full time children enrolled at any one time.

5. Paved automobile parking areas which are necessary to the uses permitted uses in this district.

6. Municipally owned or controlled facilities, utilities, and uses.

7. Nurseries, greenhouses, and gardens, as an accessory to a residential use on the same lot where the products are not to be sold.

8. An accessory use customarily related to a principal use.

9. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and a one year extension being authorized by the Planning and Zoning Commission, such sales offices to be maintained at all times.

10. Temporary on site construction offices limited to the period of construction, with a two year initial period and a one year extension being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

11. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)

1. Paved parking facilities for nonresidential uses that are not allowed in this district provided they are property screened, buffered and landscaped.

2. Facilities for those utilities holding a franchise under the City.

3. Institutional uses, including day care centers with more than 6 children.

4. Semi-public uses.

5. Private residential tennis court used as an accessory to a residential use if not located on the same lot or utilizing lights.

6. Associated recreation and/or community clubs.

D. Area Requirements:

1. Minimum lot area - 3,500 square feet

2. Maximum number of single family dwelling units per lot - 1

3. Minimum square footage per dwelling unit - 1,000 square feet

4. Minimum lot frontage on a public street - Development plan approval

5. Minimum lot depth - 100 feet

6. Minimum depth of front setback -

   a. Front Entry Garage - 20 feet

   b. Rear or Side Entry Garage - 15 feet plus 1 foot for each foot in height over 25 feet.

7. Minimum depth of rear setback - 7½

8. Minimum width of side setback -

   a. Abutting street - 15 feet

   b. Abutting an arterial - 20 feet

   c. Internal lot - Set by Development Plan

9. Minimum length of driveway pavement from the public right-of-way on side or rear yard - 20 feet

10. Maximum building coverage as a percentage of lot area - 60%

11. Maximum density - 7.0 units per gross acre

12. Maximum height of structures - 30 feet

13. Minimum number of off-street space required - 2 off-street spaces plus a one-car garage

IV. MULTI-FAMILY RESIDENTIAL DISTRICT - Tract 14 - 20.4 Gross Acres
Tract 18 - 10.1 Gross Acres

A. Purpose: Standards for this use provide for residential dwellings to be constructed as multi-family units not to exceed 14 units per acre. Each tract designated for this use is contiguous to the lake and open space area.

B. Permitted Uses:

1. Agricultural uses on unplatted land in accordance with all other adopted ordinances.

2. Apartments/condominiums

3. Day Care centers with less than 7 full time children enrolled at any one time except in condominiums and apartments.

4. Paved automobile parking areas which are necessary to the uses permitted in this district.

5. Municipally owned or controlled facilities, utilities, and uses.

6. Storage buildings used as an accessory to a residential use on the same lot.

7. Accessory recreational uses such as tennis courts, swimming pools, designed for use by residents of a specific project. Lighting for such uses shall be designed so as not to glare across property lines, nor glare into residential areas on the same property.

8. An accessory use customarily related to a principal use authorized in this district.

9. Temporary on site construction offices limited to the period of construction, with a two year initial period and one year extension being authorized by the Planning and Zoning Commission, such office to be maintained at all times.

10. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance)

1. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.

2. Institutional uses including day care centers with more than 6 full time children enrolled at one time, except in condominiums and apartments.

3. Semi-public uses.

4. Associated recreation and/or community clubs. Such uses shall be included in calculating the coverage requirements of this district.

D. Area Requirements:

1. Minimum site area - 10,000 square feet

2. Minimum lot area - 2,000 square feet of lot area per unit

3. Maximum density per gross acre - 14 units/acre

4. Minimum lot frontage on a public street - 60 feet

5. Minimum lot depth - 100 feet

6. Minimum depth of front setback - 25 feet

7. Minimum depth of rear setback*

a. Abutting a single family, townhouse, or duplex district:

one story structure - 25 feet
two story structure - 50 feet
three story structure - 75 feet

b. Abutting any other district - 10 feet

*Unenclosed carports may be built up to within 5 feet of any property line that abuts an alley and no closer than 20 feet from any street intersection.

8. Minimum width of side setback -

a. Abutting a single family, townhouse, or duplex district:

one story structure - 25 feet
two story structure - 50 feet
three story structure - 75 feet

b. Internal lot - 10 feet for a one story structure or 15 feet for structures two or more stories in height.

c. Abutting street - 15 feet

d. Abutting an arterial - 20 feet

9. Minimum distance between buildings on the same lot or parcel of land:

10 feet from main to accessory buildings
20 feet for 2 main buildings with doors or windows in facing walls
15 feet for 2 main buildings without doors or windows in facing walls

10. Maximum building coverage as a percentage of lot area - 45%

Each development containing over 100 dwelling units shall provide 300 square feet of open space per 2 and 3 bedroom unit, with at least one open area with the minimum dimensions of 200 feet by 150 feet. Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200 feet by 150 feet area.

11. Minimum amount of permanent, landscaped open space - 20% of total lot area, with 30% of total requirement located in front and alongside buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable City codes, and approved by the Building Official.

12. Maximum height of structures - 36 feet

13. Minimum requirements for construction materials

    a. Exterior walls - a minimum of 75% of each building wall shall consist of masonry material as defined, excluding stucco.

15. Minimum number of paved, striped, off-street parking spaces required for -

    a. 0 bedroom or efficiency dwelling unit - 1.5 spaces per unit

    b. 1 bedroom dwelling units - 1.5 spaces per unit

    c. 2 bedroom dwelling units - 2 spaces per unit

    d. 3 or more bedroom dwelling units - 2.5 spaces per unit

    e. The average number of parking spaces for the total development shall not be less than 2 spaces per unit.

    f. All other uses - See Off-street Parking Section of Comprehensive Zoning Ordinance

E. Required Conditions:

1. The owner shall submit to the Planning and Zoning Commission for review and approval, the site and building plan for the proposed development. A site plan shall be submitted and approved prior to an application for a building permit and shall contain drawings to scale to indicate as needed:

    a. Location of all structures proposed and existing on the subject property and within twenty (20) feet on adjoining property;

    b. Landscaping and/or fencing of yards and setback areas and proposed changes;

    c. Design of ingress and egress;

    d. Location of adjacent zoning districts;

    e. Off-street parking and loading facilities;

    f. Height of all structures;

    g. Proposed uses;

    h. Location and types of all signs, including lighting and heights;

    i. Location and type of lighting;

    j. Fire lanes;

k. Solid waste facilities; and

l. Utility service locations.

V. OFFICE DISTRICT - Tract 12 - 8.2 Gross Acres

A. Purpose: Standards for this use provide for various types of office and similar activities to be built which furnish neighborhood and community services.

B. Permitted Uses:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.

2. Office buildings for professional occupations including: executive, administrative,legal, accounting, writing, clerical, stenographic, drafting, and real estate.

3. Medical offices, including clinics, where activities are conducted within a totally enclosed building.

4. Banks, credit unions, savings and loan associations.

5. Other uses similar to the above.

6. Paved parking lots, not including commercial parking lots.

7. Institutional uses.

8. Municipally owned or controlled facilities, utilities, and uses.

9. Drive-through windows that are accessory to permitted uses in this district.

10. An accessory use customarily related to a principal use authorized in this district such as a pharmacy or apothecary shop, stores limited to corrective garments or bandages, or optical company or eating establishments accessory to the office complex or eating establishments accessory to the office complex for the convenience of the occupants and clients may be permitted, provided it is within the building to which it is accessory and does not have a direct outside entrance for customers.

11. Temporary on site construction offices, limited to the period of construction, upon approval of the Building Official.

12. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance)

1. Funeral homes.

2. Semi-public uses.

3. Private club as an accessory to a general restaurant.

4. New buildings with over 5,000 square feet of floor area, or additions of over 40% of the existing floor area or over 5,000 square feet with combustible structural construction materials.

5. Buildings with less than 90% brick and glass exterior walls.

6. Any structure over 36 feet in height.

D. Required Conditions

1. All business operations including storage shall be conducted within a completely enclosed building (except for off street parking or loading).

2. The owner, or developer, shall submit, prior to issuance of a building permit, the Planning and Zoning Commission and the City Council for review and approval, a site and building plan for the proposed development. The contents of this site and building plan shall comply with the requirements as specified in Article III of Ordinance 83-23. Upon approval, such development shall comply with approved site plan.

E. Area Requirements:

1. Minimum site size - 6,000 square feet

2. Minimum site frontage on a public street - 60 feet

3. Minimum site depth - 100 feet

4. Minimum depth of front setback - 25 feet from the future ROW as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.

5. Minimum width of side setback -

   a. Without fire retardant wall - 6 feet

   b. With fire retardant wall - 0 feet

   c. Abutting residentially zoned property - 20 feet plus ½ the building height over 36 feet.

   d. Abutting an arterial - 25 feet from future right-of way.

e. Abutting all other streets - 20 feet

f. In no case shall more than a 50 feet setback be required.

6. Minimum depth of rear setback -

a. Non residential property with alley and fire retardant wall - 0 feet.

b. Without fire retardant wall or alley - 20 feet

c. Residential property - 200 feet plus ½ the building height over 36 feet.

d. In no case shall more than a 50 feet setback be required.

7. Minimum distance between detached buildings on the same lot or parcel of land -

a. Without fire retardant wall - 15 feet

b. With fire retardant wall - 0 feet

8. Minimum requirement for construction materials -

a. Structures -

(1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceed 5,000 square feet, shall consist of 100% non-combustible materials.

(2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.

b. Exterior walls - Each exterior wall shall consist of 90% brick and glass.

9. Maximum building coverage as a percentage of lot area - 40%

10. Maximum amount of impervious coverage as a percentage of lot area- 80%

11. Minimum amount of landscaped areas as a percentage of total lot area - 20%, with 20% of the total requirement located in front and alongside buildings along street frontages. Any parking lot with more than

2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have irrigation system installed meeting all applicable City codes and approved by the Building Official.

12. Maximum floor area ratio - 2:1

13. Maximum height of structures - 60 feet. Any structure over 36 feet shall require a conditional use permit.

14. Minimum number of paved off-street parking spaces required - (See Off-street Parking section of Comprehensive Zoning Ordinance) Off street parking shall not be permitted in the required front setback in this district.

15. Maximum number of entrances and/or exits -

    a. Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.

    b. Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.

    c. Local streets - 1 per each 50 feet of street frontage per site,or as approved by the City Council.

16. Lots with non-residential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined, or as approved by the City Council.

17. The building code may impose more restrictive area requirements depending on the size, use and construction of the structures.

VI. GENERAL RETAIL - Tract 1 - 11.5 Gross Acres
Tract 3 - 10.3 Gross Acres
Tract 9 - 14.5 Gross Acres
Tract 8 - 7.4 Gross Acres
Tract 10 - 4.7 Gross Acres
Tract 11 - 12.2 Gross Acres
Tract 17 - 8.6 Gross Acres

A. Purpose: Standards for this zoning category provides for neighborhood and community retail and related uses.

B. Permitted Uses:

1. Agricultural use of unplatted land in accordance with all other adopted ordinances.

2. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumber yards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.

3. Banks, including drive through facilities.

4. Office buildings.

5. Restaurants, including accessory outdoor seating, without drive-in or drive through facilities.

6. Paved parking lots, not including commercial parking lots.

7. Retail outlets where gasoline products are sold. Two pumps only in Tracts 1, 3 and 17.

8. Other uses similar to the above.

9. Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.

10. Institutional uses.

11. Municipally owned or controlled facilities, utilities, and uses.

12. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.

13. An accessory use customarily related to a principal use authorized in this district.

14. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.

15. Temporary sale of Christmas trees with permit and approval of the Building Official.

16. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.

17. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)

1. A mobile home on an unsubdivided tract of five acres or more or used as a construction office.

2. Funeral Homes.

3. Car wash.

4. Theaters and auditoriums.

5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted usus.

6. Semi-public uses.

7. Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, indoor amusements, arcades in accordance with all other applicable ordinances, located more than 300 feet from any residentially zoned land.

8. Drive-through window as an accessory to a restaurant.

9. Private club as an accessory to a general restaurant.

10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.

11. Buildings with less than 90% masonry exterior walls.

12. Any structure over 36 feet in height.

D. Required Conditions

1. All business establishments other than those selling a service shall be retail service establishments dealing directly with customers. All goods produced on the premise shall be sold at retail prices on premises where produced.

2. All business operations including storage shall be conducted within a completely enclosed building, unless specifically authorized for the use as listed (except for off street parking or loading, and incidental display of retail items for sale) excluding retail outlets where gasoline products are sold.

E. Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.

2. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.

3. The storage, sale, lease or rental of more than one (1) boat, or more than five (5) hauling trailers is prohibited.

F. Area Requirements:

1. Minimum site size - 6,000 square feet

2. Minimum site frontage on a public street - 60 feet

3. Minimum site depth - 100 feet

4. Minimum depth of front setback - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.

5. Minimum width of side setback -

   a. Without fire retardant wall - 15 feet

   b. With fire retardant wall - 0 feet

   c. Abutting residentially zoned property - 20 feet plus ½ the building height over 36 feet.

   d. Abutting an arterial - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.

   e. Abutting all other streets - 15 feet

   f. In no case shall more than a 50 feet setback be required.

6. Minimum depth of rear setback -

   a. Abutting non-residentially zoned property, with fire retardant wall and alley separating - 0 feet

   b. Without fire retardant wall or alley - 20 feet

   c. Abutting residentially zoned property - 20 feet plus ½ the building height over 36 feet

   d. In no case shall more than a 50 feet setback be required.

7. Minimum distance between detached buildings on the same lot or parcel of land -

a. Without fire retardant wall - 15 feet

b. With fire retardant wall - 0 feet

8. Minimum requirement for construction materials -

a. Structures -

(1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.

(2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.

b. Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined in the Comprehensive Zoning Ordinance.

9. Maximum building coverage as a percentage of lot area - 40%

10. Maximum amount of impervious coverage as a percentage of lot area- 90%

11. Minimum amount of landscaped areas as a percentage of total lot area - 10%, with 20% of the total requirement located in front and alongside buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have irrigation system installed meeting all applicable City codes and approved by the Building Official.

12. Maximum floor area ratio - 2:1

13. Maximum height of structures - 60 feet. Any structure which exceeds 36 feet shall require a conditional use permit.

14. Minimum number of paved off-street parking spaces required - See Off-street Parking section of the Comprehensive Zoning Ordinance.

15. Maximum number of entrances and/or exits -

a. Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.

b. Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.

c. Local streets - 1 per each 50 feet of street frontage per site,or as approved by the City Council.

16. Lots with non-residential uses that have a side or rear contiguous or separated only by an alley, easement or street, from any residential district must be separated from such residential district by a buffer as defined, or as approved by the City Council.

17. The building code may impose more restrictive area requirements depending on the size, use and construction of the structures.

VII. AGRICULTURE

A. Purpose: Parcels shown by Tracts 4, 5 and 13 on the Preliminary Plan are for "A" District. These parcels shall be subject to the requirements of the Agricultural Zoning District of Ordinance 83-23 until other use is established for the parcels through normal rezoning procedures.

VIII. SPECIAL CONDITIONS

A. 1. Prior to approval of a development plan or plat on any portion of the tracts marked 1 through 18 or the area indicated as flood plain on Exhibit "B", a flood/drainage study addressing all of the above parcels shall be completed by the developer.

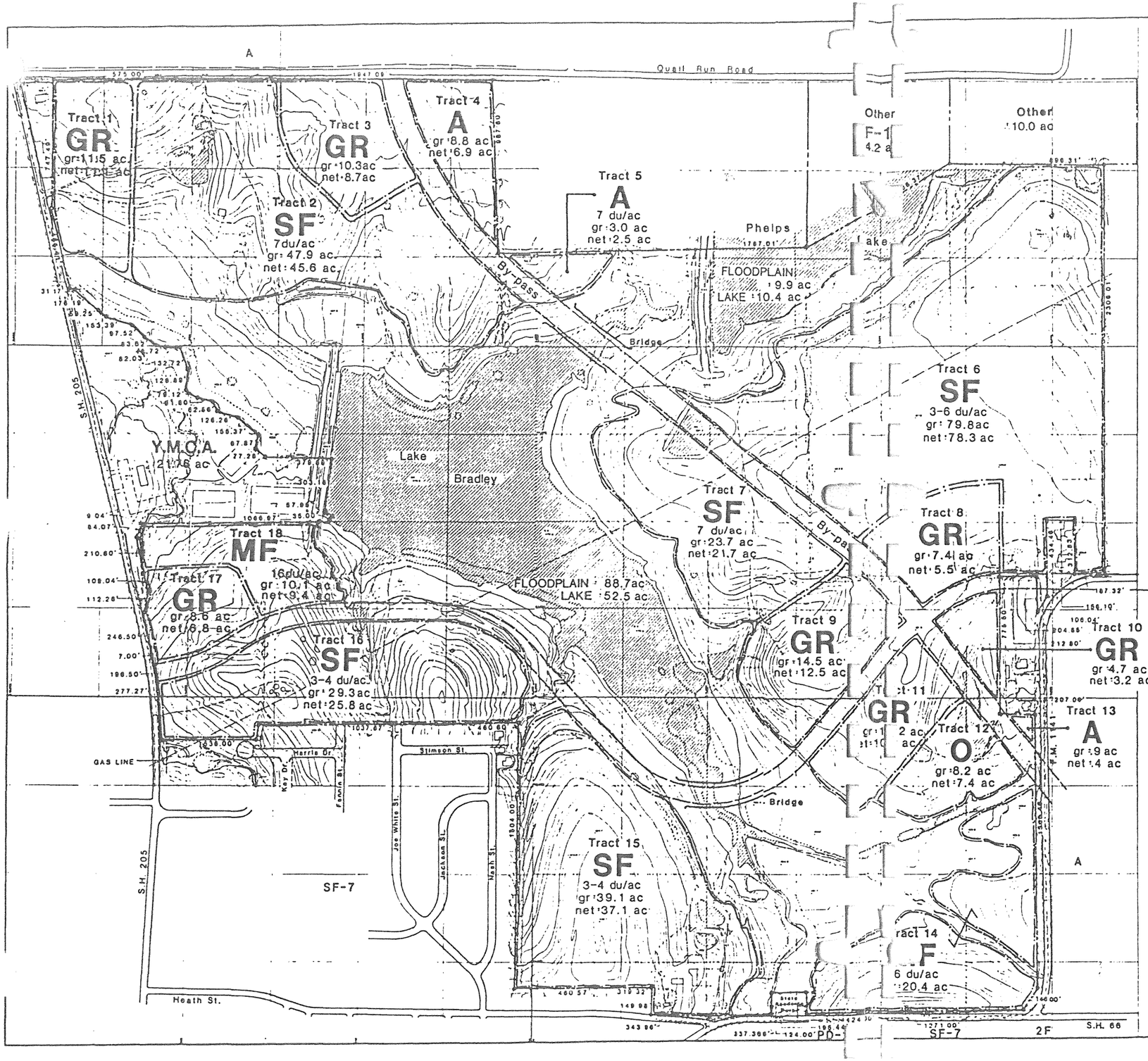
2. Upon completion of the drainage study and a park development plan completed by the City, the property owner hereby agrees to dedicate all lake and flood plain areas determined to be appropriate for public open space/recreation uses.

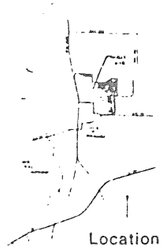
B. 1. Prior to approval of a development plan or plat along any portion of the proposed roads shown on Exhibit "B", a route study for that road shall be completed. If a route study has already been completed by the City or others, the developer shall pay his pro rata share of the cost of this study. Based on linear front footage of property abutting said road. If the developer is required to prepare a route study which must address property outside the boundaries indicated on Exhibit "B" the developer shall be reimbursed through pro rata agreements when that property develops.

2. If, prior to the time of development of any tract adjacent to one of the proposed roads, construction of the road by another source is planned, the developer shall dedicate the appropriate right-of-way as required by the City's Thoroughfare Plan and applicable ordinances, upon completion of a route study. If a road is constructed by others, the developer shall be required to pay the pro rata share of the cost of construction, based on linear front footage of property abutting said road.

C. If development occurs in phases, the developer may be required to preliminary plat a larger area than planned for a particular phase to ensure a well-planned cohesive development.

D. All development planned on tracts that abut the flood plain area shall be planned in such a way as to complement and not detrimentally affect the planned use of the flood plain/open space.





summary

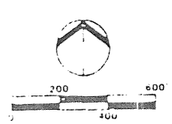
SINGLE-FAMILY	208.60 AC
MULTI-FAMILY	29.80 AC
OFFICE	7.40 AC
GENERAL RETAIL	57.90 AC
FLOODPLAIN	98.60 AC
LAKES	62.90 AC
ROAD USE	26.90 AC
AGRICULTURE	9.80 AC
TOTAL	501.90 AC
(Net Acres)	
OTHERS, SINGLE-FAMILY, Y.M.C.A.	45.96 AC

Leonard A. Thomas/Developer

preliminary plan

planned development district 5

City of Rockwall



Date January, 1987
Revised, April 1987

J.T. Dunkin & Associates
URBAN PLANNING LANDSCAPE ARCHITECTURE

RECEIVED
APR 18 1988

PD-5

ORDINANCE NO. 88-11

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL A HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "PD-5" PLANNED DEVELOPMENT CLASSIFICATION TO "SF-10" SINGLE FAMILY CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by John and Lynelle Yingling for the property more specifically described in Exhibit "A" attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to

give "SF-10" Single Family District classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

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

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

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

DULY PASSED AND APPROVED this 4th day of April, 1988.

APPROVED:

Ted R Miller

Mayor

ATTEST:

By Julie Cole

1st reading 3/21/88

2nd reading 4/4/88

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, John R. and Lynelle C. Yingling, being owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

Being, a tract of land situated in the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being part of a 10.00 acre tract recorded in Volume 270, Page 207, Deed Records of Rockwall County, Texas, and being more particularly described as follows;

Beginning at the southeast corner of said 10.00 acre tract, a fence corner post for corner;

Thence, N.0°13'50"W., along a fence line, a distance of 490.21 feet to a iron stake for corner;

Thence, N.89°20'02"E., along the center of Quail Run Road, a distance of 439.22 feet to a iron stake for corner;

Thence, S.0°13'50"E., leaving said Road, a distance of 501.58 feet to a iron stake for corner;

Thence, N.89°11'W., along the south line of said 10.00 acre tract, a distance of 439.28 feet to the PLACE OF BEGINNING and containing 5.00 acres of land.

ORDINANCE NO. 96-25

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO, 87-23 AS HERETOFORE AMENDED SO AS TO AMEND THE APPROVED PRELIMINARY PLAN FOR PD-5 ATTACHING THE AMENDING PRELIMINARY PLAN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the Preliminary Plan for portions of PD-5, as described in Exhibits "A","B" and "C" has been submitted by Robert S. Whittle; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the approved Preliminary Plan for PD-5 for those areas identified in Exhibits "A","B" and "C". That said amended Preliminary Plans are attached hereto and made apart hereof for all purposes.

SECTION 2. That the tracts identified in Exhibits "A","B" and "C" shall be used only in the manner and for the purposes and with the conditions provided for herein and the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this amendment to the approved Preliminary Plan for PD-5 shall affect only the property described in Exhibits "A","B" and "C" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

SECTION 3. That development in areas in Exhibits "A","B" and "C" shall meet the area requirements as shown in Exhibit "D" attached hereto and made apart hereof.

SECTION 4. No substantial change in development of the areas as shown in Exhibits "A","B" and "C" shall be permitted except after obtaining approval of the change of such development through amendment of the Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

SECTION 5. Prior to or in conjunction with any plat submittal, a concept plan must be submitted for review and approval by the Planning and Zoning Commission and City Council. The concept plan shall include the following items.

(i) Identify the location of any amenities planned for the residential areas.

(ii) A detailed street layout for each phase that will be be subject to review and approval by the Planning and Zoning Commission and City Council that identifies the location, type and general design of screening of alleys and along major roads.

(iii) Identify location of neighborhood entry features for each area.

SECTION 6. The S. H. 205 Bypass route is currently shown on the adopted Thoroughfare Plan crossing this PD. No final alignment has been determined for this road. Under our subdivision requirements a property owner is generally required to construct or escrow the cost of up to two lanes of a perimeter road as shown on the Thoroughfare Plan or up to four lanes if the road is shown to go through the middle of a property. Since this Bypass is a state road, the developer will only be required to dedicate the right of way for the Bypass unless the road is needed for circulation inside the development, in which case the normal requirements of the subdivision requirements will apply.

SECTION 7. Prior to any final plat approval of the first phase of the development, the owner(s) of the property must execute and file an instrument creating a Homeowners Association for the residential areas shown in Exhibit "B" and "C". The Homeowners Association will be responsible for the maintenance of all common areas (including the areas designated as common areas in the Caruth Lake Phase One Addition), screening walls and features, landscape areas; deed restriction enforcement; and all other functions required to maintain the quality of the development. The property owner of the area shown in Exhibit"C" will provide and opportunity for the existing homeowners in Caruth Lake Phases One and Two to join the this newly created Homeowners Association. The residential property shown in Exhibit "B" can have a separate Homeowners Association to provide for the above mentioned functions.

SECTION 8. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances, as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

SECTION 9. The General Retail tract as described in Exhibit "A" shall be limited to

those uses and requirements listed in the General Retail district of the Comprehensive Zoning Ordinance and subject to site plan approval by the Planning and Zoning Commission and City Council.

SECTION 10. The tracts shown in Exhibit "C" as tracts 4, 5,& 7 and the area shown in Exhibit "B" shall comply with the area, use and all other requirements of the Single-Family 8,400 zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 11. The tracts shown in Exhibit "C" as tracts 1, 3, & 6 shall comply with the area, use and all other requirements of the Single-Family 7,000 zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 12. The tract shown in Exhibit "C" as tracts 2 shall comply with the area, use and all other requirements of the Zero-lot line zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 13. The area as shown on Exhibit "D" will be maintained by the property owner in a timely manner consistent with the City of Rockwall ordinances. The property owner will grade, sod, and mow the lot in a timely manner consitent with the City of Rockwall ordinances until homes are built on the lot(s).

SECTION 14. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 15. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 16. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 17. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of July, 1996

ATTEST:

BY

APPROVED:

Mayor

1st reading 6/17/96

2nd reading 7/1/96

EXHIBIT "A" PAGE 1 OF 2

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the center of Quail Run Road at the Northwest corner of said tract;
THENCE: Continuing with the center of Quail Run Road North 88° 25' 16" East a distance of 575.00 feet to a 1/2" iron rod set for a corner;
THENCE: Continuing with the center of Quail Run Road North 89° 35' 13" East a distance of 73.91 feet to a 1/2" iron rod set for corner;
THENCE: South 01° 28' 40" East a distance of 1401.79 feet to a 1/2" iron rod set for a corner;
THENCE: North 60° 17' 00" West a distance of 699.27 feet to a 1/2" iron rod set for a corner on the East right-of-way line of State Highway 205;
THENCE: North 14° 13' 17" West along said right-of-way line a distance of 300.00 feet to a 1/2" iron rod set for corner;
THENCE: North 00° 17' 37" West a distance of 747.52 feet to the Point of Beginning and containing 18.0000 acres of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
REGISTERED
HAROLD L. EVANS
2146
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"

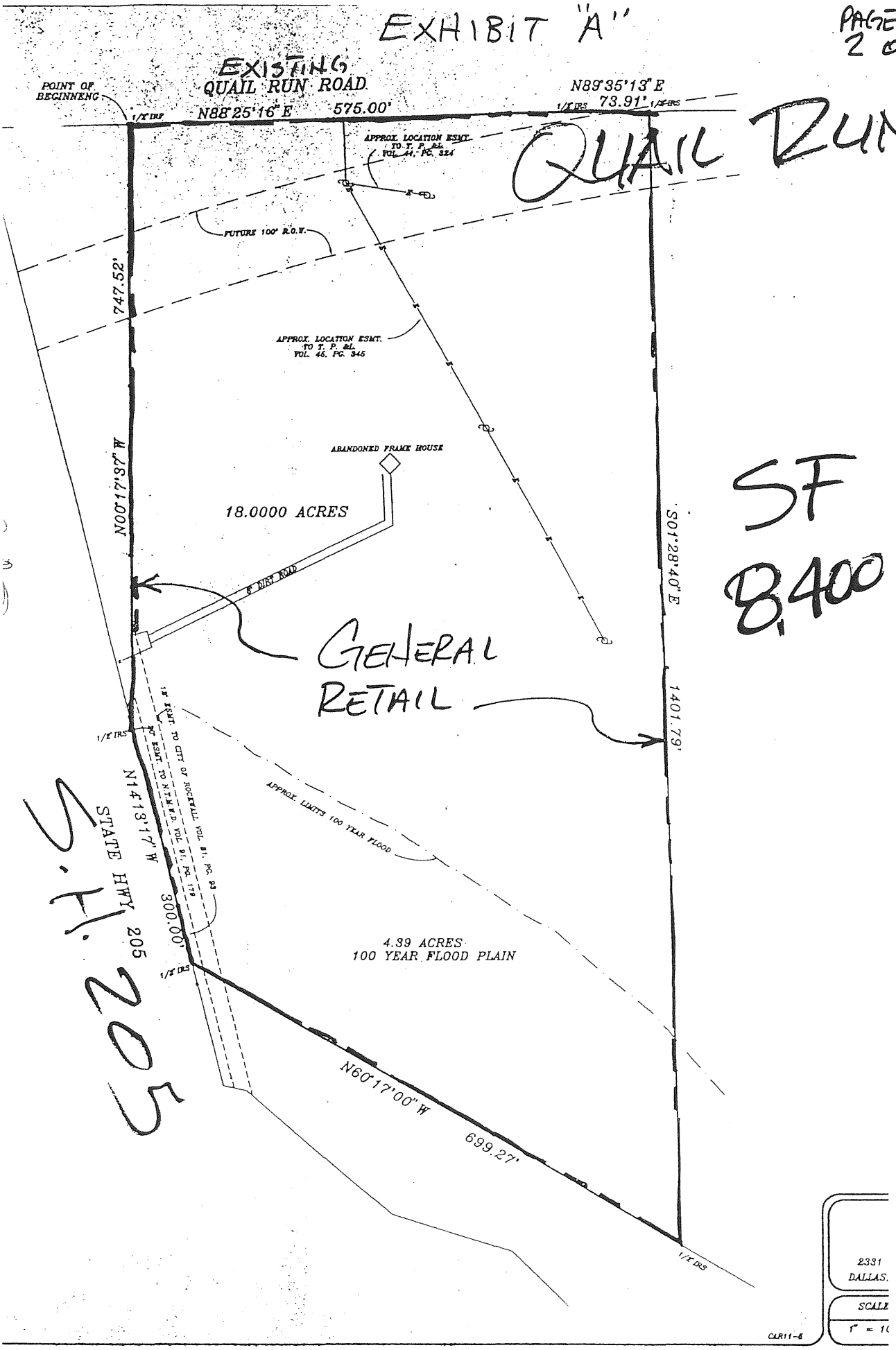
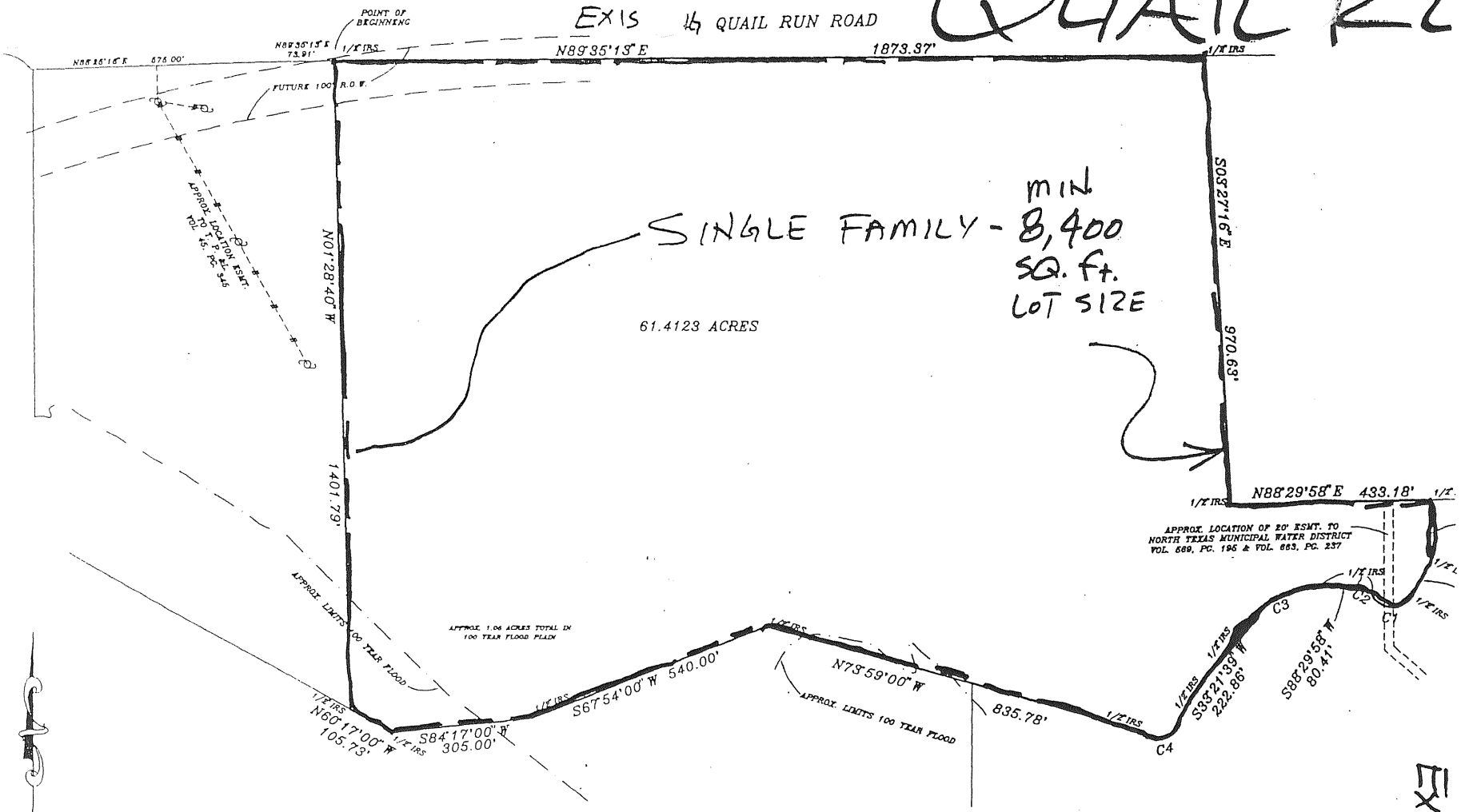

EXISTING
QUAIL RUN ROAD
POINT OF BEGINNENG
1/2" DIA
N88°25'16"E 575.00'
N89°35'13"E
1/2" IRS
73.91'
1/2" IRS
QUAIL RUN
APPROX. LOCATION ESMT. TO T. P. &L. VOL. 44, PG. 324
FUTURE 100' R.O.W.
747.52'
APPROX. LOCATION ESMT. TO T. P. &L. VOL. 46, PG. 345
ABANDONED FRAME HOUSE
18.0000 ACRES
N00°17'37"W
S01°28'40"E
1401.79'
GENERAL RETAIL
SF
8,400
1/2" IRS
N41°13'17"W
300.00'
APPROX. LIMITS 100 YEAR FLOOD
4.39 ACRES
100 YEAR FLOOD PLAIN
1/2" IRS
N60°17'00"W
699.27'
1/2" IRS
S.H. 205
STATE HWY. 205
2331
DALLAS,
SCALE
1" = 1(
CLR11-6

EXHIBIT "B"

TE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the M.B. Jones Survey, Abstract No. 122 and the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the center of Quail Run Road, said point also being the Northwest corner of said 502.566 acre tract:
THENCE: North 88° 25' 16" East along said centerline, a distance of 575.00 feet to a 1/2" iron rod set at an angle point in said road:
THENCE: Continuing with said centerline North 89° 35' 13" East a distance of 73.91 feet to a 1/2" iron rod set for the POINT OF BEGINNING;
THENCE: Continuing with said centerline North 89° 35' 13" East a distance of 1873.37 feet to a 1/2" iron rod set for a corner;
THENCE: South 03° 27' 16" East a distance of 970.63 feet to a 1/2" iron rod set for a corner;
THENCE: North 88° 29' 58" East a distance of 433.18 feet to a 1/2" iron rod set for a corner;
THENCE: South 01° 30' 02" East a distance of 132.49 feet to a 1/2" iron rod set for a corner;
THENCE: South 28° 44' 08" West a distance of 84.14 feet to a 1/2" iron rod at the beginning of a curve to the right having a central angle of 127° 37", a radius of 50.00 feet and a chord that bears North 87° 23' 34" West a distance of 89.78 feet;
THENCE: Along the arc of said curve an arc distance of 111.48 feet to a 1/2" iron rod set at a point of reverse curve having a central angle of 67° 58' 47", a radius of 30.00 feet and a chord that bears North 57° 30' 39" West a distance of 33.54 feet;
THENCE: Along the arc of said curve an arc distance of 35.59 feet to a 1/2" iron rod set for a corner;
THENCE: South 88° 29' 58" West a distance of of 80.41 feet to a 1/2" iron rod set at a beginning of a curve to the left having a central angle of 55° 08' 19", a radius of 225.00 feet and a chord that bears South 60° 55' 48" West a distance of 208.27 feet;
THENCE: Along the arc of said curve an arc distance of 216.53 feet to a 1/2" iron rod set for a corner;
THENCE: South 33° 21' 39" West a distance of 222.86 feet to a 1/2" iron rod set on a curve to the right having a central angle of 146° 23' 44", a radius of 50.00 feet and a chord that bears South 69° 41' 19" West a distance of 95.73 feet;
THENCE: Along the arc of said curve an arc distance of 127.75 feet to a 1/2" iron rod set for a corner;
THENCE: North 73° 59' 00" West a distance of 835.78 feet to a 1/2" iron rod set for a corner;
THENCE: South 67° 54' 00" West a distance of 540.00 feet to a 1/2" iron rod set for a corner;
THENCE: South 84° 17' 00" West a distance of 305.00 feet to a 1/2" iron rod set for a corner;
THENCE: North 60° 17' 00" West a distance of 105.73 feet to a 1/2" iron rod set for a corner;
THENCE: North 01° 28' 40" West a distance of 1401.79 feet to the Point of Beginning and containing 61.4123 acres of land.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	111.48'	101.94'	89.78'	N87°23'34"W	127°44'37"
C2	30.00'	35.59'	20.23'	33.54'	N57°30'39"W	67°58'47"
C3	225.00'	216.53'	117.47'	208.27'	S60°56'48"W	55°08'19"
C4	50.00'	127.75'	165.58'	95.73'	S69°41'15"W	146°23'44"

S.H. 205

EXHIBIT "B"

PAGE 2 OF 2

[redacted] Southwest corner of that 1.00 acre tract of land conveyed to John R. Yingling and wife Deed recorded in Volume 825, Page 178, Deed Records, Rockwall County, Texas;
[redacted] East a distance of 210.47 feet to a 1/2" iron rod found for a corner;
[redacted] East a distance of 524.01 feet to a 1/2" iron rod found for a corner;
[redacted] West a distance of 248.44 feet to the East side of a 6" iron post found set in [redacted] for a corner, said point being on the most Easterly North line of said 602.586 acre tract;
THENCE: South 89° 48' 53" East a distance of 456.78 feet with said North line to a fence corner post;
THENCE: South 00 degree 11' 26" East a distance of 281.83 feet to a 5/8" iron rod found for an angle point at the Northwest corner of the Lake Hill Addition, phase 2, as described in Cabinet A, Slide 309, of the Plat Records of Rockwall County, Texas;
THENCE: South 01° 08' 16" East with the said West line of lake Hill Addition, Phase 2 a distance of 612.00 feet to a 5/8" iron rod found for an angle point and the Southwest corner of the said Lake Hill Addition, phase 2, as the Northwest corner of Lake Hill Addition, phase 1, as described in Cabinet A, Slide 272, of the map Records of Rockwall County, Texas;
THENCE: South 00° 50' 21" East, with the said West line of Lake Hill Addition, phase 1, 1398.39 feet to a 1/2" iron rod found on the North line of State Farm to Market Road no. 1141, an 80-foot wide public Right-of-Way;
THENCE: South 86° 47' 35" West a distance of 77.84 feet with said North line to a 5/8" iron rod found at the beginning of a curve to the left having a central angle of 17° 43' 58", a radius of 368.39 feet, and a chord that bears South 77° 55' 36" West a distance of 110.48 feet
THENCE: Along said curve and continuing with said North line an arc distance of 110.92 feet to a 5/8" iron rod found for a corner;
THENCE: North 00° 57' 56" West a distance of 313.41 feet to a 5/8" iron rod found for a corner;
THENCE: South 87° 53' 13" West a distance of 157.36 feet to a 5/8" iron rod found for a corner;
THENCE: South 01 degree 10' 33" East a distance of 421.15 feet to a 5/8" iron rod found for a corner on the Northwest line of said FM-1140, said point being on an intersecting curve to the left having a central angle of 13° 36' 55", a radius of 368.39 feet, and a chord that bears South 31° 18' 32" West a distance of 84.96 feet;
THENCE: Along said curve and with said Northwest line an arc distance of 85.16 feet to a 5/8" iron rod found a corner at the most Easterly Southeast corner of that 3.207 acre tract of land described in Deed recorded in Volume 47, Page 469, Deed Records, Rockwall County, Texas;
THENCE: North 01 degree 41' 27" West a distance of 148.71 feet to a 5/8" iron rod found at the Northeast corner of said 3.207 acre tract;
THENCE: South 88° 32' 18" West a distance of 207.00 feet to a fence corner post at the Northwest corner of said 3.207 acre tract;
THENCE: South 01 degree 41' 27" East passing at 674.66 feet a fence corner post at the Southwest corner of said 3.207 acre tract and the Northwest corner of that tract of land conveyed to Billy Joe Pruitt by Deed recorded in Volume 86, page 212, Deed Records, Rockwall County, Texas, and continuing a total distance of 760.86 feet to a fence corner post at the Southwest corner of said Pruitt tract;
THENCE: South 89° 19' 56" East a distance of 167.43 feet to a 5/8" iron rod found for a corner on the West line of FM-1141;
THENCE: South 01 degree 20' 34" East a distance of 1106.28 feet with said West line to a 5/8" iron rod found [redacted]ner;
[redacted]CE: South 02° 43' 34" East a distance of 343.04 feet continuing with said West line to a 5/8" iron rod found at the beginning of a curve to the right having a central angle of 14° 01' 32", a radius of 638.14 feet, and a chord that bears South 04° 17' 12" West a distance of 130.18 feet;
THENCE: Along said curve and continuing with said West line an arc distance of 130.51 feet to a 5/8" iron rod found for a corner at the right-of-way cut-back at State Hwy. 66, a 60-foot Right-of-Way;
THENCE: South 34° 13' 31" West a distance of 123.80 feet with said cut-back to a point for a corner from which a concrete right-of-way monument bears South 64° 47' 00" East a distance of 0.60 feet;
THENCE: South 88° 24' 26" West a distance of 1271.19 feet with said North line to a 5/8" iron rod found at the Southeast corner of a State of Texas Roadside Park;
THENCE: North 02° 45' 43" East a distance of 119.65 feet to a fence corner port at the Northeast of said Park;
THENCE: South 88° 24' 23" West a distance of 202.96 feet generally along a fence line to a 5/8" iron rod found the Northwest corner of said Park;
THENCE: South 02° 45' 43" West a distance of 119.65 feet to a fence corner post for a corner;
THENCE: South 88° 24' 23" West a distance of 318.00 feet generally along a fence line to a 5/8" iron rod found for a corner;
THENCE: South 89° 66' 28" West a distance of 360.69 feet to a 5/8" iron rod found at the Southeast corner of the Hal Phelps Addition, an addition to the City of Rockwall recorded in Cabinet A, Page 10, Plat Records, Rockwall County, Texas;
THENCE: North 00° 00' 48" West a distance of 160.40 feet to a bois d'arc stake found at the northeast corner of said Addition;
THENCE: South 88° 54' 07" West a distance of 776.88 feet to a 5/8" iron rod found for a corner on the East line of the Wade Addition, an addition to the City of Rockwall recorded in Cabinet A, Page 3, Plat Records, Rockwall County, Texas;
THENCE: North 00° 16' 31" West a distance of 1506.02 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Addition;
THENCE: South 88° 42' 10" West a distance of 867.28 feet to a 1/2" iron rod set at the Northwest corner of said Addition and the Northeast corner of the previously mentioned Harris Heights Phase 3;
THENCE: South 88° 23' 18" West a distance of 266.98 feet to the Point of Beginning and containing 309.267 acres of land, including approximately 92.376 acres contained within the 100 year flood plain and 3.285 acres contain within easements having defined widths, leaving a net area of 213.606 acres of land.

EXHIBIT "C"

PAGE 1 OF 3

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the M.B. Jones Survey, Abstract No. 122 and the S.S. McCurry Survey, Abstract No. 148, Rockwall County, Texas, and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the North line of Harris Heights Phase Three, an addition to the City of Rockwall recorded in Cabinet B, Page 122, Plat Records, Rockwall County, Texas and at the Southeast corner of Caruth Lake No. 3, an addition to the City of Rockwall recorded in Cabinet , Page , Plat Records, Rockwall County, Texas;
THENCE: Along the East lines of said Caruth Lake No. 3, all to 1/2" iron rods found for corners, as follows: North 01° 24' 00" West a distance of 188.25 feet; South 88° 36' 00" West a distance of 21.14 feet to an intersecting curve to the right having a central angle of 14° 58' 57", a radius of 710. 10 feet a /nd a chord that bears North 08° 06' 32" East a distance of 185.16 feet; Along said curve an arc distance of 185.69 feet; North 15° 36' 00" East a distance of 448.68 feet to the Southerly line of Caruth Lane, a 60-foot Right-of-Way; South 72° 43' 38" East a distance of 7.60 feet with said Southerly line to the Southeast corner of said Caruth Lane; and North 17° 16' 22" East a distance of 65.00 feet to the Northeast corner of said Caruth Lane, said point also being on the Southerly line of a future public park;
THENCE: Traversing said 502.566 acre tract with the Southerly, Easterly, and Northerly lines of said future public park, all to 1/2" iron rods set for corners, as follows: South 72° 43' 38" East a distance of 688.10 feet; South 48° 01' 00" East a distance of 1140.00 feet; South 40° 16' 00" East a distance of 502.00 feet; South 25° 48' 00" East a distance of 1000.00 feet; North 63° 59' 00" East a distance of 1685.57 feet; North 01 degree 20' 34" West a distance of 450.00 feet; South 63° 59' 00" West a distance of 1211.68 feet;
THENCE: North 40° 27' 00 West a distance of 2963.32 feet, continuing with the Northerly line of said future public park to a point for a corner in Caruth Lake;
THENCE: West a distance of 600.00 feet continuing with said Northerly line to a point for a corner in Caruth Lake;
THENCE: North a distance of 900.00 feet continuing with said line to a 1/2" iron rod set for a corner;
THENCE: Leaving said Northerly line and continuing to traverse said 502.566 acre tract, all to 1/2" iron rods set for corners as follows: South 75° 59' 00" East a distance of 375.78 feet to an intersecting curve to the right having a central angle of 146° 29' 44", a radius of 50.00 feet, and a chord that bears North 69° 41' 19" East, a distance of 96.73 feet; Along said curve an arc distance of 127.76 feet; North 33° 21' 35" East a distance of 222.86 feet to the beginning of a curve to the right having a central angle of 65° 08' 19", a radius of 225.00 feet, and a chord that bears North 60° 55' 45" East a distance of 208.27 feet; Along said curve an arc distance of 216.53 feet; North 88° 29' 58" East a distance of 80.41 feet to the beginning of a curve to the right having a central angle of 67° 58' 47", a radius of 30.00 feet, and a chord that bears South 57° 30' 39" East a distance of 33.54 feet; Along said curve an arc distance of 35.59 feet to the Point of Reverse Curve of a curve to the left having a central angle of 127° 44' 37", a radius of 60.00 feet and a chord that bears South 87° 23' 34" East a distance of 89.78 feet; Along said curve an arc distance of 111.48 feet; North 28° 44' 08" East a distance of 84.14 feet; and North 01 degree 30' 02" West a distance of 132.49 feet to a North line of said 502.566 acre tract;
THENCE: North 88° 29' 58" East a distance of 1343.16 feet with said North line and generally along a fence line to a point for a corner in Phelps Lake;
THENCE: North 60° 41' 47" East a distance of 871.82 feet to a 2" iron pipe with a 1/2" iron rod in the top found for a corner at the Southwest corner of that 1.00 acre tract of land conveyed to John R. Yingling and wife, Lynelle C. Yingling, by Deed recorded in Volume 826, Page 179, Deed Records, Rockwall County, Texas;
THENCE: South 00° 49' 43" East a distance of 210.47 feet to a 1/2" iron rod found for a corner;
THENCE: North 89° 10' 17" East a distance of 624.01 feet to a 1/2" iron rod found for a corner;
THENCE: North 00° 49' 43" West a distance of 248.44 feet to the East side of a 6" iron post found set in concrete for a corner, said point being on the most Easterly North line of said 502.566 acre tract;
THENCE: South 89° 46' 53" East a distance of 456.76 feet with said North line to a fence corner post;
THENCE: South 00 degree 11' 26" East a distance of 281.83 feet to a 5/8" iron rod found for an angle point and the Northwest corner of the Lake Hill Addition, phase 2, as described in Cabinet A, Slide 309, of the Plat Records of Rockwall County, Texas;
THENCE: South 01° 08' 16" East with the said West line of Lake Hill Addition, Phase 2 a distance of 612.00 feet to a 5/8" iron rod found for an angle point and the Southwest corner of the said Lake Hill Addition, phase 2, and the Northwest corner of Lake Hill Addition, phase 1, as described in Cabinet A, Slide 272, of the map Records of Rockwall County, Texas;
THENCE: South 00° 50' 21" East, with the said West line of Lake Hill Addition, phase 1, 1398.39 feet to a 1/2" iron rod found on the North line of State Farm to Market Road no. 1141, an 80-foot wide public Right-of-Way;
THENCE: South 86° 47' 35" West a distance of 77.84 feet with said North line to a 5/8" iron rod found at the beginning of a curve to the left having a central angle of 17° 43' 58", a radius of 368.39 feet, and a chord that bears South 77° 55' 36" West a distance of 110.48 feet
THENCE: Along said curve and continuing with said North line an arc distance of 110.92 feet to a 5/8" iron rod found for a corner;
THENCE: North 00° 57' 56" West a distance of 313.41 feet to a 5/8" iron rod found for a corner;
THENCE: South 87° 63' 13" West a distance of 157.36 feet to a 5/8" iron rod found for a corner;
THENCE: South 01 degree 10' 33" East a distance of 421.15 feet to a 5/8" iron rod found for a corner on the Northwest line of said FM-1140, said point being on an intersecting curve to the left having a central angle of 13° 36' 55", a radius of 358.39 feet, and a chord that bears South 31° 18' 32" West a distance of 84.96 feet;
THENCE: Along said curve and with said Northwest line an arc distance of 85.16 feet to a 5/8" iron rod found for a corner at the most Easterly Southeast corner of that 3.207 acre tract of land described in Deed recorded in Volume 47, Page 469, Deed Records, Rockwall County, Texas;

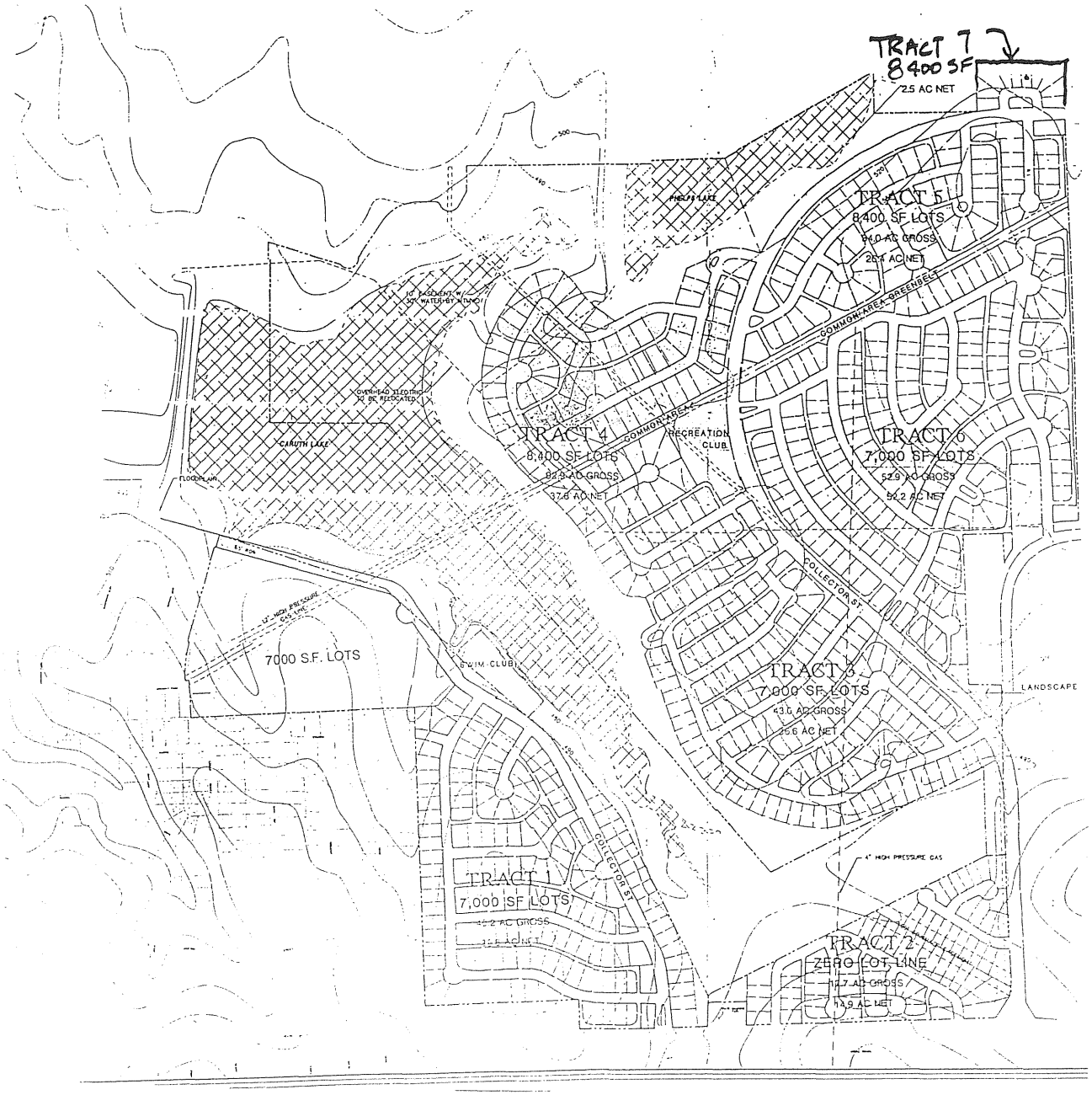


EXHIBIT "C" PAGE 3 OF 3

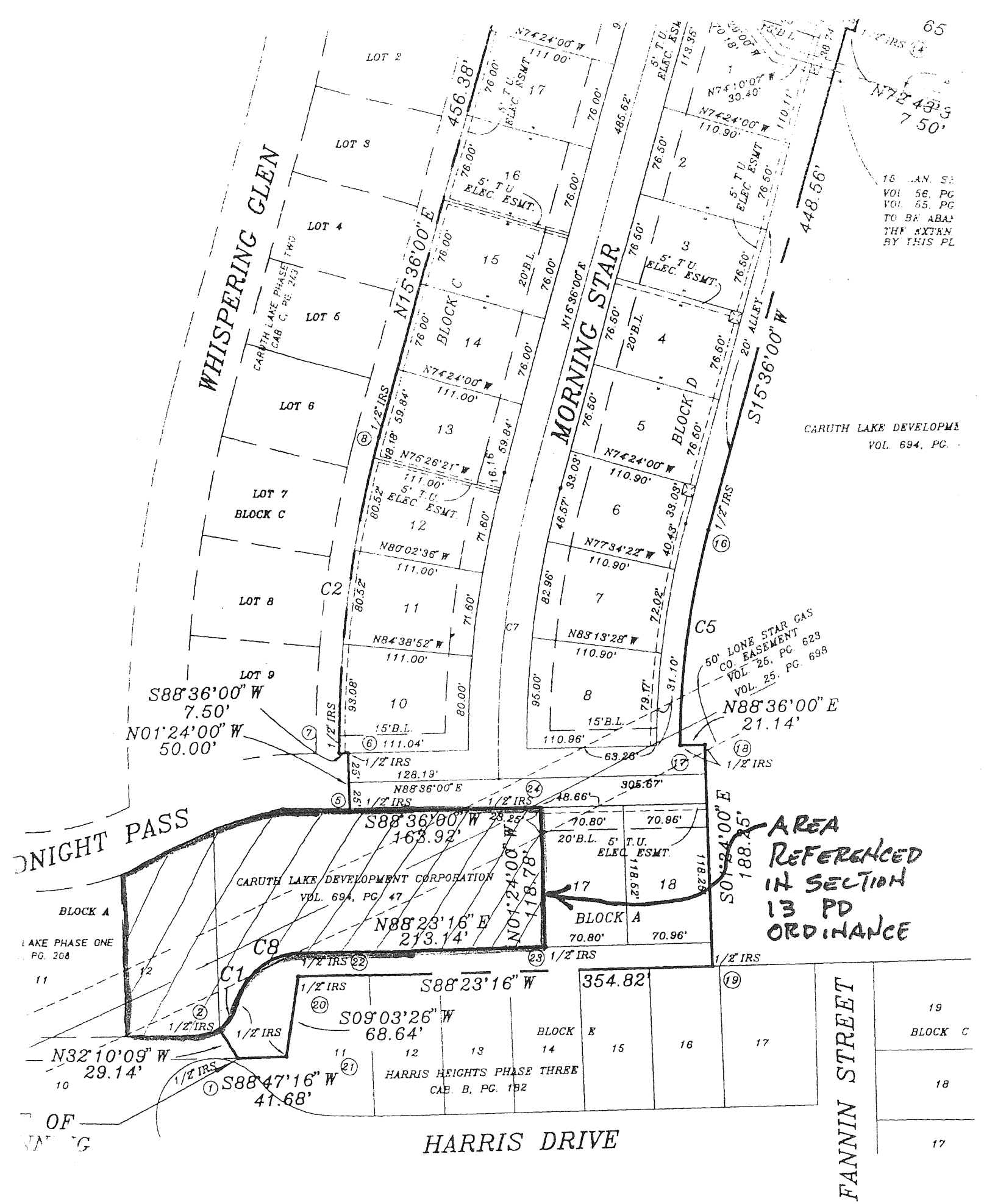

WHISPERING GLEN
MORNING STAR
HARRIS DRIVE
FANNIN STREET
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
BLOCK C
LOT 8
LOT 9
BLOCK A
BLOCK C
BLOCK D
BLOCK E
456.38'
485.62'
448.56'
N15°36'00"E
S15°36'00"W
N74°24'00"W 111.00'
N74°24'00"W 110.90'
N75°26'21"W 111.00'
N80°02'36"W 111.00'
N84°38'52"W 111.00'
N77°34'22"W 110.90'
N83°13'28"W 110.90'
N74°10'07"W 30.40'
76.00'
76.50'
20'B.L.
5' T.U. ELEC. ESMT.
15'B.L.
CARUTH LAKE PHASE TWO CAB. C, PG. 243
CARUTH LAKE DEVELOPMENT CORPORATION VOL. 694, PG. 47
CARUTH LAKE DEVELOPME
VOL. 694, PG.
50' LONE STAR GAS CO. EASEMENT VOL. 25, PG. 623 VOL. 25, PG. 698
S88°36'00"W 7.50'
N01°24'00"W 50.00'
N88°36'00"E 21.14'
S88°36'00"W 163.92'
N88°23'16"E 213.14'
N01°24'00"W 118.78'
S01°24'00"E 188.25'
S88°23'16"W 354.82'
S09°03'26"W 68.64'
N32°10'09"W 29.14'
S88°47'16"W 41.68'
N88°36'00"E 128.13'
N88°36'00"E 305.67'
63.26'
48.66'
70.80'
70.96'
1/2" IRS
AREA REFERENCED IN SECTION 13 PD ORDINANCE
HARRIS HEIGHTS PHASE THREE CAB. B, PG. 182
C1
C2
C5
C7
C8

EXHIBIT "D"

ORDINANCE NO. 00-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 96-25 AS HERETOFORE AMENDED SO AS TO APPROVE ZONING AND AMEND A PORTION OF THE PRELIMINARY PLAN FOR PD-5 - PLANNED DEVELOPMENT NO. 5 ATTACHING THE AMENDING PRELIMINARY PLAN DESCRIBED AS EXHIBIT A INCLUDING A CHANGE IN ZONING FROM GR, GENERAL RETAIL TO PD-5 - PLANNED DEVELOPMENT NO.5 FOR TRACTS 11 AND 11-1, J.H.B. JONES ABSTRACT NO. 124, CONTAINING 1.58 ACRES OF LAND; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the Preliminary Plan for a portion of PD-5 with special conditions, as described in Exhibit "A" including a change in zoning from "GR", General Retail to PD-5, Planned Development No. 5 for Tracts 11 and 11-1, J.H.B. Jones Abstract No. 124, containing 1.58 acres of land; has been submitted by Robert S. Whittle; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of the amended Preliminary Plan for PD-5 with special conditions for the area identified in Exhibit "A" including a change in zoning from GR, General Retail, to PD-5, Planned Development No. 5 for Tracts 11 and 11-1, J.H.B. Jones Abstract

No. 124, containing 1.58 acres of land. That said Preliminary Plans are attached hereto and made a part hereof for all purposes.

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of this amended preliminary Plan for a portion of PD-5 shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in the General Retail district of the Comprehensive Zoning Ordinance and subject to site plan approval by the Planning and Zoning Commission and City Council with the following additional uses:

(a) Planned shopping center of less than 19 acres and neighborhood convenience centers.

(b) Restaurants, including accessory outdoor seating, with drive-through facilities.

(c) Pharmacy, with drive-through facility.

(d) Retail convenience store limited to six gas pump dispensers subject to strict architectural review by the Planning and Zoning Commission and City Council.

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

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

Section 6. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications

of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

DULY PASSED AND APPROVED this 2nd day of October, 2000.

Scott L. Self
APPROVED

Belinda Page
ATTEST

CITY OF ROCKWALL TEXAS
SEAL

1st Reading 9-18-00

2nd Reading 10-02-00

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being that 1.58 acre tract of land conveyed to Henry H. Crumbley be Deed recorded in Volume 91, Page 202, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the Northeast line of State Hwy. 205, a 100-foot right-of-way, with the center of Quail Run Road, said point being the northwest corner of said Crumbley tract:

THENCE: North 88° 25' 16" East with the center of Quail Run Road, said point being the North line of said Crumbley tract and then the north line of said 502.566 acre tract a distance of 759.40 feet to a ½" iron rod set for corner:

THENCE: North 89° 35' 13" East a distance of 73.91 feet continuing with said lines to a ½" iron rod set for corner:

THENCE: Leaving said line and traversing said 502.566 acre tract as follows:
South 1° 25' 40" East a distance of 1,401.79 feet to a ½" iron rod set for a corner;
North 60° 17' 00" West a distance of 6999.27 feet to a ½" iron rod set for a corner on the previously mentioned line of said State Hwy. 205:

THENCE: North 14° 13' 17" West a distance of 1,185.90 feet with said line to the Point of Beginning and containing **852,904.80 square feet** or **19.58 acres** of land.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 5 (PD-5) [*ORDINANCE NO.'S 73-31, 87-23, 88-11, 96-25 & 00-28*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 5 (PD-5), BEING A ~547.68-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) [*Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28*] for the purpose of amending the garage orientation requirements for an 11.003-acre portion of the larger ~547.68-acre Planned Development District, which is situated within the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 5 (PD-5), and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 5 (PD-5) [*Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT 08.27.19

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF OCTOBER, 2019.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: September 16, 2019

2nd Reading: October 7, 2019

DRAFT ORDINANCE 08.27.19

EXHIBIT 'A':
Legal Description

BEING 547.68 acres of land (also known as Planned Development No. 5, City of Rockwall) generally situated in Abstract 146, S. S. McCurry Survey, Abstract 122, M. B. Jones Survey, and Abstract 124, J. H. B. Jones Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Eastern Right of Way line of North John King Blvd. and East Quail Run Rd. *(located at NAD83 Texas State Plane GPS Coordinate (Grid): 2599456.003E, 7035211.252N Feet),* point also bears North 4°-12'-55" East a distance of 2,426.862 feet, from a White Water Ln. storm drainage inlet benchmark (*NAD83 Texas State Plane GPS Coordinate (Grid): 2598875.433E, 7032771.106 N feet)*:

1 ***THENCE*** South 1°-55'-15" East, a distance of 87.002 feet, for a corner;
2 ***THENCE*** North 89°-59'-44" East, a distance of 139.965 feet, for a corner;
3 ***THENCE*** South 0°-12'-13" East, a distance of 752.184 feet, for a corner;
4 ***THENCE*** North 89°-26'-3" East, a distance of 113.821 feet, for a corner;
5 ***THENCE*** South 0°-28'-28" East, along the Eastern Right of Way line of North John King Blvd., distance of 1266.225 feet, for a corner;
6 ***THENCE*** South 89°-56'-36" West, a distance of 125.88 feet, for a corner;
7 ***THENCE*** South 1°-19'-57" East, along the Eastern boundary of the Caruth Lakes Addition, a distance of 484.248 feet, for a corner;
8 ***THENCE*** South 88°-7'-18" West, a distance of 222.984 feet, for a corner;
9 ***THENCE*** South 1°-10'-33" East, a distance of 419.674 feet, to the beginning of a curve to the left having a radius of 358.409 feet;
10 ***CONTINUING*** along said curve to the left, through a central angle of 13° 24' 34", a distance of 83.691 feet, a chord bearing of South 31°-54'-10" West, an arc length of 83.882 feet, tangent of 42.133 feet for a corner;
11 ***THENCE*** North 1°-41'-27" West, a distance of 143.627 feet, for a corner;
12 ***THENCE*** South 88°-32'-19" West, a distance of 207 feet, for a corner;
13 ***THENCE*** South 1°-41'-27" East, a distance of 490.818 feet, to a point;
14 ***THENCE*** South 1°-41'-27" East, a distance of 260.031 feet, for a corner;
15 ***THENCE*** South 89°-19'-55" East, a distance of 150.377 feet, for a corner;
16 ***THENCE*** South 1°-27'-36" East, a distance of 299.847 feet, for a corner;
17 ***THENCE*** North 87°-52'-30" East, a distance of 14.643 feet, for a corner;
18 ***THENCE*** South 0°-38'-51" East, a distance of 466.086 feet, for a corner;
19 ***THENCE*** North 89°-7'-10" East, a distance of 42.873 feet, for a corner;
20 ***THENCE*** South 1°-59'-37" East, along the centerline of FM1141, a distance of 755.941 feet, to the beginning of a curve to the right having a radius of 463.619 feet;
21 ***CONTINUING*** along said curve to the right, through a central angle of 25° 29' 28", a distance of 204.568 feet, a chord bearing of South 20°-17'-10" West, an arc length of 206.265 feet, tangent of 104.868 feet for a corner;
22 ***THENCE*** South 16°-36'-29" West, a distance of 0.296 feet, for a corner;
23 ***THENCE*** South 88°-11'-53" West, along the centerline of State Highway 66 (Williams St), a distance of 1265.935 feet, for a corner;
24 ***THENCE*** North 0°-29'-15" West, a distance of 154.265 feet, for a corner;
25 ***THENCE*** South 88°-21'-55" West, a distance of 249.226 feet, for a corner;
26 ***THENCE*** South 1°-55'-26" West, a distance of 116.711 feet, to a point;
27 ***THENCE*** South 0°-34'-45" East, a distance of 35.308 feet, for a corner;
28 ***THENCE*** South 89°-8'-43" West, a distance of 63.899 feet, to the beginning of a curve to the left having a radius of 892.973 feet;
29 ***CONTINUING*** along said curve to the left, through a central angle of 13° 56' 26", a distance of 83.691 feet, a chord bearing of South 82°-28'-34" West, an arc length of 217.267 feet, tangent of 109.173 feet to a point;
30 ***THENCE*** North 81°-52'-11" West, a distance of 28.666 feet, to a point;
31 ***THENCE*** North 84°-46'-25" West, a distance of 370.870 feet, for a corner;
32 ***THENCE*** North 0°-13'-33" West, a distance of 166.864 feet, for a corner;
33 ***THENCE*** South 89°-8'-37" West, a distance of 775.659 feet, for a corner;
34 ***THENCE*** North 0°-8'-56" West, a distance of 1331.182 feet, to a point;

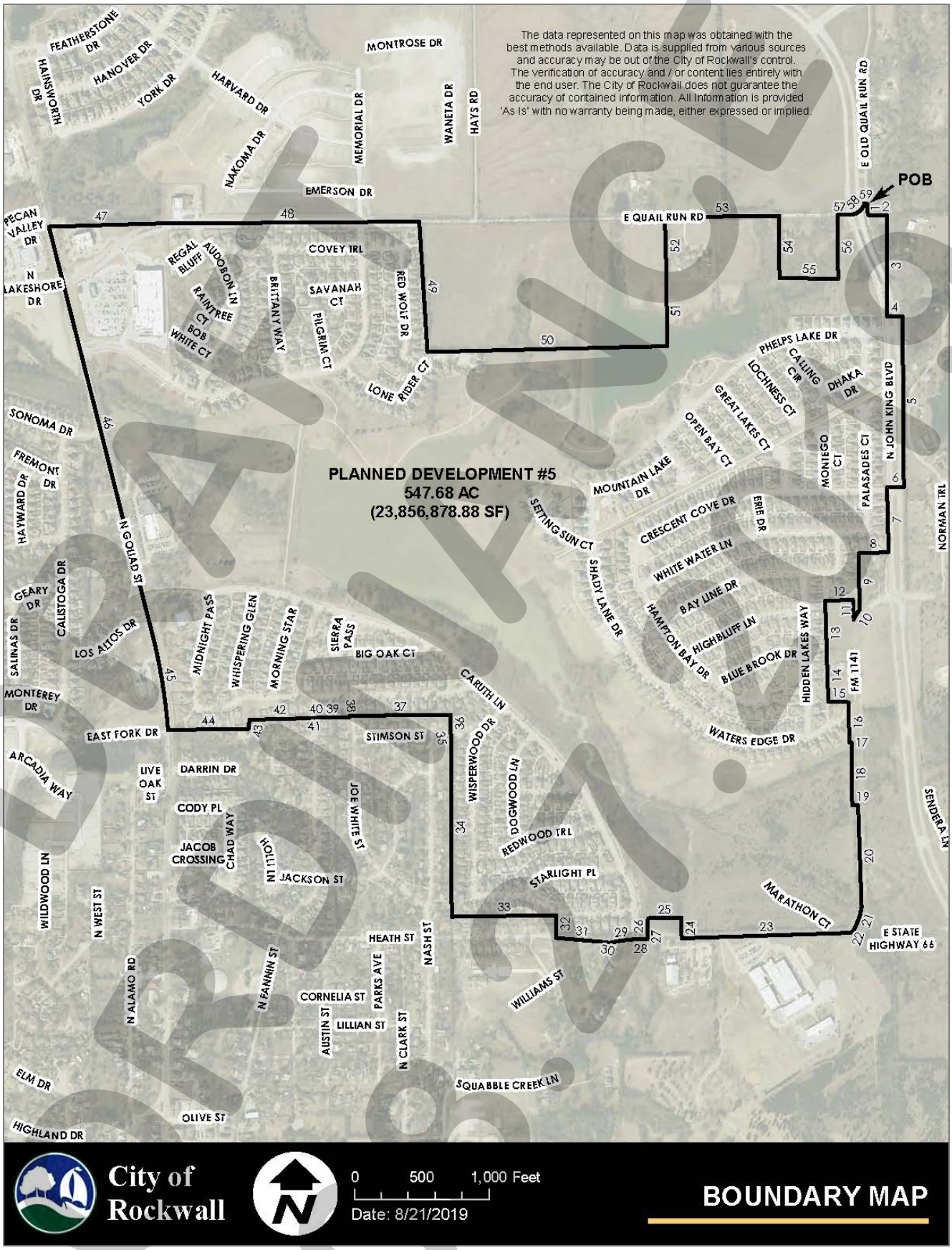
DRAFT 08.27.2019

THENCE North 7°-19'-27" West, a distance of 46.023 feet, to a point;
THENCE North 0°-32'-38" West, a distance of 123.421 feet, for a corner;
THENCE South 89°-20'-56" West, a distance of 749.143 feet, for a corner;
THENCE South 5°-24'-36" East, a distance of 10.011 feet, for a corner;
THENCE South 88°-53'-57" West, a distance of 247.504 feet, to a point;
THENCE South 87°-17'-12" West, a distance of 0.478 feet, to a point;
THENCE South 87°-3'-23" West, a distance of 47.974 feet, to a point;
THENCE South 88°-30'-6" West, a distance of 447.084 feet, for a corner;
THENCE South 9°-13'-57" West, a distance of 68.404 feet, for a corner;
THENCE South 89°-5'-31" West, a distance of 596.411 feet, to the beginning of a curve to the left having a radius of 4342.699 feet;
CONTINUING along said curve to the left, through a central angle of 10° 41' 5", a distance of 808.673 feet, a chord bearing of North 9°-50'-4" West, an arc length of 809.846feet, tangent of 406.101 feet to a point;
THENCE North 14°-15'-56" West, along the centerline of State Highway 205 (N. Goliad St.), a distance of 3030.52 feet, for a corner;
THENCE North 88°-15'-29" East, a distance of 784.634 feet, to a point;
THENCE North 89°-36'-51" East, along the centerline of East Quail Run Rd., a distance of 1968.743 feet, for a corner;
THENCE South 3°-32'-29" East, a distance of 969.901 feet, for a corner;
THENCE North 88°-30'-49" East, a distance of 1779.891 feet, for a corner;
THENCE North 0°-21'-3" West, a distance of 530.608 feet, to a point;
THENCE North 1°-35'-46" West, a distance of 424.101 feet, for a corner;
THENCE North 89°-10'-59" East, along the centerline of East Quail Run Rd., a distance of 847.002 feet, for a corner;
THENCE South 0°-16'-35" East, a distance of 462.415 feet, for a corner;
THENCE South 89°-23'-26" East, a distance of 435.817 feet, for a corner;
THENCE North 0°-4'-34" West, a distance of 473.06 feet, for a corner;
THENCE North 89°-2'-49" East, a distance of 99.793 feet, to the beginning of a curve to the left having a radius of 113.58 feet;
CONTINUING along said curve to the left, through a central angle of 69° 11' 2", a distance of 128.965 feet, a chord bearing of North 49°-25'-7" East, an arc length of 137.147 feet, tangent of 78.33 feet to a point;
THENCE North 89°-14'-25" East, a distance of 22.678 feet to the *POINT OF BEGINNING AND CONTAINING* 547.68 acres of land (23,856,878.88 square feet) more or less. The above description also intended to follow all adjacent existing city limits, and abutting parcel boundaries unless noted.

Closure Report
Number of Courses: 59
Total Perimeter Length: 26622.146
Misclosure As X/Y: 0, 0.001
Misclosure As Direction/Distance: N 24°-14'-24" E, 0.001 feet

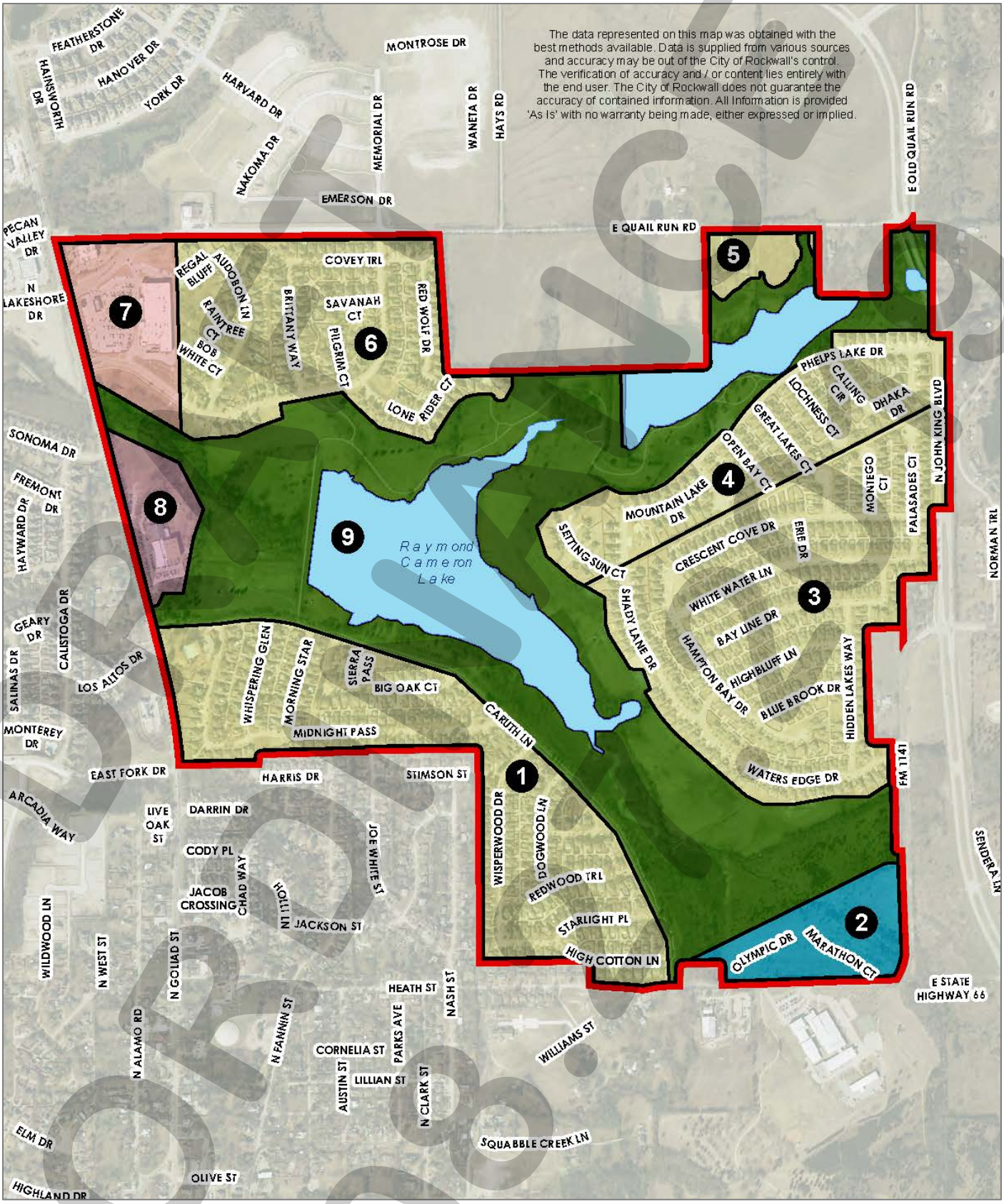
DRAFT ORDINANCE 08.27.2019

EXHIBIT 'A':
Legal Description



DRAFT
ORDINANCE

EXHIBIT 'B':
Concept Plan



DRAFT 08.06.19

EXHIBIT 'C':
PD Development Standards

(A) *Purpose.*

(1) *October 7, 2019.* The purpose of this amendment to Planned Development District 5 (PD-5) is to consolidate *Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28*; however, this ordinance does not change the intent, restrictions or land uses established in any previous ordinance with the exception of changing the garage setback requirements for *Tract 2* as depicted in *Exhibit 'B'* of this ordinance.

(B) *Density and Development Standards*

(1) *Tracts 1 & 3.* The area identified as *Tracts 1 & 3* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Single-Family 7 (SF-7) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Tracts 4, 5 & 6.* The area identified as *Tracts 4, 5 & 6* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Single-Family 8.4 (SF-8.4) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Tract 2.* The area identified as *Tract 2* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Zero Lot Line (ZL-5) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional conditions:

(a) *Garage Orientation*. Garages shall be permitted to be oriented in a front entry configuration; however, garages oriented toward the street in a front entry configuration must be situated a minimum of five (5) feet behind the front building façade of the primary structure. In addition, properties utilizing a front entry configuration shall have a minimum of a 25-foot front yard building setback. In this case the front façade of the primary structure does not include an accessory structure attached to the primary structure (*e.g. a porch, sunroom, etcetera*). All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code (UDC).

(4) *Tract 7.* The area identified as *Tract 7* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses being permitted *by-right*:

- ☑ Planned Shopping Center (*Less Than 19.0-Acres*)
- ☑ Neighborhood Convenience Center
- ☑ Restaurants
- ☑ Restaurants with Drive Through/Drive-In Facilities
- ☑ Restaurants with Accessory Outdoor Seating
- ☑ Pharmacy with Drive Through/Drive-In Facilities
- ☑ Retail Store Limited to Six (6) Gas Pump Dispensers[1]

Notes:

DRAFT
09.17.2019

[1]: Subject to review by the Architectural Review Board (ARB), Planning and Zoning Commission, and City Council.

(5) *Tract 8.* The area identified as *Tract 8* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Agricultural (AG) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses being permitted *by-right*:

☑ Community or Recreation Club (*Public or Private*)

(6) *Tract 9.* The area identified as *Tract 9* in *Exhibit 'B'* of this ordinance is designated as open space/public park land.

DRAFT ORDINANCE 08.27.2019

City of Rockwall

Project Plan Review History

Project Number	Z2019-019	**Owner**	CITY, OF ROCKWALL	**Applied**	8/19/2019 LM
Project Name	SUP for Freestanding Commercial	**Applicant**	CRAFTON COMMUNICATIONS INC	**Approved**	
Type	ZONING			**Closed**	
Subtype	Antenna SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
ROCKWALL PKWY	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITIO	9	A	9	4006-000A-0009-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/19/2019	8/26/2019	8/20/2019	1	APPROVED	
ENGINEERING	JEREMY WHITE	8/19/2019	8/26/2019	8/21/2019	2	COMMENTS	

(8/21/2019 1:22 PM JMW)
** The following is for your information for the site plan and engineering review.

- 4% Engineering Fees.
- Impact fees.
- Must show all existing and proposed utilities.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- slopes to be no greater than 4:1
- Need to verify if Area is being used as detention for fire station site. Proposed improvements to be out of detention area.
- Must meet all City Standards of Design and Construction.

FIRE	Kevin Clark	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
PLANNING	Korey Brooks	8/19/2019	8/26/2019	8/22/2019	3	COMMENTS	Comments

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

Z2019-019; SUP for Freestanding Commercial Antenna
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2019-019) in the lower right-hand corner of all pages on future submittals.
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
M.5 In order to constitute a complete submittal all applications are required to provide the following elements: [1] concept plan, [2] survey and legal description, [3] elevations for the equipment cabinet and antenna tower. The current submittal did not contain elevations for the proposed equipment cabinet and this will be required prior to the case being taken to the Planning and Zoning Commission for action.
M.6 Specific Use Permit (SUP).

1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on September 10, 2019.
2) Please provide elevations for the equipment cabinet.

I.7 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; The Planning and Zoning Worksession is August 27, 2019 and the Planning & Zoning Meeting is September 10, 2019.

** The following is for your information for the site plan and engineering review.

- 4% Engineering Fees.
- Impact fees.
- Must show all existing and proposed utilities.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- slopes to be no greater than 4:1
- Need to verify if Area is being used as detention for fire station site. Proposed improvements to be out of detention area.
- Must meet all City Standards of Design and Construction.

N MN
2°58' E
NORTH

LOT 5 BLOCK B
HORIZON RIDGE ADDITION
CAB. F, PG. 130
P.R.R.C.T.
ZONING: PD-9

ROCKWALL PARKWAY
(60' PUBLIC ROW)

SSMH
FH
GAS MTR
AT&T EASEMENT
CAB. G, PG. 43

NEW 5' FIBER/UTILITY
EASMENT. REF. SURVEY

24' FIRE LANE, ACCESS
& UTILITY EASEMENT
CAB. G, PG. 43

15' TXU EASEMENT
2007-00371826

EXISTING PROPERTY LINE

260'-0"

GATE

OWNER:
CITY OF ROCKWALL
VOL. 1738, PG. 8
D.R.R.C.T.

LOT 9 BLOCK A
HORIZON RIDGE CENTER
CAB. E, PG. 149
P.R.R.C.T.
ZONING: PD-9

EXISTING FIRE
STATION

16" OAK
3X PVC RISERS
14" CYPRESS

NEW 6' TALL WROUGHT IRON
FENCE & LANDSCAPING

REF. ENLARGED CONCEPTUAL SITE
PLAN ON SHT. ZD.02 FOR ENLARGED
VIEW OF THIS AREA

- Need to verify if Area is being used as detention for fire station site. Proposed improvements to be out of detention area.

EQUIP SHELTER

NEW AT&T LEASE AREA
(553 SQ. FT.) REF. SURVEY

NEW 110' MONOPOLE TOWER

EXISTING 200' MONOPOLE
TOWER, EQUIPMENT SHELTER
& ICE BRIDGE TO REMAIN

CONCRETE
PAVING

13'-0"

10'-0"

16" OAK

15' TXU EASEMENT
2007-00371826

NEW 24' ACCESS EASEMENT
REF. SURVEY

167'-0"

CONCRETE
PAVING

CONCRETE
PAVING

EXISTING FIRE
STATION

SSCO
SSCO
SSMH
SSMH
14"
CYPRESS

CONCRETE
PAVING

GATE

GATE

GATE

FH

LOT 12 BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CAB. G, PG. 43
P.R.R.C.T.
ZONING: PD-9

SUMMER LEE DRIVE
(60' PUBLIC ROW)

BLOCK E
FOXCHASE PHASE V ADDITION
CAB. D, PG. 110
P.R.R.C.T.
ZONING: PD-9

STORM MH

15' BUILDING LINE
CAB. G, PG. 43

NOTE:
ALL NEW PLANT MATERIALS TO BE IRRIGATED PER CITY OF ROCKWALL CODES AND REGULATIONS.

1 CONCEPTUAL SITE PLAN
SCALE: (34" X 22") 1"=20'-0"
SCALE: (17" X 11") 1"=40'-0"

SCALE (FEET)
0 20 40 60 80

CELERIS GROUP

Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
www.celerisgroup.com

Engineer:
Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
Registration No: F-13992

STAMP:

PRELIMINARY
NOT FOR CONSTRUCTION

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No.	Description	Date
A	ISSUED FOR PRELIM REVIEW	08/14/19
B	ISSUED	08/16/19

AT&T

AT&T SITE NUMBER
DXL04460

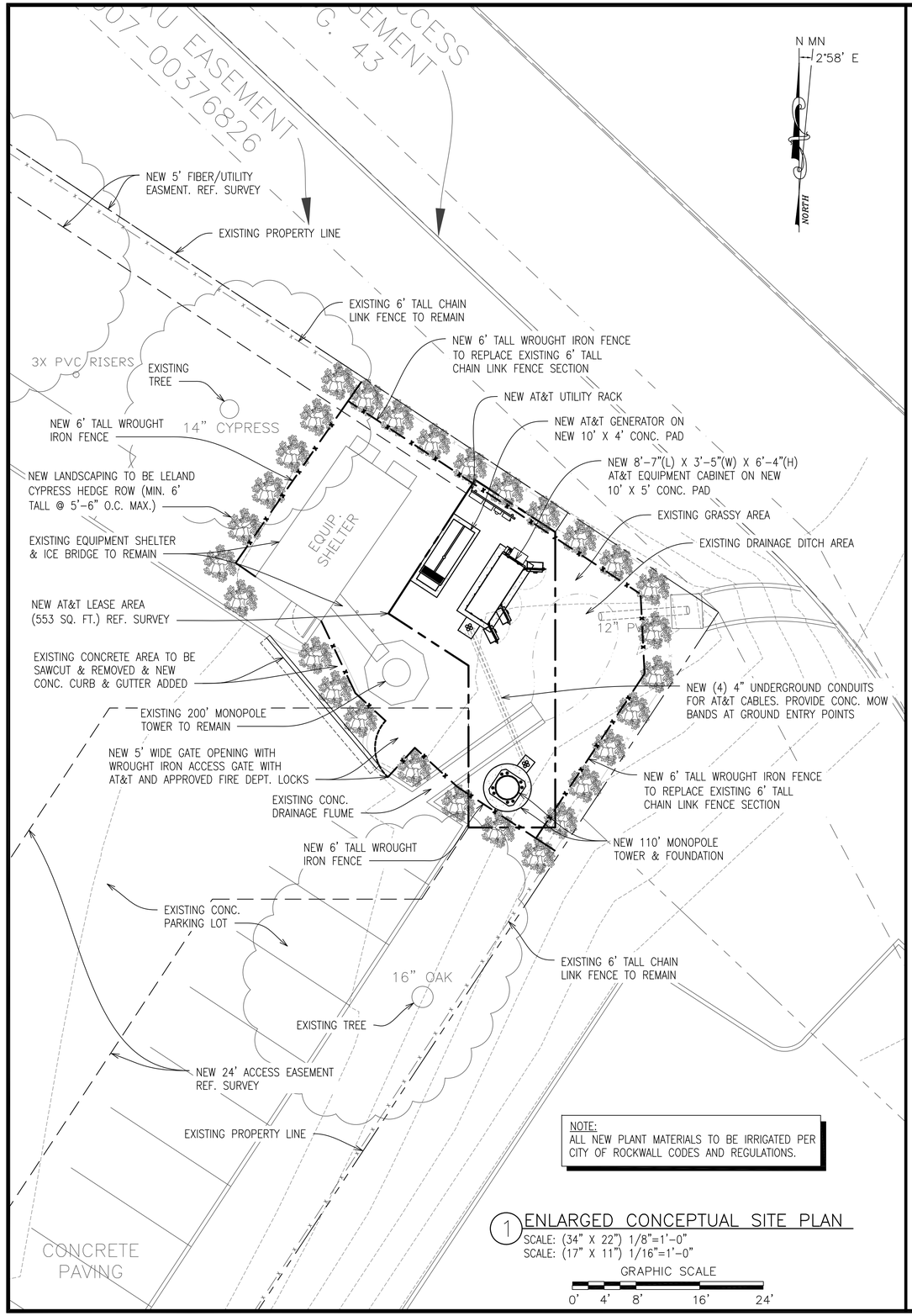
AT&T SITE NAME
FREEDOM COURT / ROCKWALL

CONCEPTUAL SITE PLAN

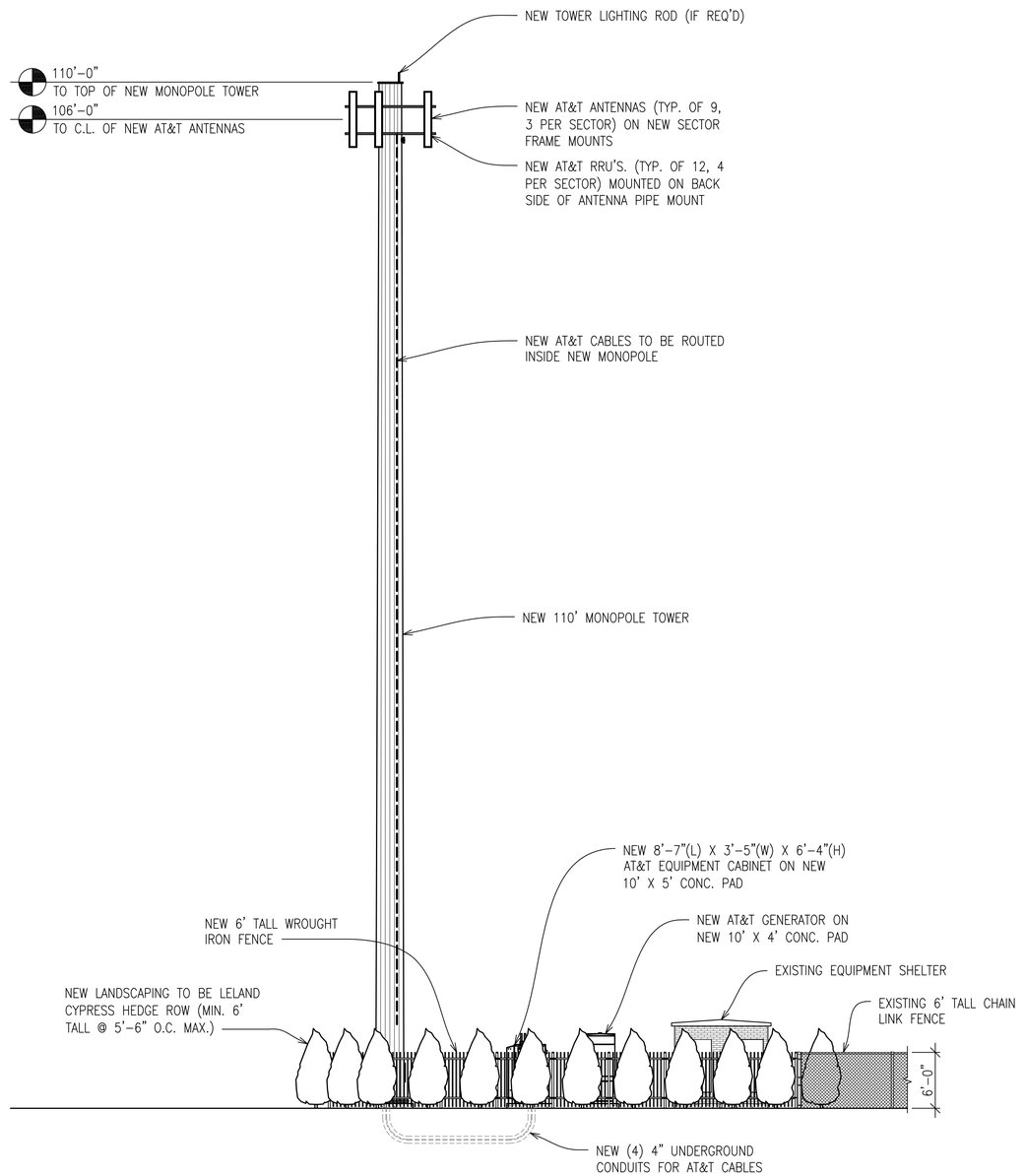
Project number	19-13702
Date	08/16/19
Drawn by	BA
Checked by	ZG

ZD.01

Scale



1 ENLARGED CONCEPTUAL SITE PLAN
SCALE: (34" X 22") 1/8"=1'-0"
SCALE: (17" X 11") 1/16"=1'-0"
GRAPHIC SCALE
0' 4' 8' 16' 24'



2 TOWER ELEVATION
SCALE: (34" X 22") 1/8"=1'-0"
SCALE: (17" X 11") 1/16"=1'-0"
GRAPHIC SCALE
0' 4' 8' 16' 24'

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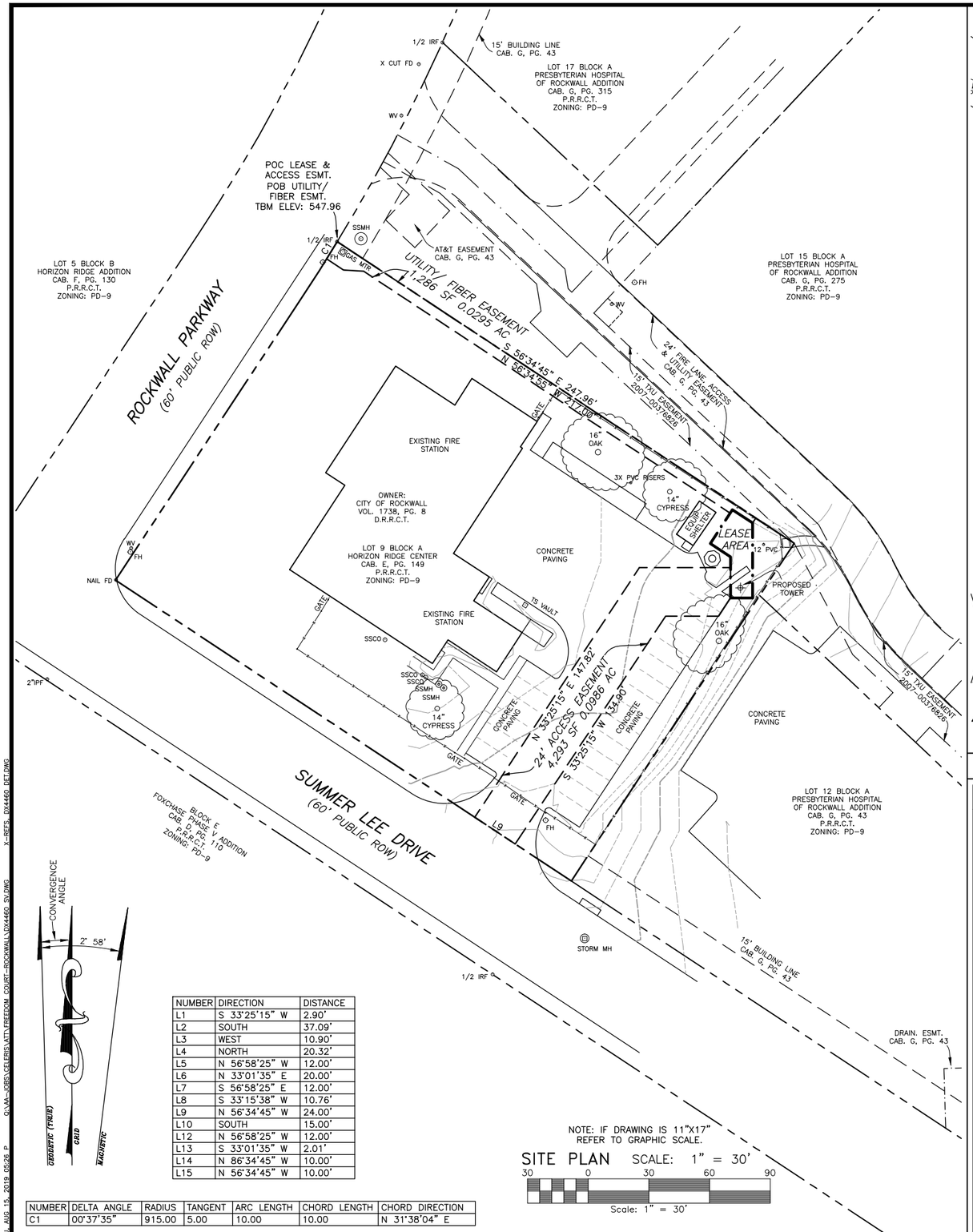
AT&T SITE NAME
FREEDOM COURT / ROCKWALL

ENLARGED CONCEPTUAL SITE PLAN / TOWER ELEVATION

Project number	19-13702
Date	08/16/19
Drawn by	BA
Checked by	ZG

ZD.02

Scale



NUMBER	DIRECTION	DISTANCE
L1	S 33°25'15" W	2.90'
L2	SOUTH	37.09'
L3	WEST	10.90'
L4	NORTH	20.32'
L5	N 56°58'25" W	12.00'
L6	N 33°01'35" E	20.00'
L7	S 56°58'25" E	12.00'
L8	S 33°15'38" W	10.76'
L9	N 56°34'45" W	24.00'
L10	SOUTH	15.00'
L12	N 56°58'25" W	12.00'
L13	S 33°01'35" W	2.01'
L14	N 86°34'45" W	10.00'
L15	N 56°34'45" W	10.00'

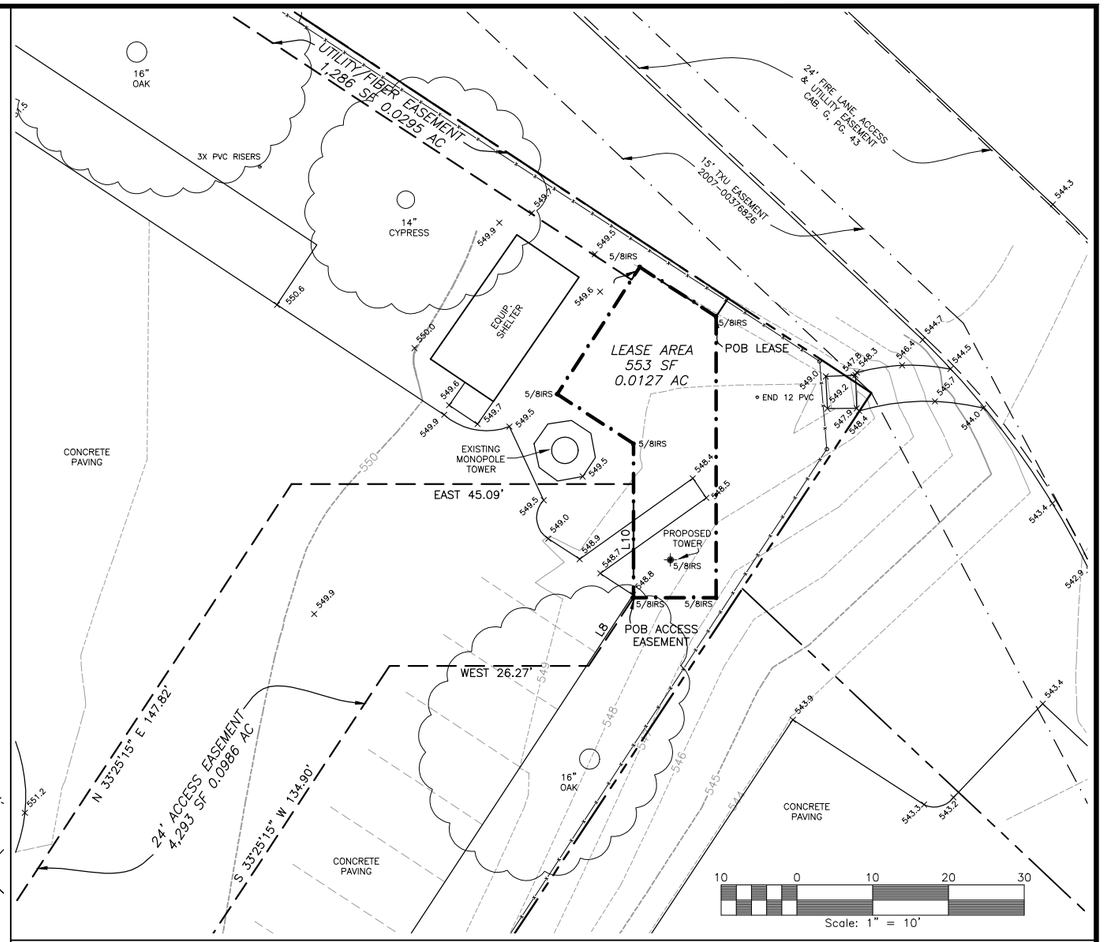
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	00°37'35"	915.00	5.00	10.00	10.00	N 31°38'04" E

NOTE: IF DRAWING IS 11"X17" REFER TO GRAPHIC SCALE.

SITE PLAN SCALE: 1" = 30'

30 0 30 60 90

Scale: 1" = 30'



ENLARGED SITE PLAN SCALE: 1" = 10'

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:

Latitude (DMS): N 32° 53' 06.5541" NAD83
Longitude (DMS): W 96° 28' 04.5605" NAD83
Latitude (DD): N 32.885154° NAD83
Longitude (DD): W 96.467933° NAD83
Ground Elevation (AMSL): 548.5 Feet

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

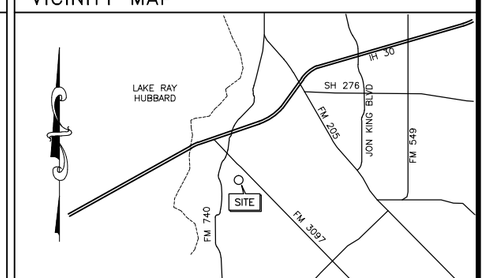
CONVERGENCE ANGLE: 1° 06' 30"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48397C0040L, DATED 09/26/2008. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

- PP – POWER POLE
- TPED – TELEPHONE RISER
- WV– WATER VALVE
- FH – FIRE HYDRANT
- TOWER CENTROID
- LP – LIGHT POLE
- EM – ELECTRIC METER
- GM – GAS METER
- IRS – IRON ROD SET
- IRF – IRON ROD FOUND
- TBM BENCH MARK
- BUILDING LINES
- FENCE LINE
- OHP POWER LINE

VICINITY MAP



SURVEYOR'S CERTIFICATE}

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the "Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas".

Kurtis R. Webb
R.P.L.S. #4125

KRW JOB NO: 216-150

Webb Surveying, Inc.
3401 Custer Road
Suite 190
Plano, TX 75023
Land Surveyors
Phone: (972) 599-2300
Fax: (972) 599-2302
mail@webbsurveying.com

SURVEY

SITE NAME: FREEDOM COURT/ROCKWALL
SITE NUMBER: DX4460
920 ROCKWALL PARKWAY
ROCKWALL, TX 75032

at&t

STATE OF TEXAS
KURTIS R. WEBB
4125
REGISTERED PROFESSIONAL LAND SURVEYOR

DRWN KRW
CK KRW

NO:	DATE:	DESCRIPTION:
1	09/12/2016	DATE OF SURVEY
2	09/19/2016	ISSUED
3	01/12/2017	ADDED NEW TOWER
4	07/26/2019	REVISED LEASE AREA
5	08/15/2019	MISC. REVISIONS
6		
7		

SV-1

THU, AUG 15, 2019 05:26 P Q:\AA-JOBS\CLIENTS\ATT\FREEDOM COURT-ROCKWALL\DX4460_SV.DWG X-REFS: DX4460_DET.DWG



City of Rockwall

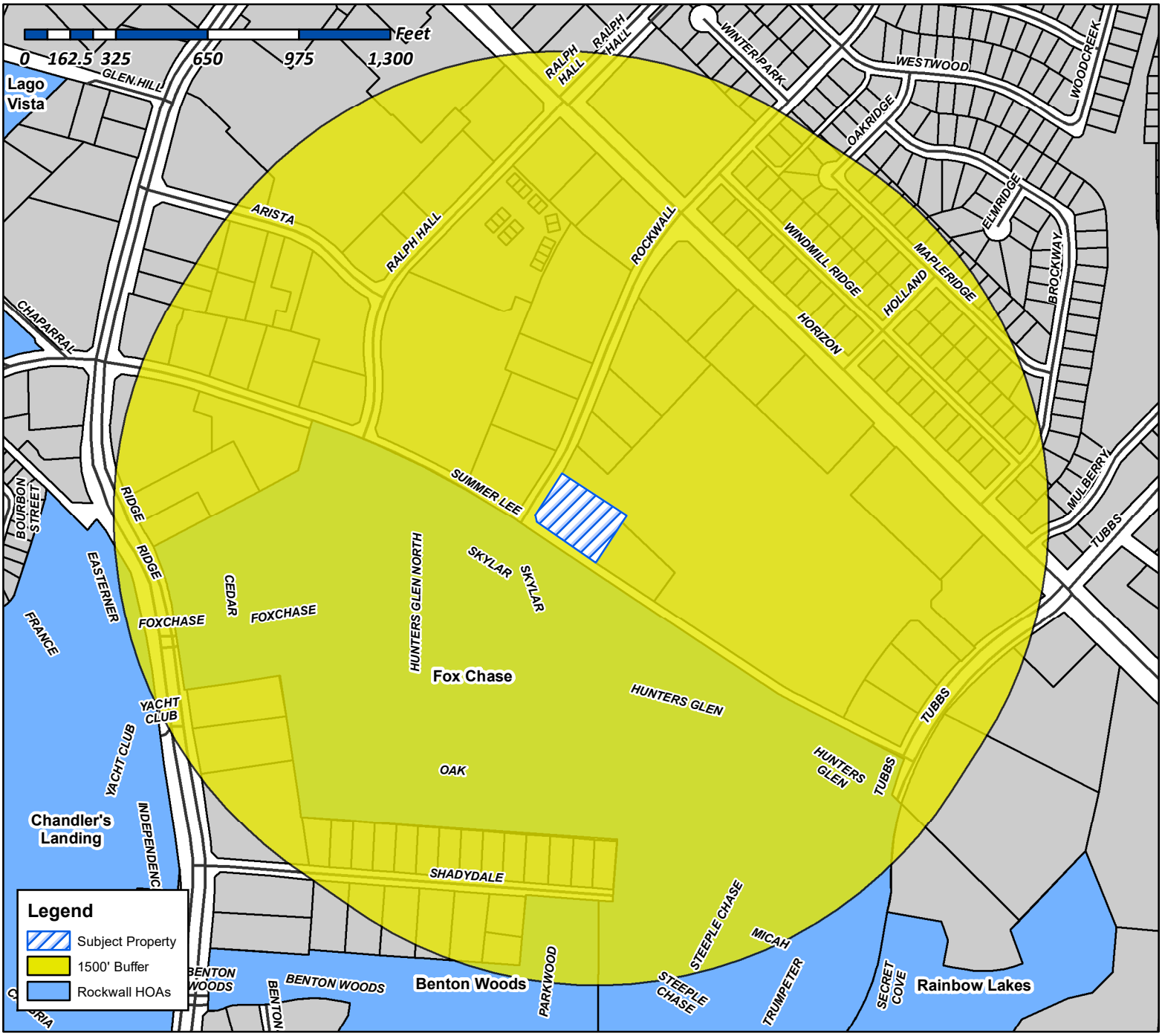
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

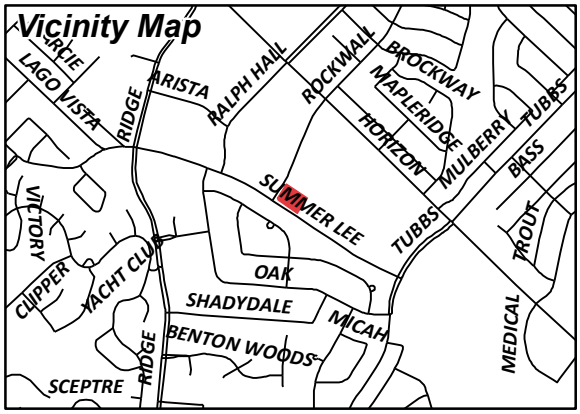
City of Rockwall

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Case Number: Z2019-019
Case Name: SUP for Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development (PD-9) District
Case Address: 920 Rockwall Parkway



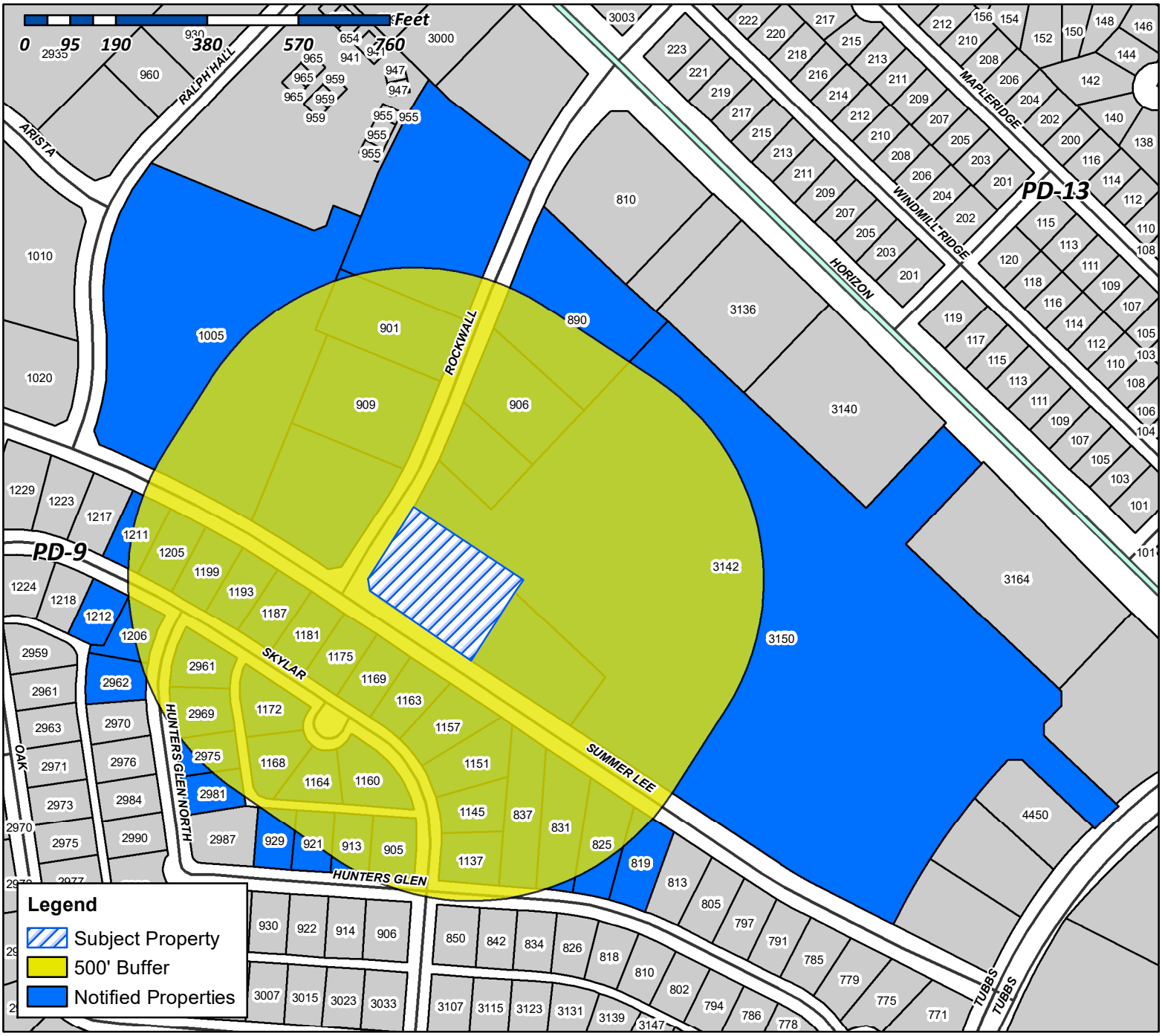
Date Created: *8/19/2019*

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

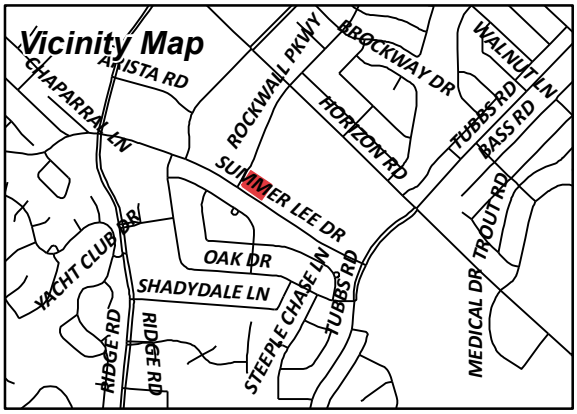
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Case Number: Z2019-019
Case Name: SUP for Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development (PD-5) District
Case Address: 920 Rockwall Parkway



Date Created: *8/19/2019*

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

CURRENT RESIDENT
1005 W RALPH HALL PKWY
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

MEEDER JEFFREY S
1137 SKYLAR DR
ROCKWALL, TX 75032

SIPPLE CHRISTOPHER C & JENNIFER N
1145 SKYLAR DR
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C
1151 SKYLAR DR
ROCKWALL, TX 75032

GEMMELL II ANTONY & CAROLYN
1157 SKYLAR DR
ROCKWALL, TX 75032

MASE RICHARD J JR & KRISTIANE K
1160 SKYLAR DR
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI
1163 SKYLAR DR
ROCKWALL, TX 75032

JAMESON JANIE
1164 SKYLAR DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1168 SKYLAR DR
ROCKWALL, TX 75032

CARROLL BENJAMIN THOMAS AND NICOLE
CAMILLE LIUDAHL
1169 SKLYAR DR
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &
1172 SKYLAR DR
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA
1175 SKYLAR DR
ROCKWALL, TX 75032

HAIL KATHLEEN
1181 SKYLAR DR
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L
1187 SKYLAR DR
ROCKWALL, TX 75032

GOINS GARY A & MELANIE K
1193 SKYLAR DR
ROCKWALL, TX 75032

WATKINS STEVEN & SARAH G
1199 SKYLAR DR
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC
120 MONT BLANC DRIVE
HEATH, TX 75032

CURRENT RESIDENT
1205 SKYLAR DR
ROCKWALL, TX 75032

GRAVES CARL L & SANDRA L
1206 SKYLAR DR
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L
1211 SKYLAR DR
ROCKWALL, TX 75032

WINDELS R LEONARD
1212 SKYLAR DRIVE
ROCKWALL, TX 75032

ARHC RMRWLTX01 LLC
1735 MARKET ST 0
PHILADELPHIA, PA 19103

GUO ZHENJING AND
2017 RUMSON DRIVE
ARLINGTON, TX 76006

YV ROCKWALL REALTY HOLDINGS LLC
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

BROWN DORIS MAE TRUST
2400 LEGEND DR
HEATH, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM
2961 HUNTERS GLN N
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER
POWELL AND
2962 HUNTERS GLEN N
ROCKWALL, TX 75032

CARPENTER DWIGHT D & LINDA K
2969 HUNTERS GLN N
ROCKWALL, TX 75032

CHANCELLOR CINDY R
2975 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

CURRENT RESIDENT
2981 N HUNTERS GLEN
ROCKWALL, TX 75032

CURRENT RESIDENT
3142 HORIZON
ROCKWALL, TX 75032

CURRENT RESIDENT
3150 3150 HORIZON
ROCKWALL, TX 75032

CAMBRIDGE ROCKWALL LTD
4500 DORR ST
TOLEDO, OH 43615

BLPT LLC
5 BROCKFIELD CT
HEATH, TX 75032

SPT IVEY ROCKWALL MOB LLC
591 WEST PUTNAM AVENUE
GREENWICH, CT 06830

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD 0
ARLINGTON, TX 76011

JOSEPH MATHEW CORBETE AND SARAH KATHRYN
819 HUNTERS GLEN
ROCKWALL, TX 75032

GIELOW JOHN L & LISA LEE
825 HUNTERS GLN
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE
831 HUNTERS GLEN
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL
837 HUNTERS GLEN
ROCKWALL, TX 75032

CURRENT RESIDENT
890 ROCKWALL PKWY
ROCKWALL, TX 75032

MRP INVESTMENTS INC
901 ROCKWALL PKWY
ROCKWALL, TX 75032

MILLER JAYME AND JASON T
905 HUNTERS GLEN
ROCKWALL, TX 75032

CURRENT RESIDENT
906 ROCKWALL PKWY
ROCKWALL, TX 75032

CURRENT RESIDENT
909 ROCKWALL PKWY
ROCKWALL, TX 75032

CURRENT RESIDENT
913 N HUNTERS GLEN
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN
921 HUNTERS GLEN
ROCKWALL, TX 75032

LEAL JAIME & LORI DEANN GILLILAN
929 HUNTERS GLEN
ROCKWALL, TX 75032

CHRISMER LANE LTD
960 W RALPH HALL PKWY
ROCKWALL, TX 75032

PARKHILL GAIL C &
PO BOX 100
PARIS, TX 75461

SEYMORE REVOCABLE LIVING TRUST
PO BOX 1987
ROCKWALL, TX 75087

August 16, 2019

The Honorable Members of
The Rockwall City Council and The Rockwall Planning and Zoning Commission
385 S. Goliad Street
Rockwall. TX 75097

RE: Letter of Intent - SUP for a Wireless Communication Tower at 920 Rockwall Parkway

Dear Members of the City Council and Planning and Zoning Commission:

AT&T, represented by Crafton Communications, is pleased to submit this Application for SUP to allow development of a 110 FT Monopole Communication Tower with a landscaped equipment compound at 920 Rockwall Parkway. The proposed site part of the Fire Station property at that location.

The subject facility is needed to meet the rapidly increasing demand for wireless voice and data services in the residential and retail neighborhoods surrounding the fire station. This demand has placed a strain on AT&T's limited capacity. AT&T would like to stress, however, that this proposal is aimed at addressing the concern for better wireless coverage well before there is a problem for general or emergency calls.

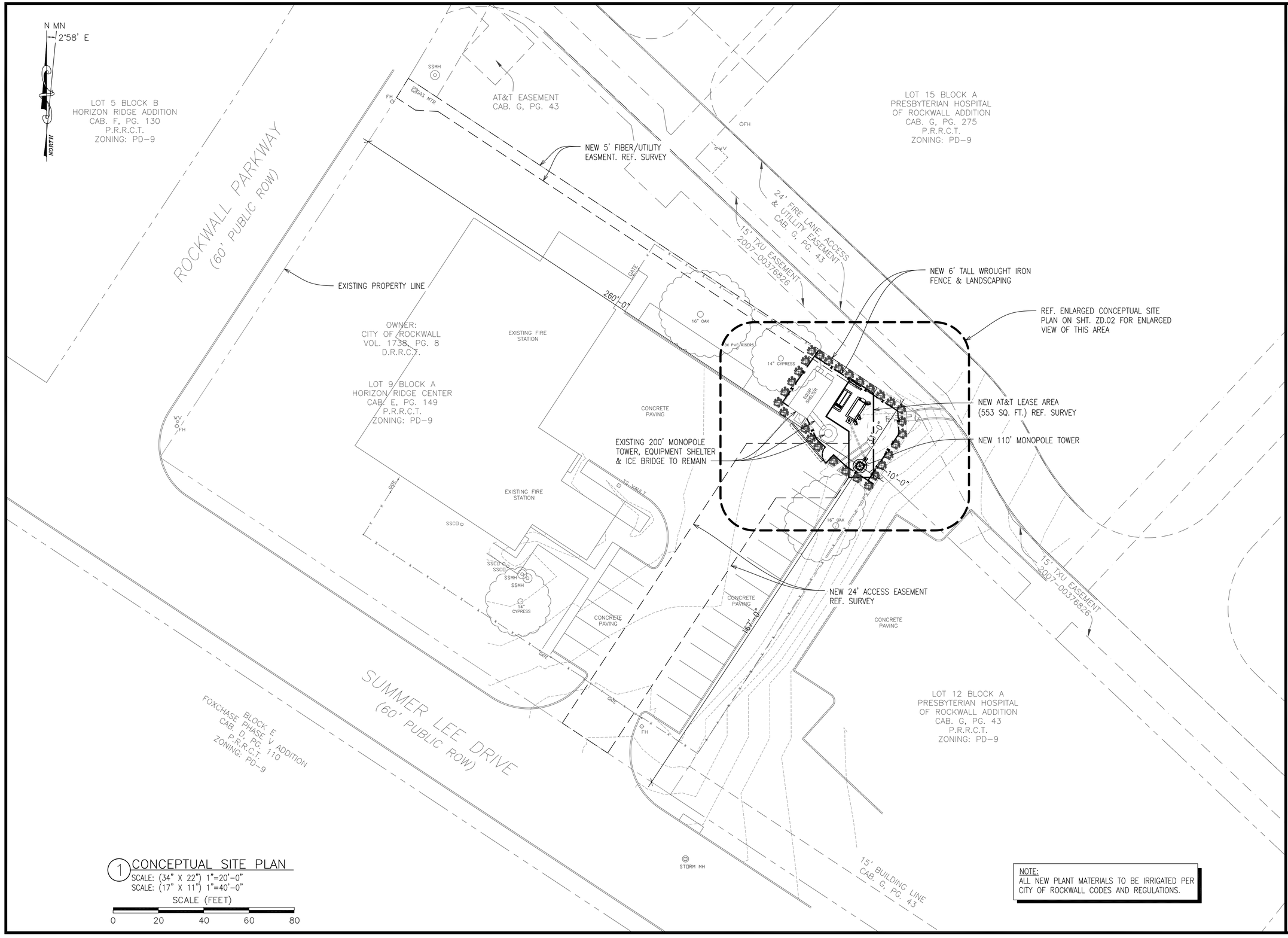
The search for a site was thorough, and it should be noted that there were no opportunities for collocating on existing structures, an option that is much preferred whenever possible. With approval of this site, the City will be encouraging other telecom carriers to collocate on the AT&T structure, which will be made available for leasing at market rates established by master lease agreements within the industry.

This proposal is also an opportunity to make the existing telecom site more attractive. AT&T is planning to remove some of the existing chain link fencing and replace it with decorative wrought iron, surrounding the existing equipment as well as the new equipment. This fence in turn will be surrounded with evergreen Leyland Cypress trees.

AT&T is proud to be of service to the people who call Rockwall home. This un-manned site will work hard in its service to the community while placing no service demand on drainage, water, sewer, schools, parks or roads.

We look forward to visiting with you regarding this project.
Thank you for your thoughtful consideration.

Doug Henderson, AICP
Site Acquisition Contractor
Crafton Communications, Inc.
1870 Crown Drive, Suite 1500
Dallas, TX 75234
817-729-7006



1 CONCEPTUAL SITE PLAN
SCALE: (34" X 22") 1"=20'-0"
SCALE: (17" X 11") 1"=40'-0"

SCALE (FEET)
0 20 40 60 80

NOTE:
ALL NEW PLANT MATERIALS TO BE IRRIGATED PER CITY OF ROCKWALL CODES AND REGULATIONS.

CELERIS GROUP

Celeris Group Consulting Engineers
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Arlington, TX 76010
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Fax: 817-460-0677
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Engineer:
Celeris Group Consulting Engineers
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Phone: 817-446-1700
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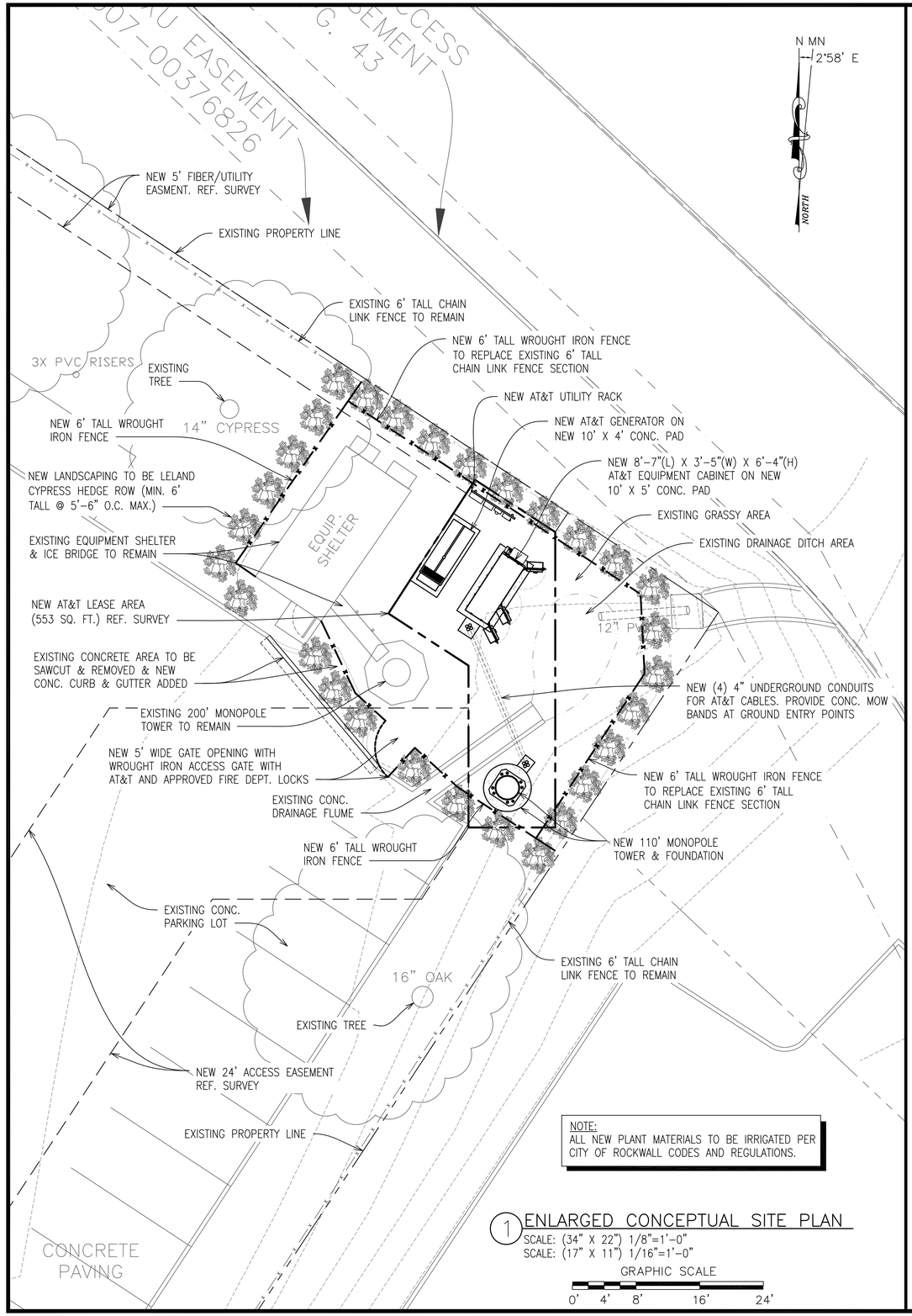
AT&T SITE NAME
FREEDOM COURT / ROCKWALL

CONCEPTUAL SITE PLAN

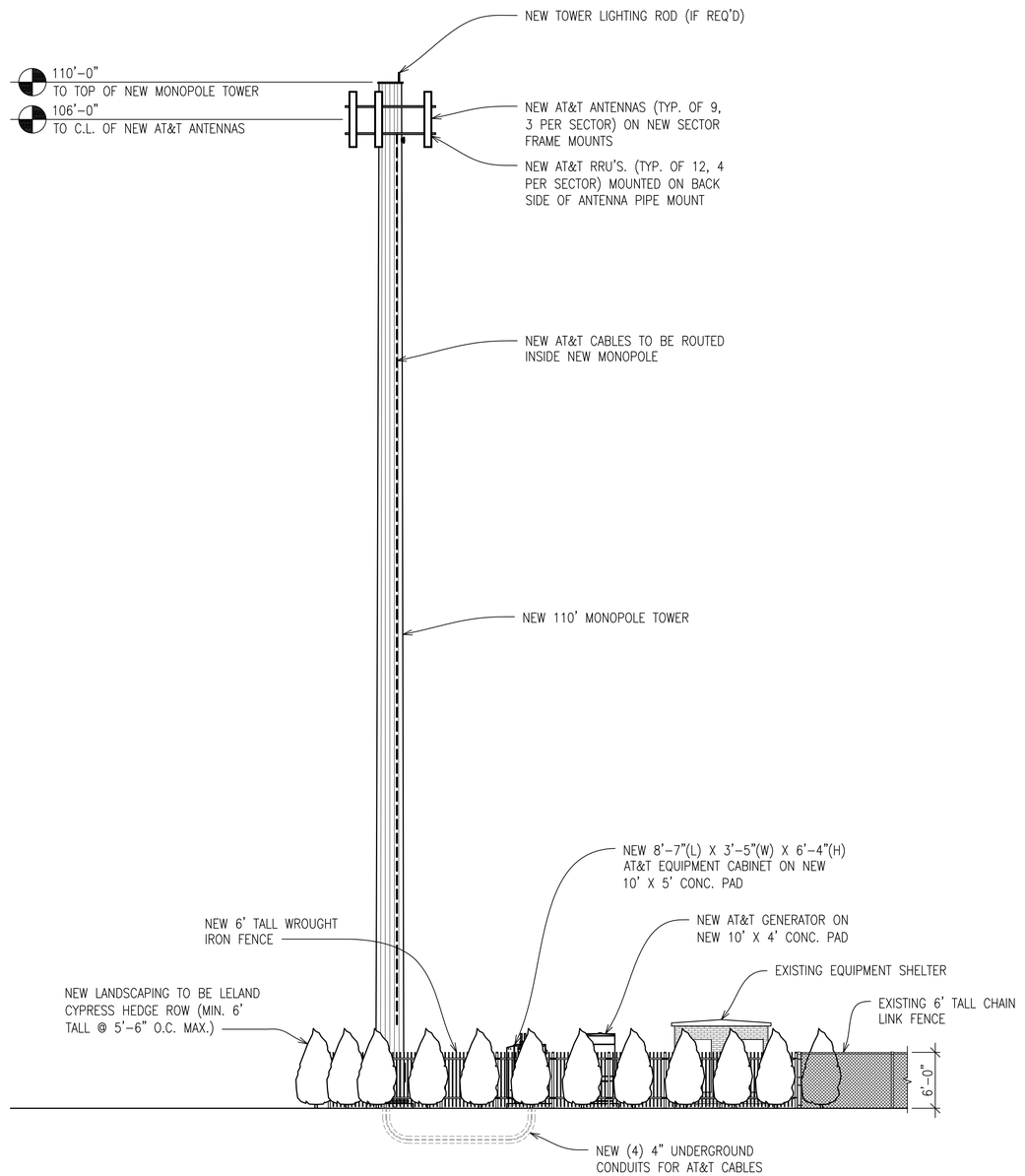
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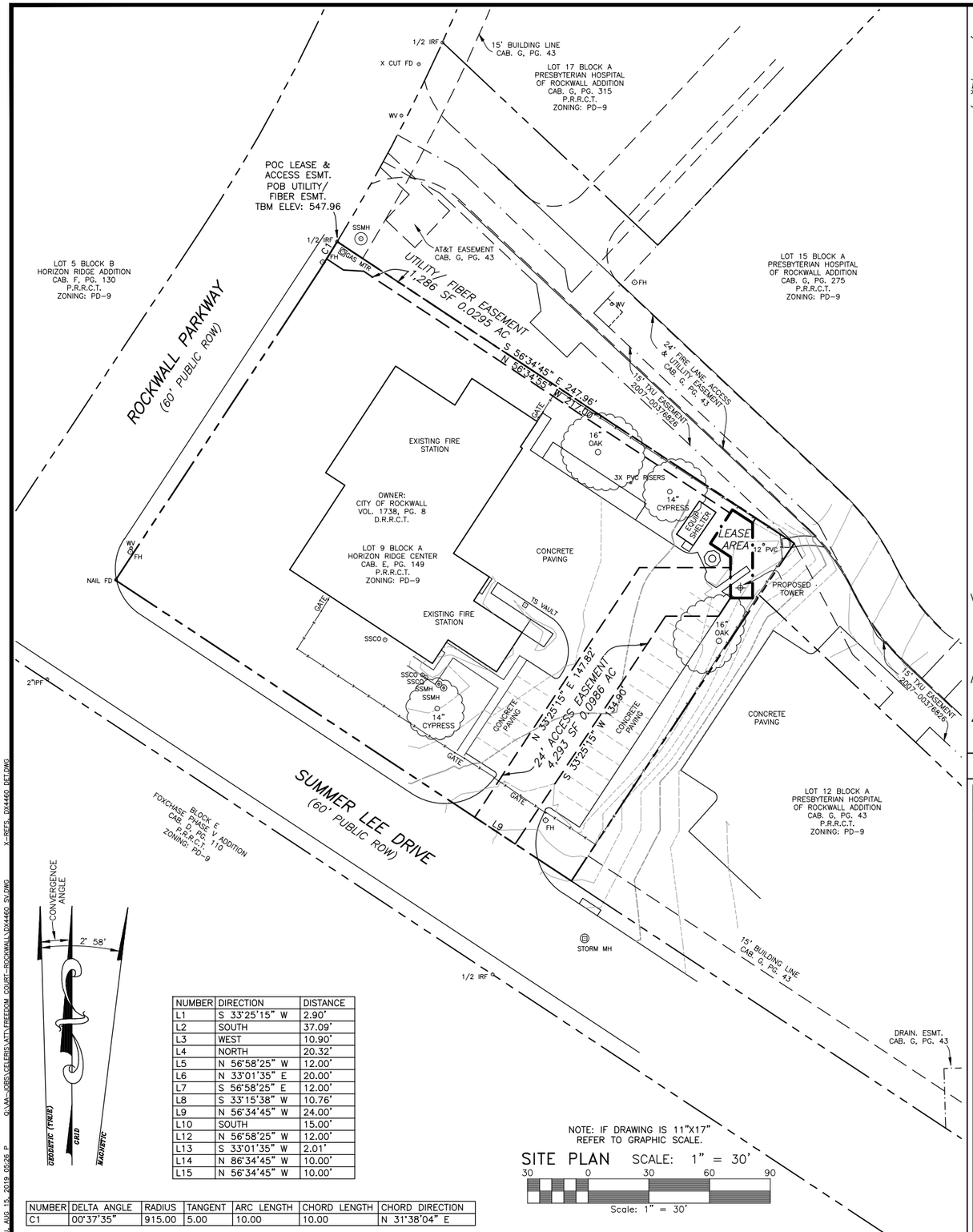
AT&T SITE NAME
FREEDOM COURT / ROCKWALL

ENLARGED CONCEPTUAL SITE PLAN / TOWER ELEVATION

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Date	08/16/19
Drawn by	BA
Checked by	ZG

ZD.02

Scale



NUMBER	DIRECTION	DISTANCE
L1	S 33°25'15" W	2.90'
L2	SOUTH	37.09'
L3	WEST	10.90'
L4	NORTH	20.32'
L5	N 56°58'25" W	12.00'
L6	N 33°01'35" E	20.00'
L7	S 56°58'25" E	12.00'
L8	S 33°15'38" W	10.76'
L9	N 56°34'45" W	24.00'
L10	SOUTH	15.00'
L12	N 56°58'25" W	12.00'
L13	S 33°01'35" W	2.01'
L14	N 86°34'45" W	10.00'
L15	N 56°34'45" W	10.00'

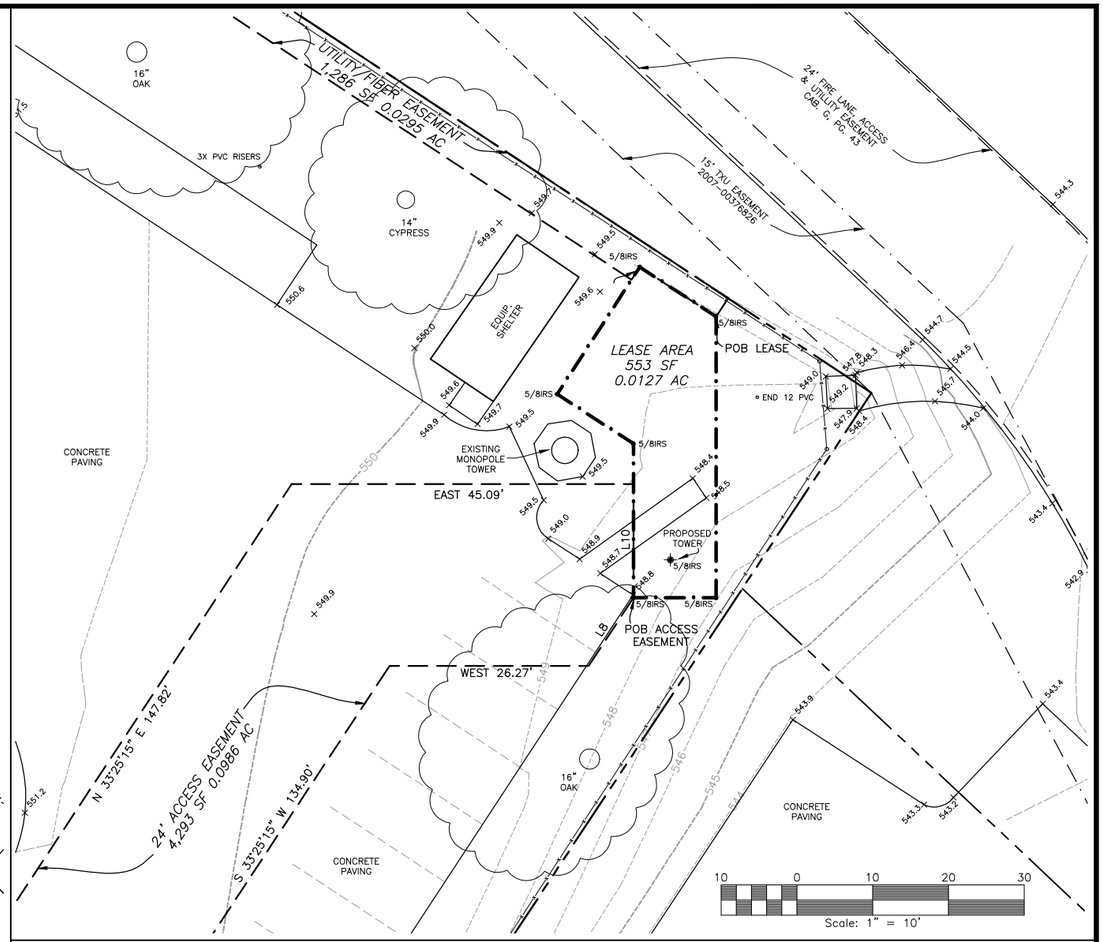
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	00°37'35"	915.00	5.00	10.00	10.00	N 31°38'04" E

NOTE: IF DRAWING IS 11"X17" REFER TO GRAPHIC SCALE.

SITE PLAN SCALE: 1" = 30'

30 0 30 60 90

Scale: 1" = 30'



ENLARGED SITE PLAN SCALE: 1" = 10'

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:

Latitude (DMS): N 32° 53' 06.5541" NAD83
Longitude (DMS): W 96° 28' 04.5605" NAD83
Latitude (DD): N 32.885154° NAD83
Longitude (DD): W 96.467933° NAD83
Ground Elevation (AMSL): 548.5 Feet

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

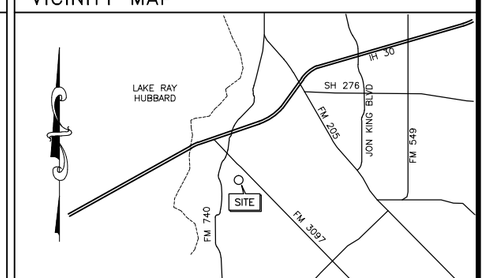
CONVERGENCE ANGLE: 1° 06' 30"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48397C0040L, DATED 09/26/2008. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

- PP – POWER POLE
- TPED – TELEPHONE RISER
- WV– WATER VALVE
- FH – FIRE HYDRANT
- TOWER CENTROID
- LP – LIGHT POLE
- EM – ELECTRIC METER
- GM – GAS METER
- IRS – IRON ROD SET
- IRF – IRON ROD FOUND
- TBM BENCH MARK
- BUILDING LINES
- FENCE LINE
- OHP POWER LINE

VICINITY MAP



SURVEYOR'S CERTIFICATE}

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the "Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas".

Kurtis R. Webb
R.P.L.S. #4125

KRW JOB NO: 216-150

Webb Surveying, Inc.
3401 Custer Road
Suite 190
Plano, TX 75023
Land Surveyors
Phone: (972) 599-2300
Fax: (972) 599-2302
mail@webbsurveying.com

SURVEY

SITE NAME: FREEDOM COURT/ROCKWALL
SITE NUMBER: DX4460
920 ROCKWALL PARKWAY
ROCKWALL, TX 75032

at&t

STATE OF TEXAS
KURTIS R. WEBB
4125
REGISTERED PROFESSIONAL LAND SURVEYOR

DRWN KRW
CK KRW

NO:	DATE:	DESCRIPTION:
1	09/12/2016	DATE OF SURVEY
2	09/19/2016	ISSUED
3	01/12/2017	ADDED NEW TOWER
4	07/26/2019	REVISED LEASE AREA
5	08/15/2019	MISC. REVISIONS
6		
7		

SV-1

THU, AUG 15, 2019 05:26 P Q:\AA-JOBS\CLIENTS\ATT\FREEDOM COURT-ROCKWALL\DX4460_SV.DWG X-REFS: DX4460_DET.DWG

PARENT TRACT

Being a tract or land, situated In the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, State of Texas, and being a part of Tract 1 as recorded in Volume 1119, Page 246, of the Deed Records of
Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the TxDOT right–of–way concrete monument located on the west right–of–way of FM 3097, and also being 515.34 feet south of the centerline of Rockwall Parkway, THENCE N 45° 46' 04" W, for a distance of 465.34 feet to a 1/2" iron rod set for a corner; THENCE S 44° 15' 22" W, for a distance of 33.49 feet to a 1/2" iron rod set for a corner; THENCE along a curve to the left having a central angle of 22s 06' 20", a radius of 795.00 feet, for length of 306.72 feet to a 1/2" iron rod set for a corner; THENCE S 22° 09' 01" W for a distant of 471.78 feet to a 1/2" iron rod set for a corner; THENCE along a curve to the right having a central angle of 9° 49' 03", a radius of 915.00 feet, for length of 146.46 feet to a 1/2" iron rod set for a corner and also being the POINT OF BEGINNING;

THENCE S 56° 34' 45" E for a distant of 270.62 feet to a 1/2" iron rod set for a corner;

THENCE S 33° 25 33" VV. for a distant of 200.00 feet to a 1/2" iron rod set for a corner;

THENCE N 56° 34' 45" W, for a distant of 270.00 feet to a 1/2" iron rod set for a corner;

THENCE N 33 25' 38"W for a distant of 166.37 feet to a 1/2" iron rod set for a corner;

THENCE along a curve to the left having a central angle of 2° 06' 22", a radius of 915.00 feet, for a length of 33.63 feet to a 1/2" iron rod for a POINT OF BEGINNING and containing 1.2393 acres (54,007 SF) of land, more or less.

BEING that certain tract of land as described by Special Warranty Deed dated October 15, 1999, and conveyed to City of Rockwall, Texas, recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas.

LEASE AREA

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right–of–way line of Rockwall Parkway (60' public right–of–way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

1. SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB–4125";
2. WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB–4125";
3. NORTH, a distance of 20.32 feet to a 5/8" iron rod set with cap marked "WEBB–4125";
4. North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a 5/8" iron rod set with cap marked "WEBB–4125";
5. North 33 degrees 01 minutes 35 seconds East, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB–4125";
6. South 56 degrees 58 minutes 25 seconds East, a distance of 12.00 feet to the POINT OF BEGINNING hereof and containing 0.0127 acres or 553 square feet of land, more or less.

ACCESS EASEMENT

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right–of–way line of Rockwall Parkway (60' public right–of–way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

1. South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to a 5/8" iron rod set with cap marked "WEBB–4125" for the northeast corner of the lease area described hereon;
2. Along the east line of said lease area, SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB–4125" for the southeast corner of said lease area;
3. Along the south line of said lease area, WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB–4125" for the most southerly southwest corner of said lease area and the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

1. South 33 degrees 15 minutes 38 seconds West, a distance of 10.76 feet to a Point;
2. WEST, a distance of 26.27 feet to a Point;
3. South 33 degrees 25 minutes 15 seconds West, a distance of 134.90 feet to a Point on the northerly right–of–way line of Summer Lee Drive (60' public right–of–way);

THENCE along the northerly right–of–way line of Summer Lee Drive, North 56 degrees 34 minutes 45 seconds West, a distance of 24.00 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

1. North 33 degrees 25 minutes 15 seconds East, a distance of 147.82 feet to a Point;
2. EAST, a distance of 45.09 feet to a Point on the west line of said lease area;
3. Along the west line of said lease area, SOUTH, a distance of 15.00 feet to the POINT OF BEGINNING hereof and containing 0.0986 acres or 4,293 square feet of land, more or less.

UTILITY/FIBER EASEMENT

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right–of–way line of Rockwall Parkway (60' public right–of–way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

1. South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to a Point;
2. North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a Point;
3. South 33 degrees 01 minutes 35 seconds West, a distance of 2.01 feet to a Point;
4. North 56 degrees 34 minutes 55 seconds West, a distance of 217.00 feet to a Point;
5. North 86 degrees 34 minutes 45 seconds West, a distance of 10.00 feet to a Point;
6. North 56 degrees 34 minutes 45 seconds West, a distance of 10.00 feet to a Point, same being on the easterly right–of–way line of Rockwall Parkway;

THENCE along the easterly line of Rockwall Parkway, and along a curve to the left having a radius of 915.00 feet, an arc distance of 10.00 feet, through a central angle of 00 degrees 37 minutes 35 seconds,
and whose chord bears North 31 degrees 38 minutes 04 seconds East, a distance of 10.00 feet to the POINT OF BEGINNING hereof and containing 0.0295 acres or 1,286 square feet of land, more or less.

EASEMENT NOTES:

Channel Easement for Highway Purposes by Kirby Albright to State of Texas, dated 3/1/1969 recorded 3/10/1969 in book 86 page 97. Does not affect the subject tract.

Sewer Easements for Existing Lines by Whittle Development Corporation to City of Rockwall, dated 3/12/1987 recorded 3/26/1987 in Volume 313, Page 232. Does not affect the subject tract.

Easement and Right of Way by Schlumberger Technology Corporation, a Texas Corporation to Texas Utilities Electric Company, a Texas Corporation, dated 5/18/1994 recorded 6/9/1994 in Volume 909, Page 192. Does not affect the subject tract.

Mineral Deed between J.L. Parker and Helen Alexander, the wife of J.D. Alexander dated 3/31/1966 in Volume 75, Page 201. Affects parent tract.

Mineral Reservation in Deed between The National Life and Accident Insurance Company dated 11/1/1940 in Volume 36, Page 233. Affects parent tract.

Plat recorded 8/9/1968 in book 2 page 5. Does not affect the subject tract.

Plat recorded 12/28/2001 in Instrument No. 247845 (Cabinet E, Page 149, Plat Records, Rockwall County, Texas). Pertains to the parent tract.

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:

Latitude (DMS): N 32° 53' 06.5541" NAD83
Longitude (DMS): W 96° 28' 04.5605" NAD83
Latitude (DD): N 32.885154° NAD83
Longitude (DD): W 96.467933° NAD83
Ground Elevation (AMSL): 548.5 Feet

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

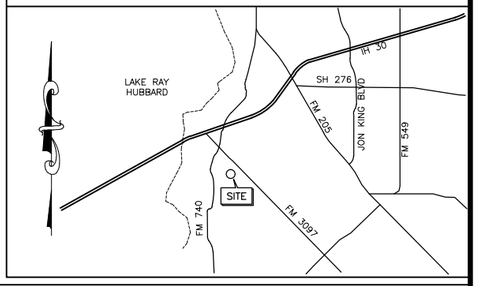
CONVERGENCE ANGLE: 1° 06' 30"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY–PANEL NUMBER 48397C0040L, DATED 09/26/2008. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

- PP – POWER POLE
- TPED – TELEPHONE RISER
- WV– WATER VALVE
- FH – FIRE HYDRANT
- TOWER CENTROID
- LP – LIGHT POLE
- EM – ELECTRIC METER
- GM – GAS METER
- IRS – IRON ROD SET
- IRF – IRON ROD FOUND
- TBM – BENCH MARK
- BUILDING LINES
- FENCE LINE
- OHP – POWER LINE

VICINITY MAP



SURVEYOR'S CERTIFICATE}

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights–of–way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the "Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas".

Kurtis R. Webb
R.P.L.S. #4125

KRW JOB NO: 216–150

Webb Surveying, Inc.
3401 Custer Road
Suite 270
Plano, TX 75023
Phone: (972) 599–2300
Fax: (972) 599–2302
mail@webbsurveying.com

SURVEY

SITE NAME: FREEDOM COURT/ROCKWALL
SITE NUMBER: DX4460
920 ROCKWALL PARKWAY
ROCKWALL, TX 75032

at&t

STATE OF TEXAS
REGISTERED
KURTIS R. WEBB
4125
PROFESSIONAL
LAND SURVEYOR

DRWN KRW
CK KRW

NO:	DATE:	DESCRIPTION:
1	09/12/2016	DATE OF SURVEY
2	09/19/2016	ISSUED
3	01/12/2017	ADDED NEW TOWER
4	07/26/2019	REVISED LEASE AREA
5	08/15/2019	MISC. REVISIONS
6		
7		

SV–2

THU, AUG 15, 2019 05:26 P Q:\AA–JOBS\CLIENTS\ATT\FREEDOM COURT–ROCKWALL\DX4460 SV.DWG X–REFS: DX4460 DET.DWG

LEASE AREA and SUP ZONING PARCEL
AT&T at 920 Rockwall Parkway, Rockwall, Texas

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60’ public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

1. SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB-4125";

2. WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125";

3. NORTH, a distance of 20.32 feet to a 5/8" iron rod set with cap marked "WEBB-4125";

4. North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";

5. North 33 degrees 01 minutes 35 seconds East, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";

6. South 56 degrees 58 minutes 25 seconds East, a distance of 12.00 feet to the POINT OF BEGINNING hereof and containing 0.0127 acres or 553 square feet of land, more or less.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *FREESTANDING COMMERCIAL ANTENNA* IN A GENERAL RETAIL (GR) DISTRICT, SITUATED ON A 0.0055-ACRE PORTION OF A LARGER 1.24-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK 1, HORIZON RIDGE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Doug Henderson of Crafton Communications on behalf of the owner for the approval of a Specific Use Permit (SUP) to allow a *freestanding commercial antenna* in a General Retail (GR) District on a 0.0055-acre portion of a larger 1.24-acre parcel of land being described as Lot 9 Block 1, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 920 Rockwall Parkway, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *freestanding commercial antenna* as stipulated by Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4*, General Retail (GR) District,* of Section 4*, Commercial Districts,* of Article V*,*

PREVIOUS 08.19.2019

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

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *freestanding commercial antenna* on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The *freestanding commercial antenna* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B'* and *'C'* of this ordinance;

2) The developer shall plant a thick vegetative screening utilizing three (3) tiered screening (*i.e. small to mid-size shrubs, large shrubs or accent trees, and canopy trees*) adjacent to the boundaries of the leased area.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF OCTOBER, 2019.

DRAFT ORDINANCE 08.21.19

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *September 16, 2019*

2nd Reading: *October 7, 2019*

DRAFT ORDINANCE 08.27.2019

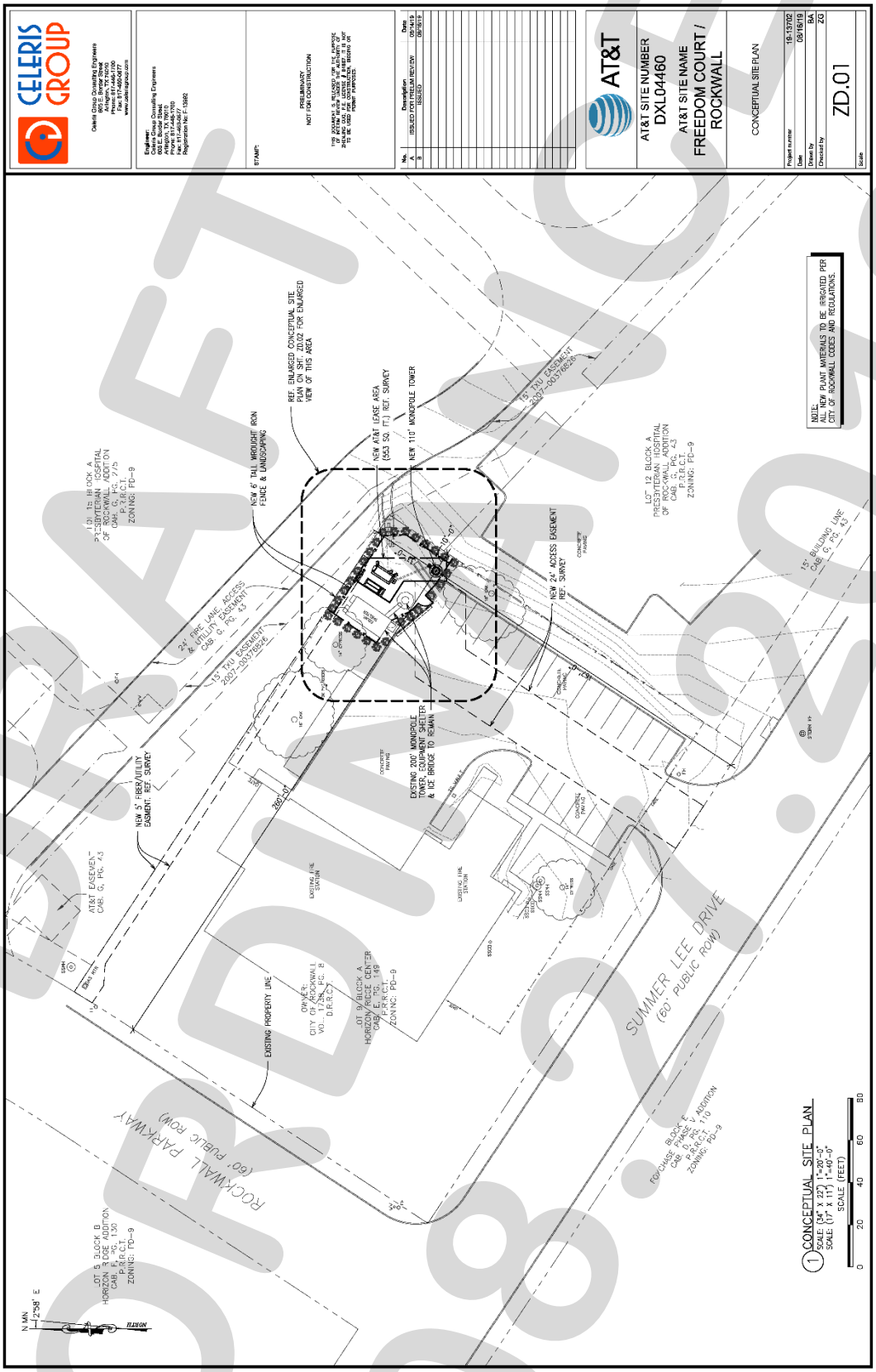
Exhibit 'A'
Zoning Exhibit

Address: *920 Rockwall Parkway*
Legal Description: *Lot 9, Block A, Horizon Ridge Center Addition*



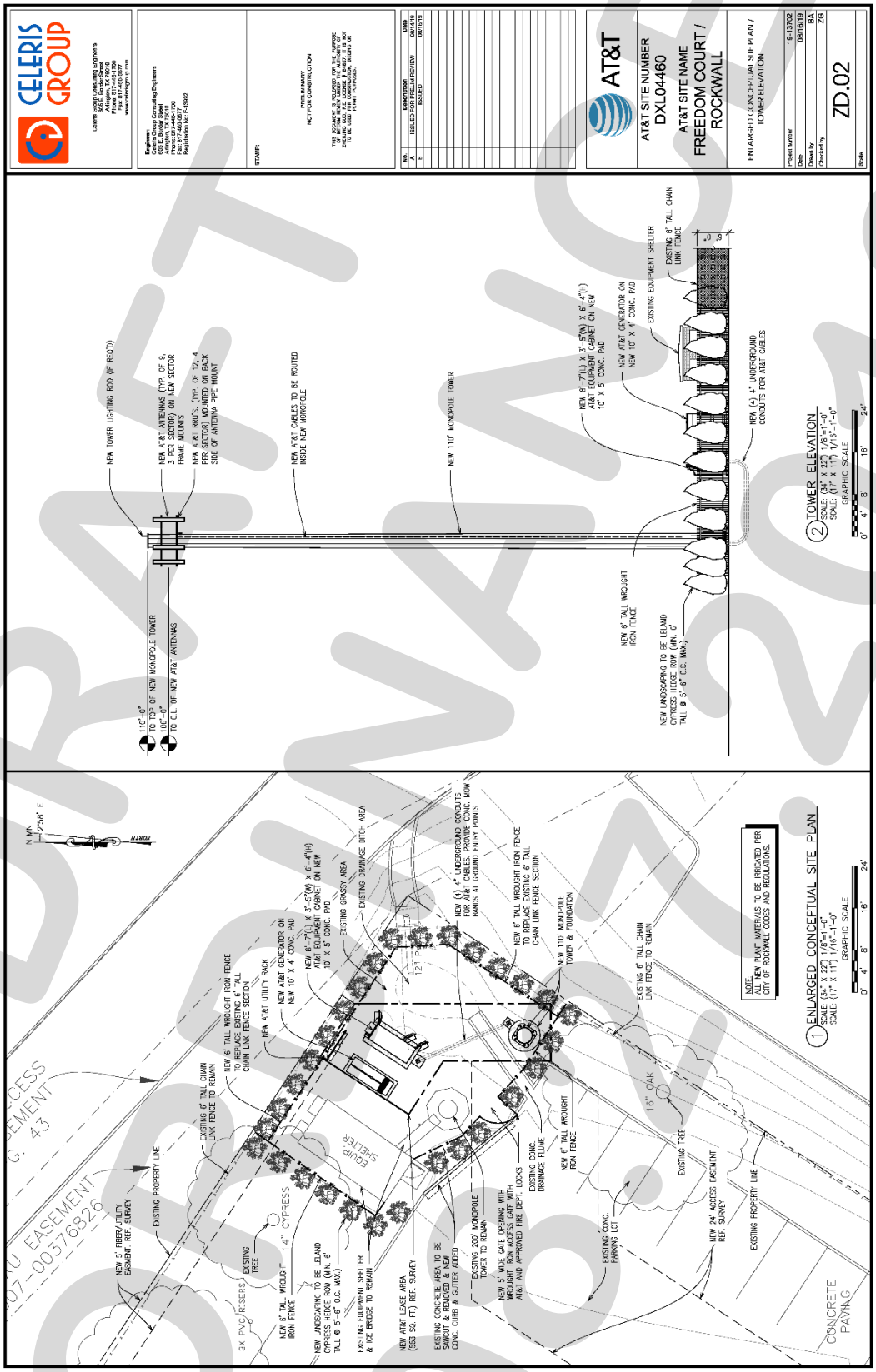
PROOF 08/08/19

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 08.27.19

Exhibit 'C':
Conceptual Elevation



DRAFT 09/17/2019

City of Rockwall

Project Plan Review History

Project Number	Z2019-020	**Owner**	PEOPLES, DAVID	**Applied**	8/20/2019 LM
Project Name	Zoning Change AG to C	**Applicant**	TODD PANZNER	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
5651 GREEN CIR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	1-1		1-1	0022-0000-0001-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Building Inspections D(	Russell McDowell	8/20/2019	8/20/2019	8/20/2019		APPROVED	
ENGINEERING	JEREMY WHITE	8/20/2019	8/27/2019	8/21/2019	1	COMMENTS	See Comments

(8/21/2019 12:54 PM JMW)
** The following is for your information for the site plan and engineering review.

- 4% Engineering Fees.
- Impact fees.
- All parking to be 20'x9' and parallel spaces to be 22'x9'.
- Must show all existing and proposed utilities.
- Water and Sewer Utilities shall be Minimum of 8-inch diameter and meet City Specs.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Flood Study will have to be performed to determine the 100-Yr fully developed floodplain and water surface elevations that is on this property. Any reclamation of floodplain will require study. Must conform to Cities Flood Hazard Damage and Prevention Ordinance and Standards of Design.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- TxDOT has plans to widen SH 276 (see attached image of schematic) A reserve area for future ROW to be acquired by TxDOT will need to be provided.
- Must meet all City Standards of Design and Construction.

(8/22/2019 1:46 PM JMW)
- Need to show that Blackland WSC can serve the location with the proper fire flow and that it doesn't exceed their allotted service connections per the City contract.

FIRE	Kevin Clark	8/20/2019	8/27/2019	8/22/2019	2	APPROVED	
PLANNING	David Gonzales	8/20/2019	8/27/2019	8/21/2019	1	COMMENTS	See comments

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

(8/21/2019 4:21 PM DG)
Z2019-020: Zoning Change from AG to C – Green Circle
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276.

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2019-020) in the lower right hand corner of all pages on future submittals.

I.4 The proposed zoning change shall conform to all standards and requirements of the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 If approved, the proposed zoning shall conform to all standards and requirements of Article V, of the Unified Development Code (UDC); including the SH-276 Overlay (SH-276 OV) District, General Commercial District standards, and the District Development Standards.

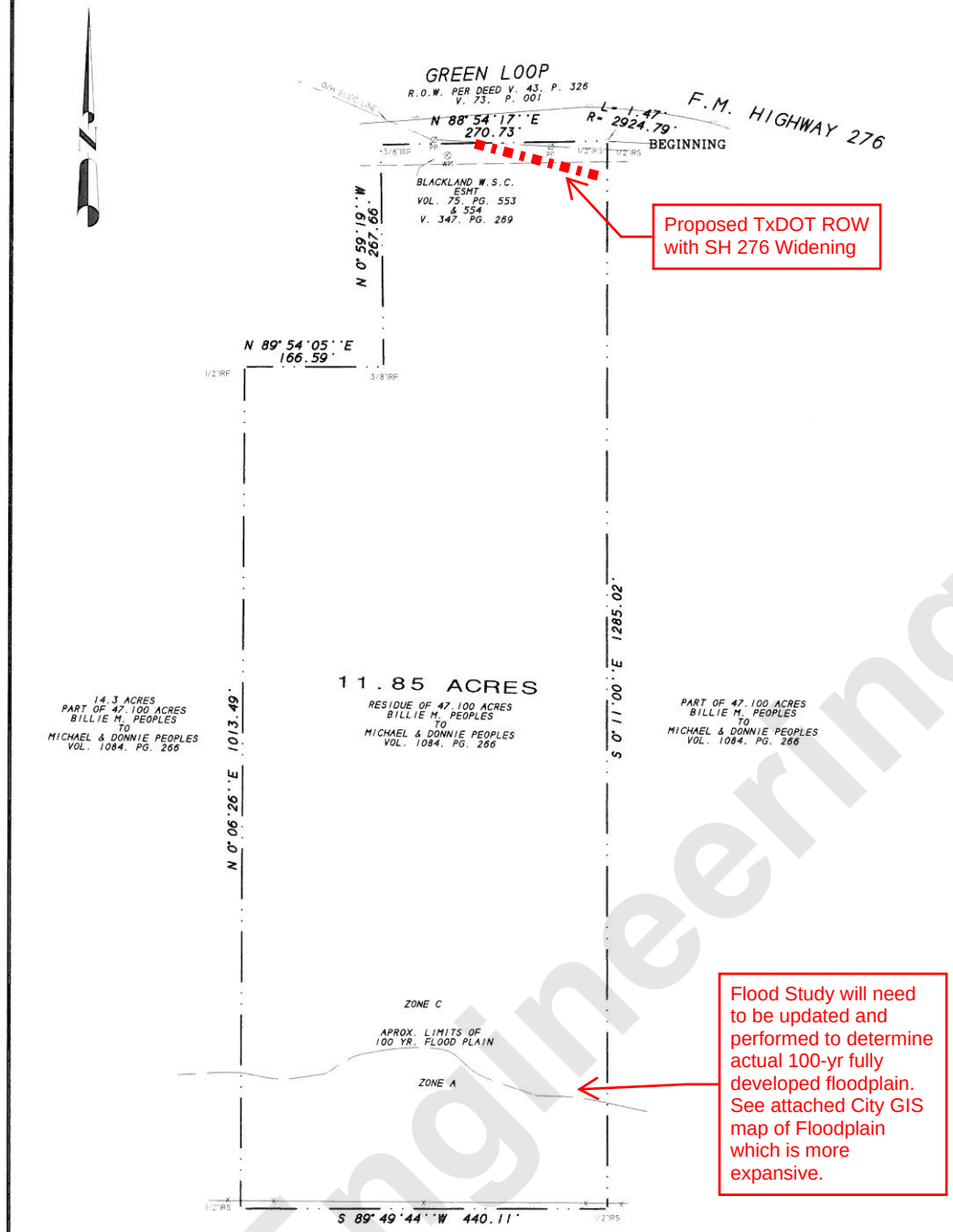
I.6 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the South Central Estates District, and according to the Future Land Use Map contained within this document the subject property is designated for Commercial/Retail & Parks and Open Space land uses. The proposed zoning request does conform to this designation and appears to conform to the district strategies for the South Central Estates District; however, zoning does remain a discretionary decision for the City Council.

I.7 Please review the attached draftordinance prior to the August 27, 2019 Planning & Zoning Commission meeting, and provide staff with your markups by September 4, 2019.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 10, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on August 27, 2019.

I.9 The projected City Council meeting dates for this case will be September 16, 2019 [1st Reading] & October 7, 2019 [2nd Reading].

I.10 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.



Proposed TxDOT ROW with SH 276 Widening

Flood Study will need to be updated and performed to determine actual 100-yr fully developed floodplain. See attached City GIS map of Floodplain which is more expansive.

** The following is for your information for the site plan and engineering review.

- 4% Engineering Fees.
- Impact fees.
- All parking to be 20'x9' and parallel spaces to be 22'x9'.
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- Need to show that Blackland WSC can serve the location with the proper fire flow and that it doesn't exceed their allotted service connections per the City contract.
- Must meet all City Standards of Design and Construction.

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W., 471.58 feet, and an arc distance of 472.09 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner;

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THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 1.47 feet, along said right-of-way line an arc distance of 1.47 feet to the POINT OF BEGINNING and containing 11.85 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept. 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

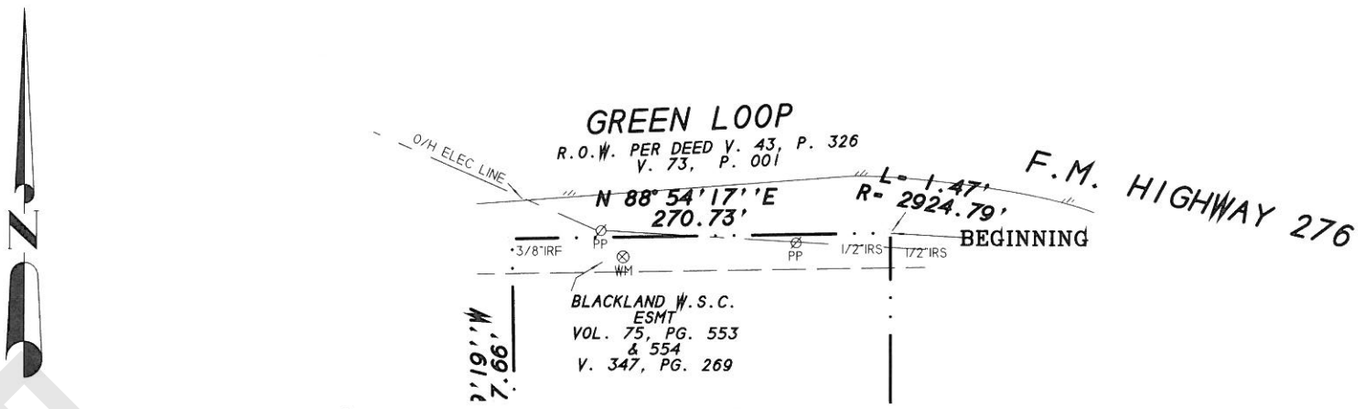
I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, at F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 8th day of Febuary, 2000.

Harold D. Fetty III, R.P.L.S. No. 5034

ROCKWALL SURVEYING COMPANY, INC.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE FEB. 8, 2000
SCALE 1" = 100' FILE # 98729-S
CLIENT PEOPLES GF # NONE

Engineering Mat



Engineering Mark-Ups

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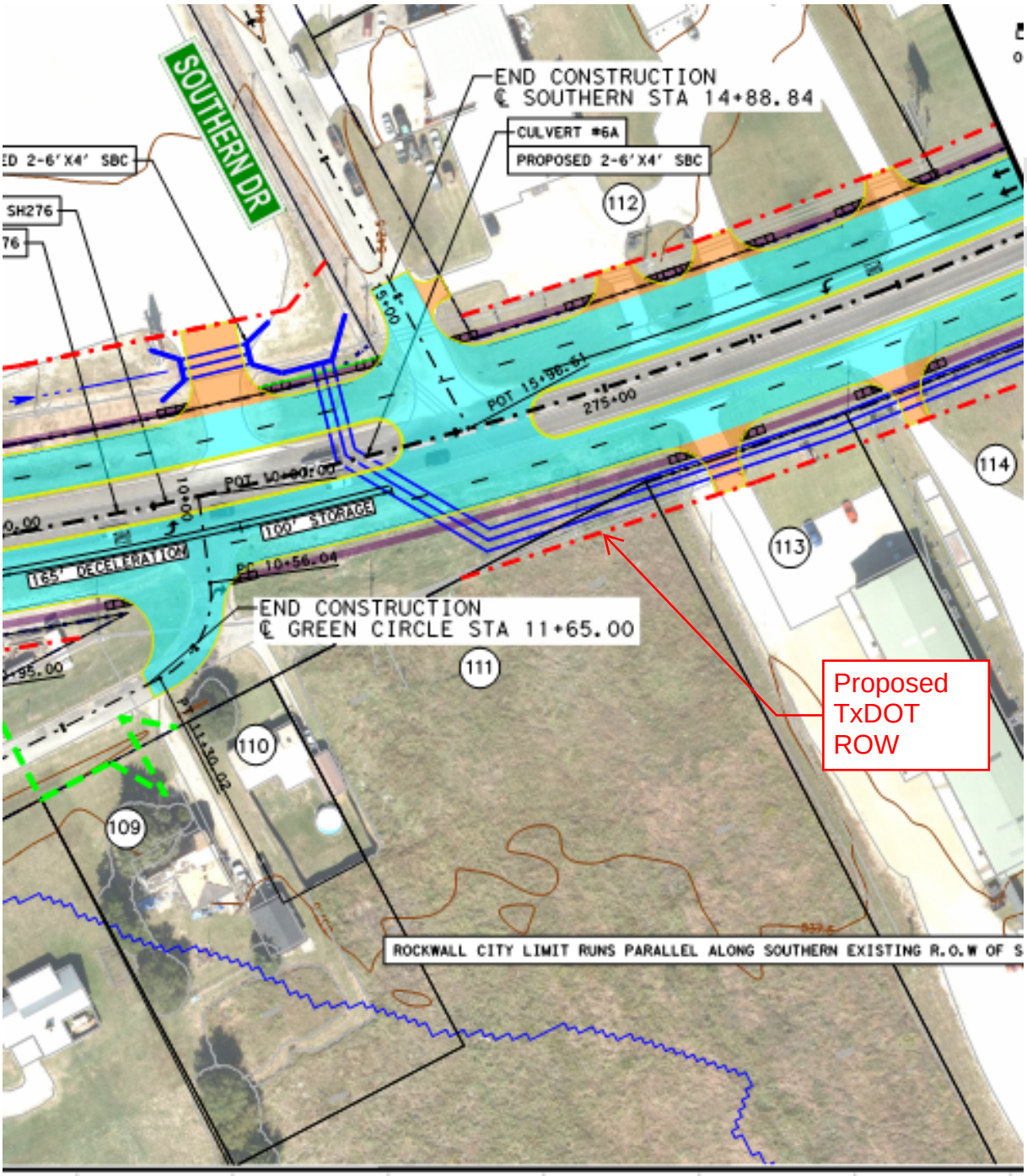
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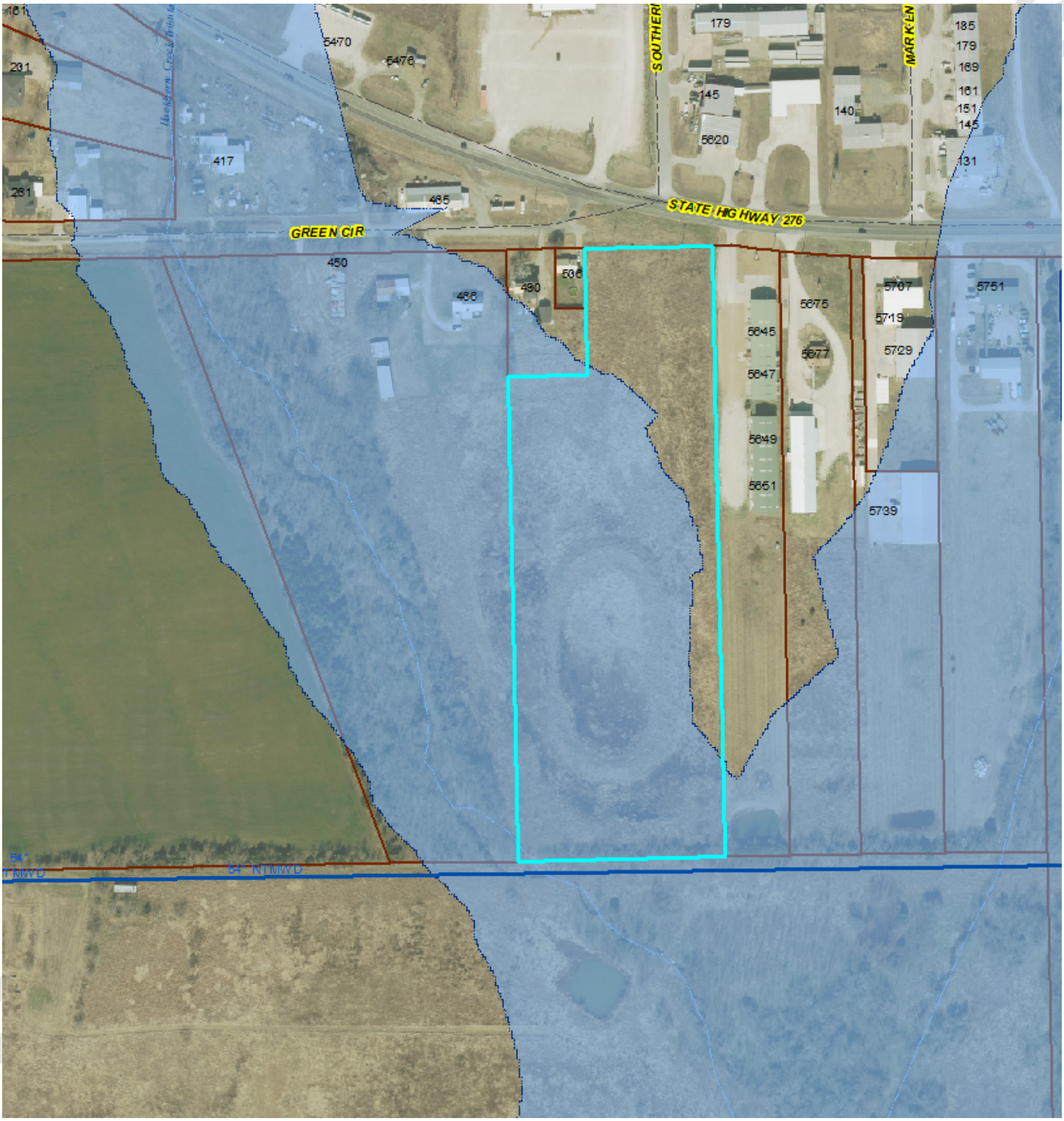
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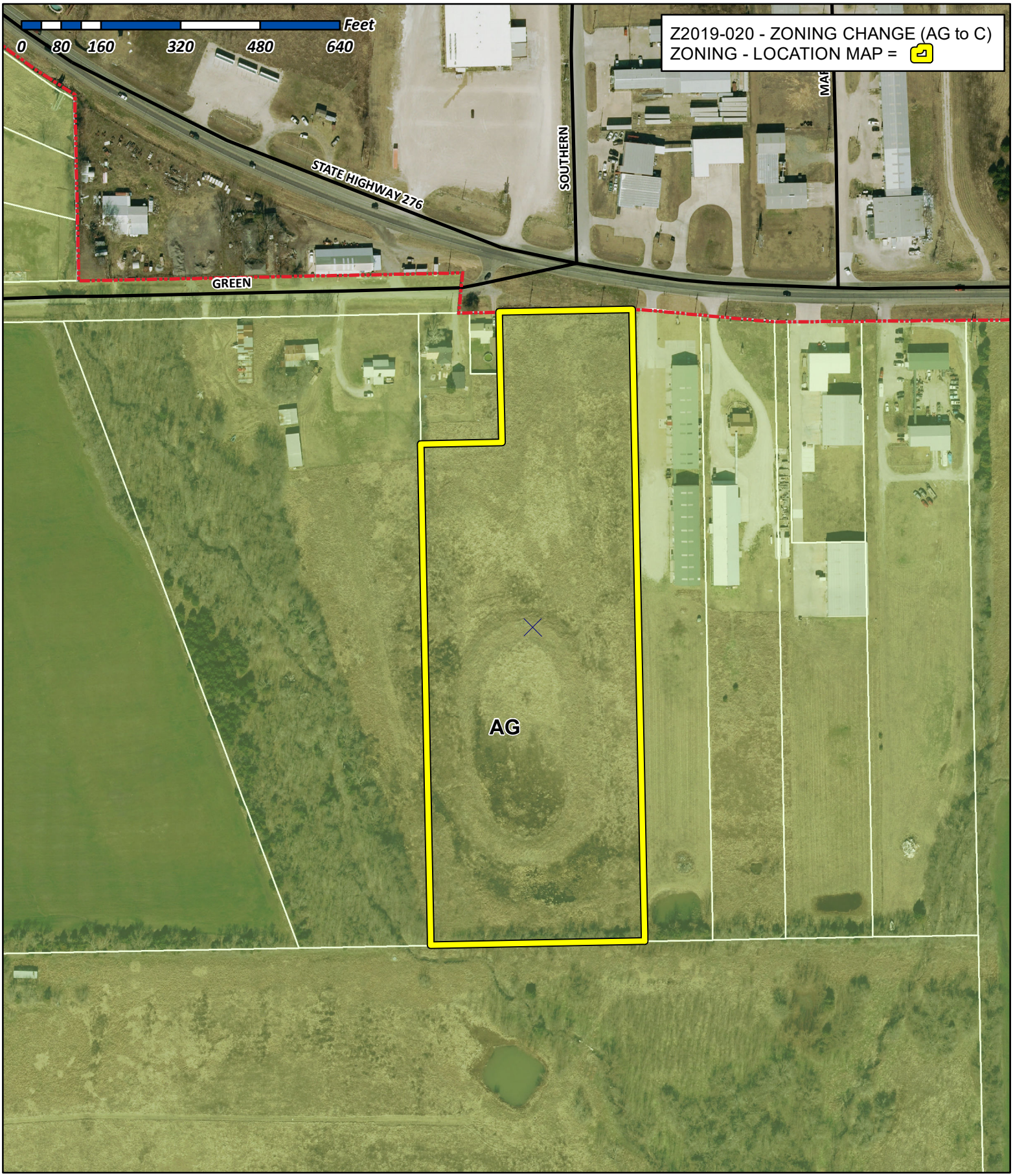
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SURVEY DATE FEB. 8. 2000
SCALE 1" = 100' FILE # 98729-6
CLIENT PEOPLES GF # NONE


SOUTHERN DR
END CONSTRUCTION
℄ SOUTHERN STA 14+88.84
CULVERT #6A
PROPOSED 2-6'X4' SBC
112
SH276
POT 15+86.61
275+00
114
113
100' STORAGE
185' DECELERATION
PC 10+56.04
END CONSTRUCTION
℄ GREEN CIRCLE STA 11+65.00
111
110
109
Proposed
TxDOT
ROW
ROCKWALL CITY LIMIT RUNS PARALLEL ALONG SOUTHERN EXISTING R.O.W OF S


GREEN CIR
STATE HIGHWAY 276
SOUTHERN
MARKLEN
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City of Rockwall

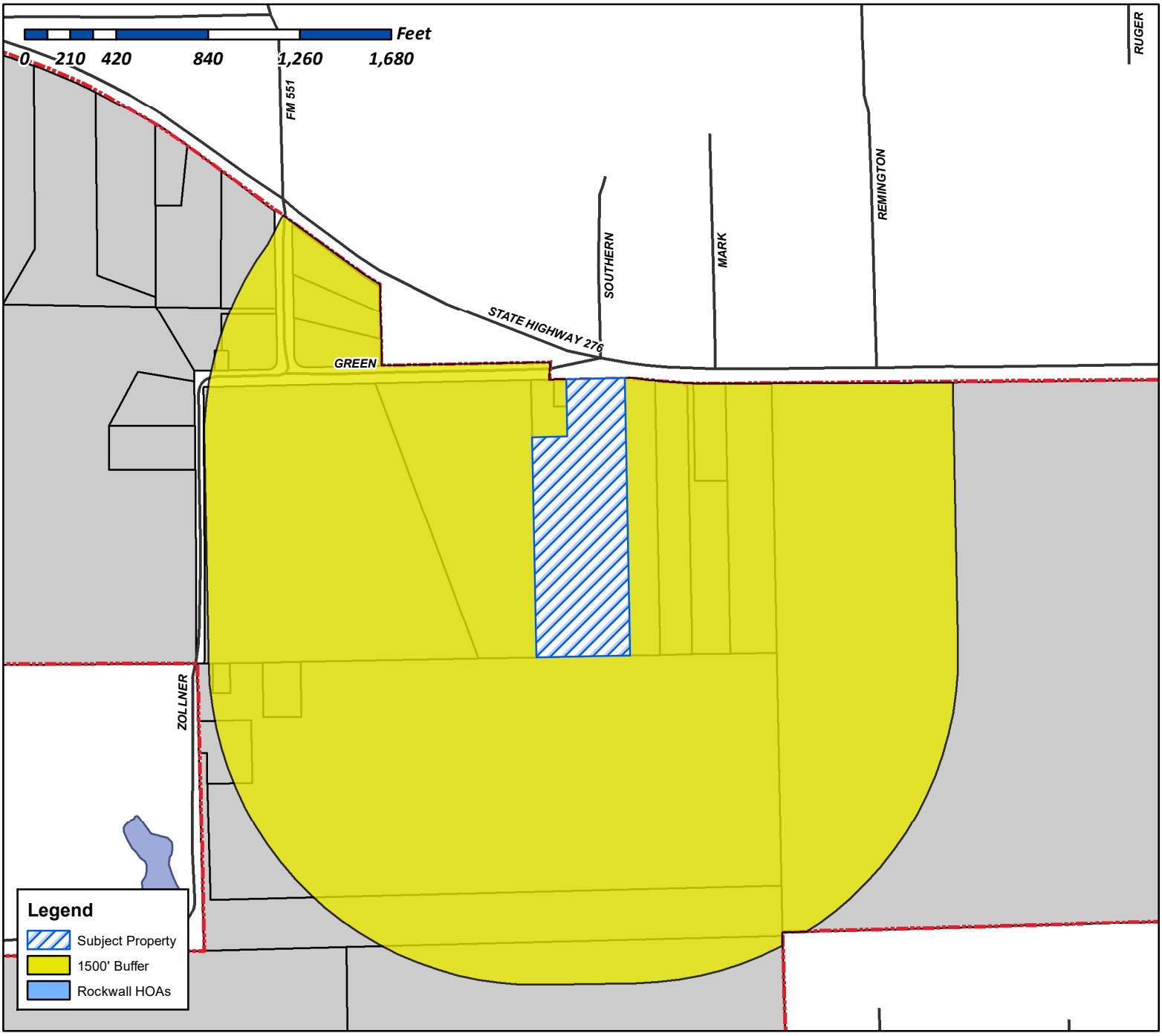
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

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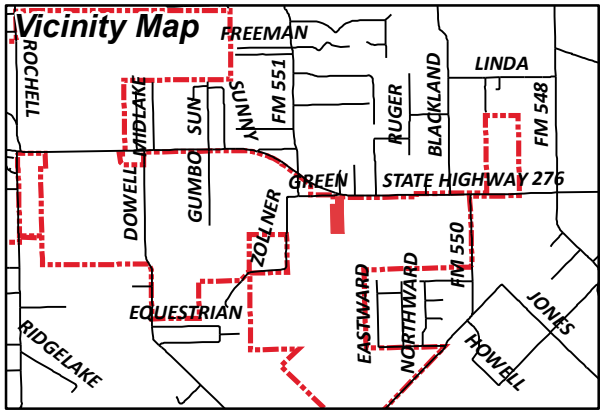
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Case Number: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of the Intersection of Green Circle and SH-276

Date Created: *8/20/2019*

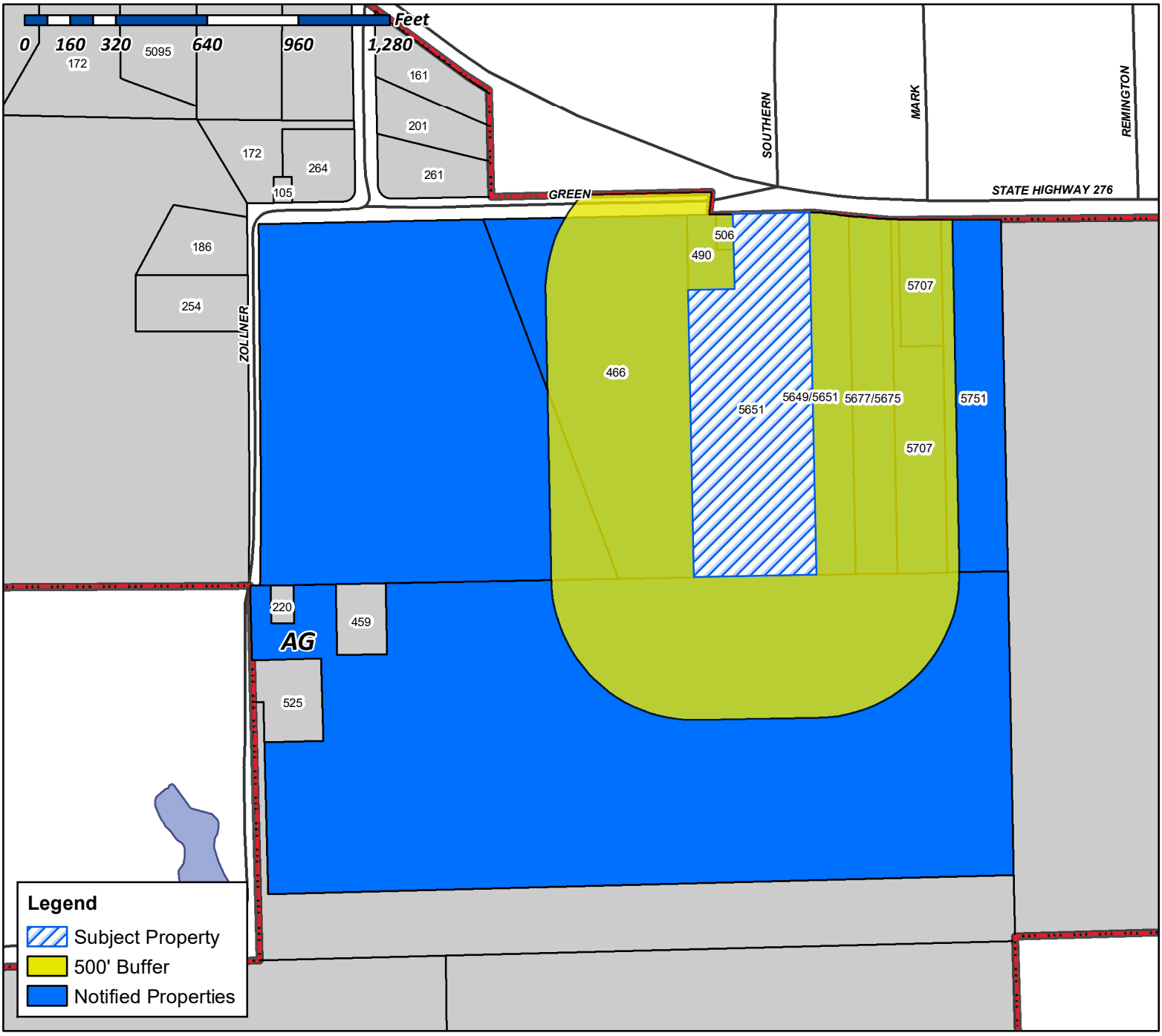
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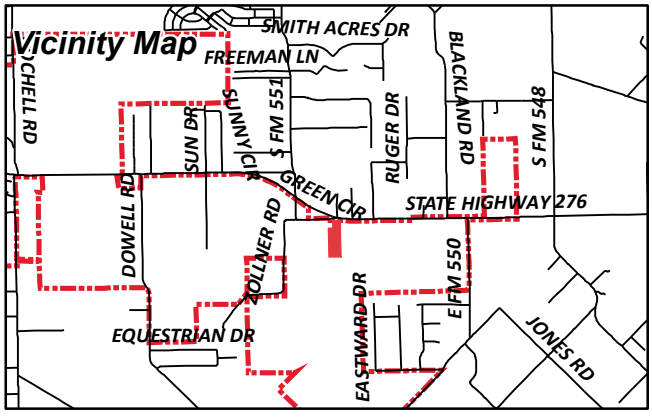
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Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of the Intersection of SH-276 and Dowell Road

Date Created: *8/20/2019*

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



ENRIQUEZ MARIA AND UBALDO
1225 LOST VIEW
ROYSE CITY, TX 75189

LIMON LORENZO & MARIANA
2305 STANFORD ST
GREENVILLE, TX 75401

THOMPSON JAMES
459 ZOLLNER RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
466 GREEN LOOP
ROCKWALL, TX 75087

CURRENT RESIDENT
490 GREEN CR
ROCKWALL, TX 75087

PANZNER TODD R AND
HEATHER PANZNER AND SHANNON PANZNER
500 HOFFMAN LN
HAUPPAUGE, NY 11788

PEARSON KYLE & JENNIFER
506 GREEN CIRCLE
ROYSE CITY, TX 75189

CURRENT RESIDENT
5649/5651 HWY276
ROCKWALL, TX 75087

CURRENT RESIDENT
5651 GREEN CIR
ROCKWALL, TX 75087

MULLEN ADVENTURES LLC
5677 STATE HIGHWAY 276
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

HASHERT TERRY
5751 STATE HIGHWAY 276
ROYSE CITY, TX 75189

KENNEDY RICK
9912 COUNTY ROAD 2426
TERRELL, TX 75160

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

Zoning Application Letter

From: Todd Richard Panzner (toddrichardpanzner@yahoo.com)

To: kbrooks@rockwall.com

Date: Friday, August 16, 2019, 12:50 PM CDT

To Mr. Korey Brooks and the planners at the City of Rockwall,

I, Todd Richard Panzner, on this day of Friday, August 16th, 2019, am making a formal, written request to make a zone change for the undeveloped and vacant 11.85 acre parcel of land located at 5651 Green Circle, which is due south of Southern Junction Live. I am requesting and applying to change the zoning from agricultural, which it is currently zoned as, to commercial, which is what it is designated as on the City of Rockwall's "Future Land Use Map." I, along with my two sisters, Heather Panzner and Shannon Panzner, are the current owners of this property.

Attached to this letter you will find a PDF copy of the existing survey for the above-referenced property.

Thank you for consideration in this matter.

Respectfully,

Todd Richard Panzner

98729-6 (1) - Survey - 5651 Green Cir.PDF
279.1kB

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NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480543 0075 B dated Sept 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.

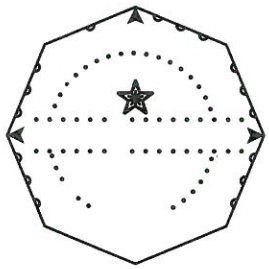
2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

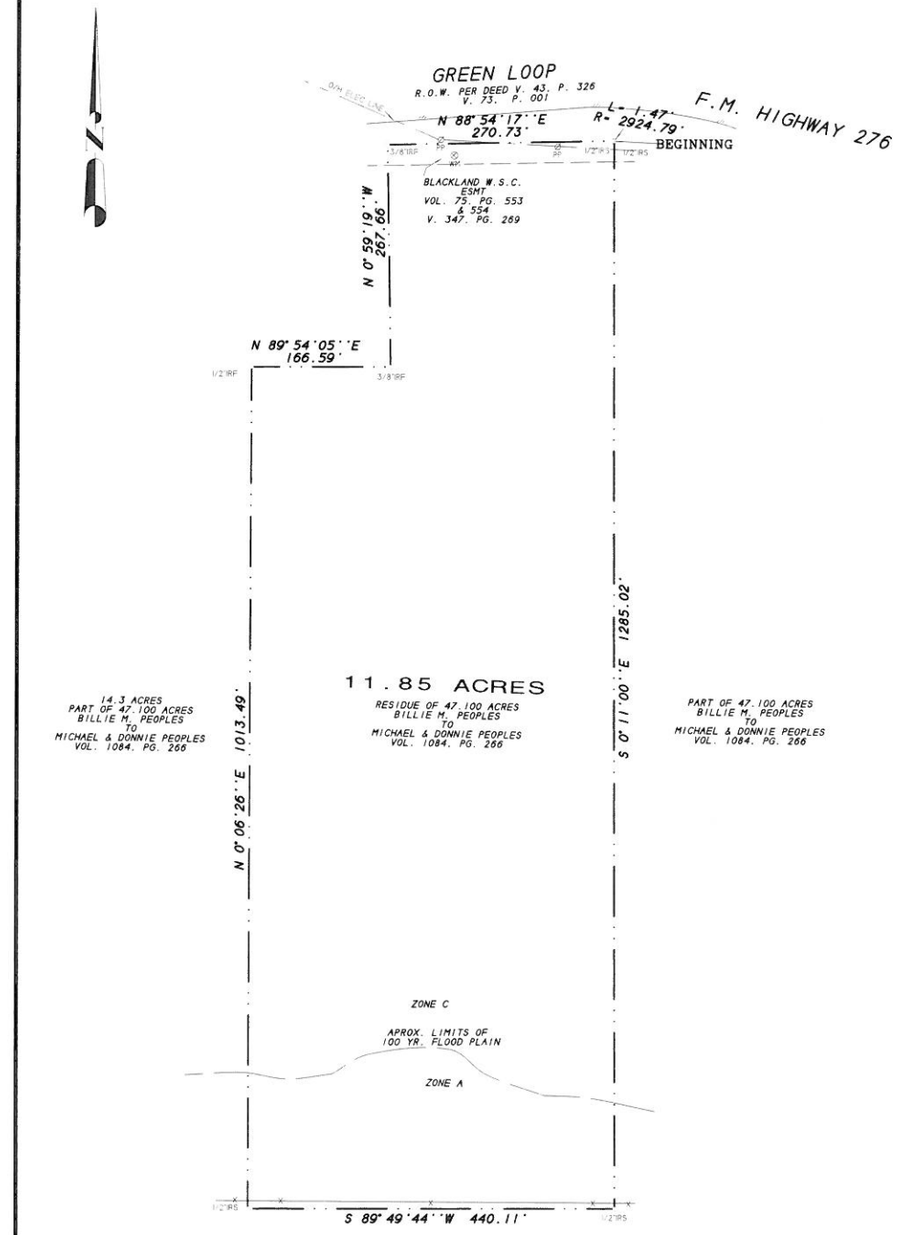
I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, at F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 8th day of Febuary, 2000.

Harold D. Fetty III, R.P.L.S. No. 5034



ROCKWALL SURVEYING COMPANY, INC.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE FEB. 8, 2000
SCALE 1" = 100' FILE # 98729-6
CLIENT PEOPLES GF # NONE



DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W., 471.58 feet, and an arc distance of 472.09 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 54 min. 05 sec. E. a distance of 166.59 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

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2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

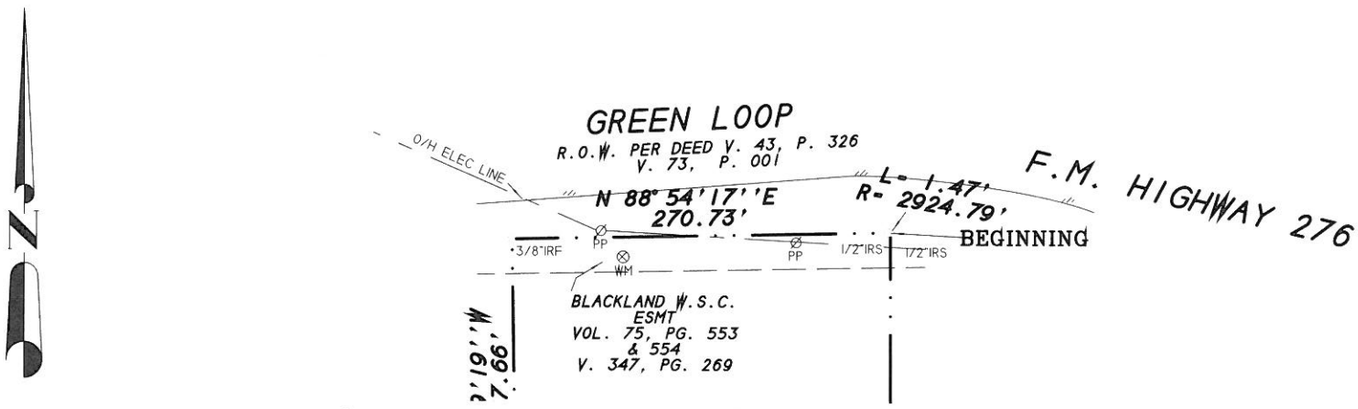
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Harold D. Fetty III, R.P.L.S. No. 5034

ROCKWALL SURVEYING COMPANY, INC.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE FEB. 8, 2000
SCALE 1" = 100' FILE # 98729-S
CLIENT PEOPLES GF # NONE



DESCRIPTION

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SURVEY DATE FEB. 8. 2000
SCALE 1" = 100' FILE # 98729-6
CLIENT PEOPLES GF # NONE

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR AN 11.85-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 22, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Todd Panzner for the approval of a change in zoning from an Agricultural (AG) District to a Commercial (C) District for an 11.85-acre tract of land identified as Tract 1-1, of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, and Subsection 4.05*, Commercial (C) District,* of Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

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

DRAFT ORDINANCE 05-21-19

zoning described herein.

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 7TH DAY OF OCTOBER, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 16, 2019*

2nd Reading: *October 7, 2019*

DRAFT ORDINANCE 08.27.2019

Exhibit 'A'
Legal Description

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DRAFT ORDINANCE 08.27.19

Exhibit 'B'
Survey



DRAFT ORDINANCE 08.27.2019

City of Rockwall

Project Plan Review History

Project Number	P2019-017	**Owner**	SORRELLS, ROBERT	**Applied**	4/12/2019 LM
Project Name	Emerson Farms Subdivision	**Applicant**	CORWIN ENGINEERING, INC.	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
HWY276	ROCKWALL, TX 75189	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL EAST SUBSTATION ADDITION	1		1	0034-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	COMMENTS	

(4/18/2019 11:51 AM SH)
- 4% Engineering inspection fees.
- Must meet all City Standards of Design and Construction.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No Smooth concrete walls.
- Detention is required. Manning's C-value is per zoning type.
- 4:1 max slope for grading.
- Need Geotech report and Waters of the US study.
- Dowell Road to be a M4U roadway with 65ft ROW width and 45ft paving width. You must dedicate the ROW and escrow the paving and storm costs at 115%.
- Must loop water line one site.
- Need to show that Blackland WSC can serve the location with the proper fire flow and that it doesn't exceed their allotted service connections per the City contract.
- There needs to be a cul-de-sac at the end of Street E.
- All ditches to be maintained, repaired, and reconstructed by property owner.
- 60' dedicated ROW not an easement for the connection of Street E to Dowell Rd.

FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	COMMENTS	see comment

(4/22/2019 4:33 PM AA)
Ability to provide the Needed Fire Flow shall be submitted to the Fire Marshal for further review.

GIS	Lance Singleton	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	See comments

(4/18/2019 8:28 AM LS)
1. Please submit proposed list of street names for review. Addressing standards can be found at:
http://www.rockwall.com/pz/GIS/AddressingStandards.pdf
2. Please submit CAD .dwg file of road centerlines and lot lines so addressing can begin.
3. By final plat, please tie down two corners to SPC Texas N Central 4202 and provide closure report.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	Korey Brooks	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	Comments

P2019-017 Emerson Farms

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

I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road.

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

M.3 For reference, include the case number (P2019-017) in the lower right hand corner of all pages on future submittals.

M.4 Please note per the PD Ordinance, a PD Site plan showing site/hardscape/landscape/and treescape plans has to be submitted before or with the preliminary plat.

M.5 Please note that the streets do not match the original approved streets. This is important in this case because the PD granted certain exceptions to specific streets.

M.6 Please note that the lot and block designations do not match the original. This is important in this case because the PD granted certain exceptions to specific lots.

M.7 Please note that the street sections do not appear to match the originally approved street sections.

M.8 Please provide a hatch for the ROW dedication. It is difficult to determine exactly what is being dedicated. Additionally, this seems to look different than a typical ROW dedication. As shown, the plat shows that area being part of the subdivision. It appears that the property line between Lot 1, Block F and Lot 2, Block B is missing.

M.9 Please indicate the city limits.

Please note thatthe open space area adjacent to Dowell Road is much smaller than originally approved. Was this originally a park?

M.10 Please note that open spaces indicated within the subdivision do not match the chart. For instance, Block F has two open spaces; however there is no asterisk on the chart. Additionally Lot 18, Block A is indicated as Lot 17 on the chart.

M.11 Please provide flood elevations.

M.12 Please provide street name in lieu of “Street A” and so forth

M.13 Please label all drainage easements as “Drainage and Detention Easement” since you show those areas being detention easements.

M.14 Please note that the acreage on the PD shows 138.79 and the acreage on the preliminary plat shows 138.756.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019. The Park Board Meeting for this case is May 7, 2019. The City Council Meeting is May 20, 2019.

M.16 A representative is required to attend all meetings.

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman Date

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2019.

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

Mayor, City of Rockwall City Secretary City Engineer

LEGEND

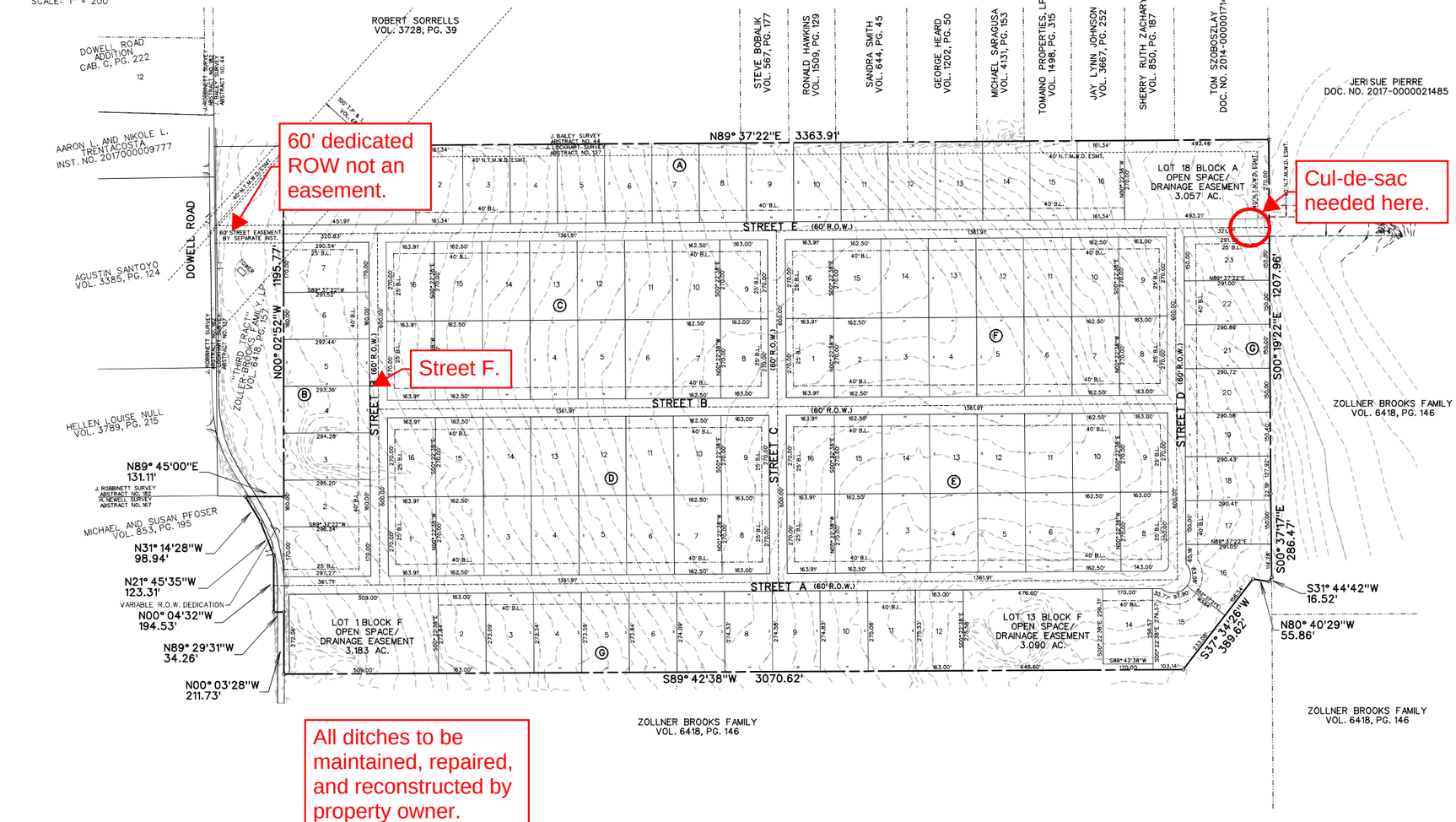
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

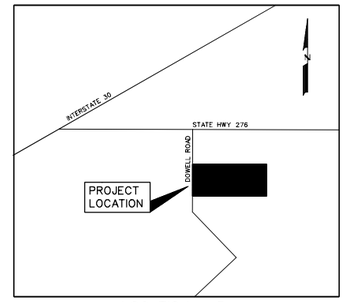
NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

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

0 100 200 400
SCALE: 1" = 200'



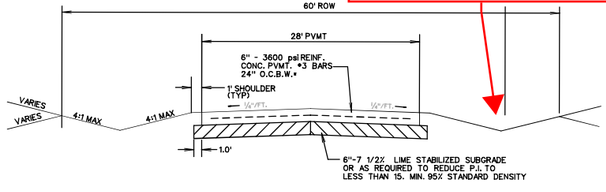


LOCATION MAP
N.T.S.

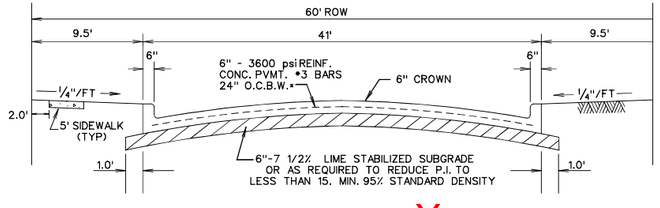
- 4% Engineering inspection fees.
- Must meet all City Standards of Design and Construction.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No Smooth concrete walls.
- Detention is required. Manning's C-value is per zoning type.
- 4:1 max slope for grading.
- Need Geotech report and Waters of the US study.
- Dowell Road to be a M4U roadway with 65ft ROW width and 45ft paving width. You must dedicate the ROW and escrow the paving and storm costs at 115%.
- Must loop water line one site.
- Need to show that Blackland WSC can serve the location with the proper fire flow and that it doesn't exceed their allotted service connections per the City contract.

VISIBILITY EASEMENT DETAIL
N.T.S.

All ditches to be maintained, repaired, and reconstructed by property owner.



TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAY-DOWN CURB
N.T.S.
STREET E

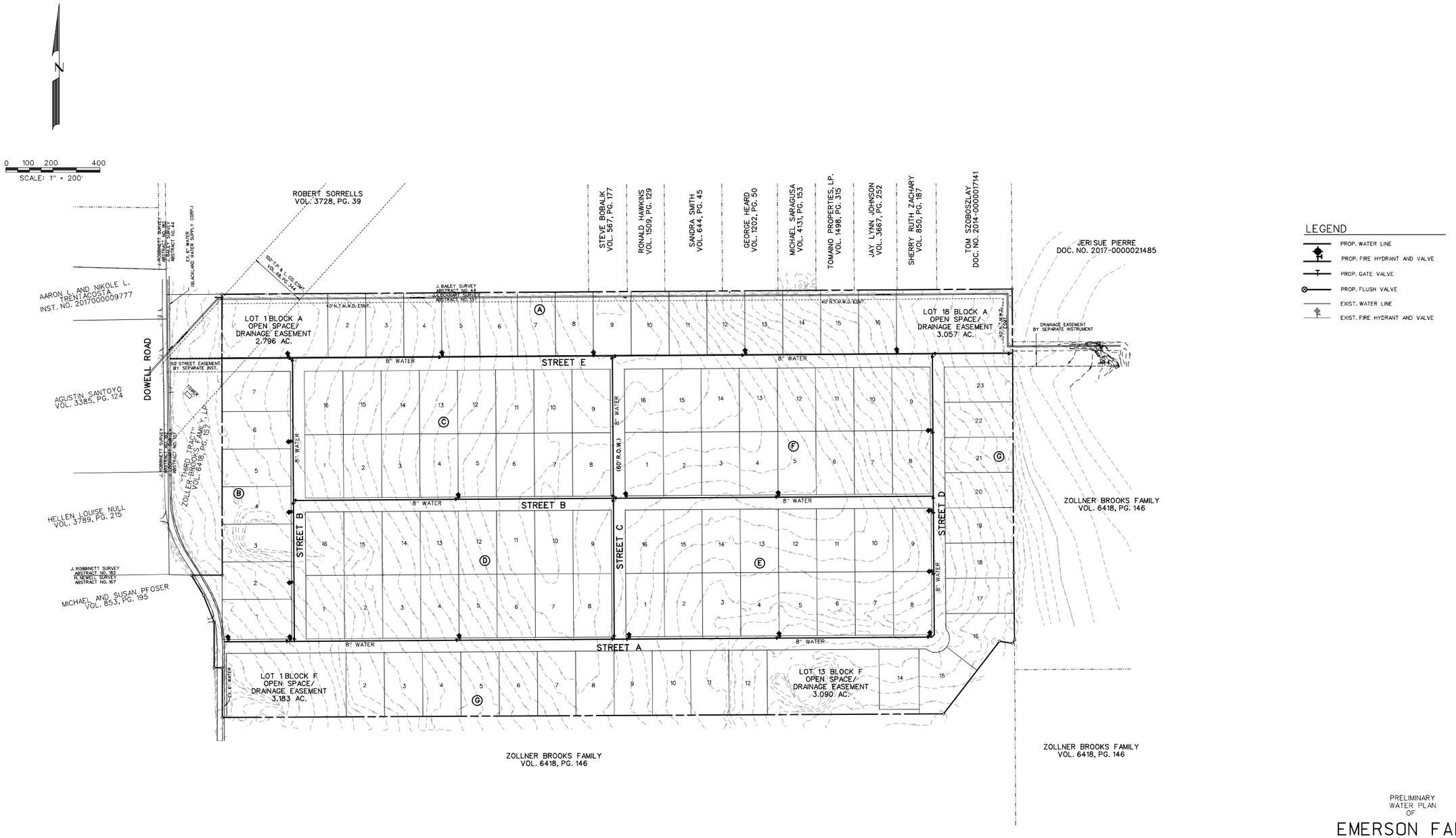
TOTAL ACRES	138.756
TOTAL RESIDENTAL LOTS	107
RESIDENTAL DENSITY	1.29

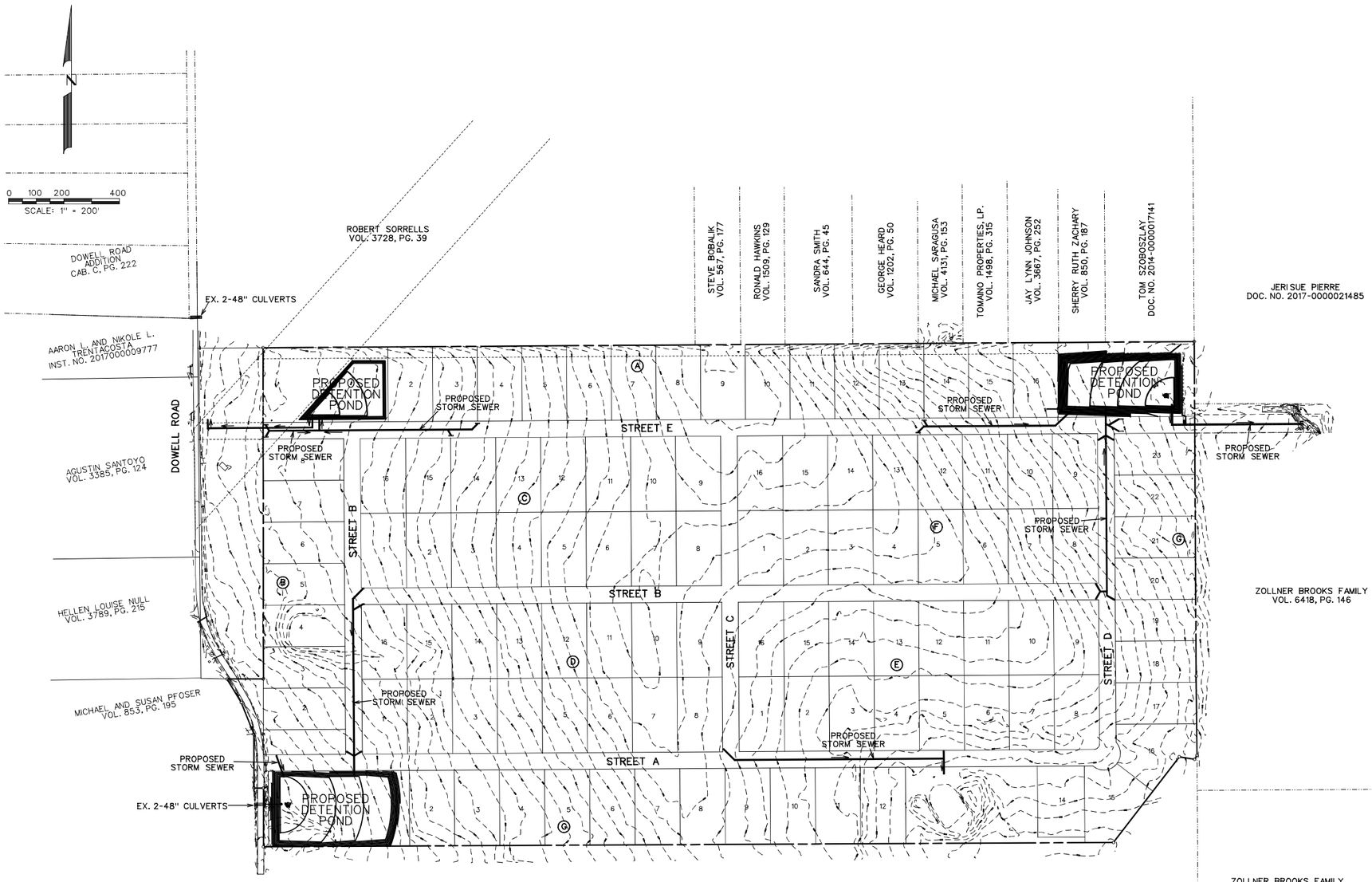
PRELIMINARY PLAT
OF
EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

MARCH 2019 SCALE 1" = 200'

CASE •P2019-XXX

CORWIN JOB• 18016


N
0 100 200 400
SCALE: 1" = 200'
ROBERT SORRELLS
VOL. 3728, PG. 39
STEVE BOBALIK
VOL. 567, PG. 177
RONALD HAWKINS
VOL. 1509, PG. 129
SANDRA SMITH
VOL. 644, PG. 45
GEORGE HEARD
VOL. 1202, PG. 50
MICHAEL SARAGUSA
VOL. 4131, PG. 153
TOMAINO PROPERTIES, LP.
VOL. 1498, PG. 315
JAY LYNN JOHNSON
VOL. 3667, PG. 252
SHERRY RUTH ZACHARY
VOL. 850, PG. 187
TOM SZOBOSZLAY
DOC. NO. 2014-0000017141
JERI SUE PIERRE
DOC. NO. 2017-0000021485
AARON L. AND NIKOLE L. TRENTACOSTA
INST. NO. 20170000009777
AGUSTIN SANTOYO
VOL. 3385, PG. 124
HELLEN LOUISE NULL
VOL. 3789, PG. 215
MICHAEL AND SUSAN PFOSER
VOL. 853, PG. 195
ZOLLER BROOKS FAMILY
VOL. 6418, PG. 146
DOWELL ROAD
J. ROBBINETT SURVEY
ABSTRACT NO. 167
J. BAILEY SURVEY
ABSTRACT NO. 44
H. NEWELL SURVEY
ABSTRACT NO. 167
J. LOCKHART SURVEY
ABSTRACT NO. 167
EX. 8" WATER
(BLACKLAND WATER SUPPLY CORP.)
50' P. & L. CO. ESMT.
VOL. 69, PG. 344
40' R.O.W.
40' R.O.W.
40' R.O.W.



PRELIMINARY DRAINAGE PLAN
OF

EMERSON FARMS

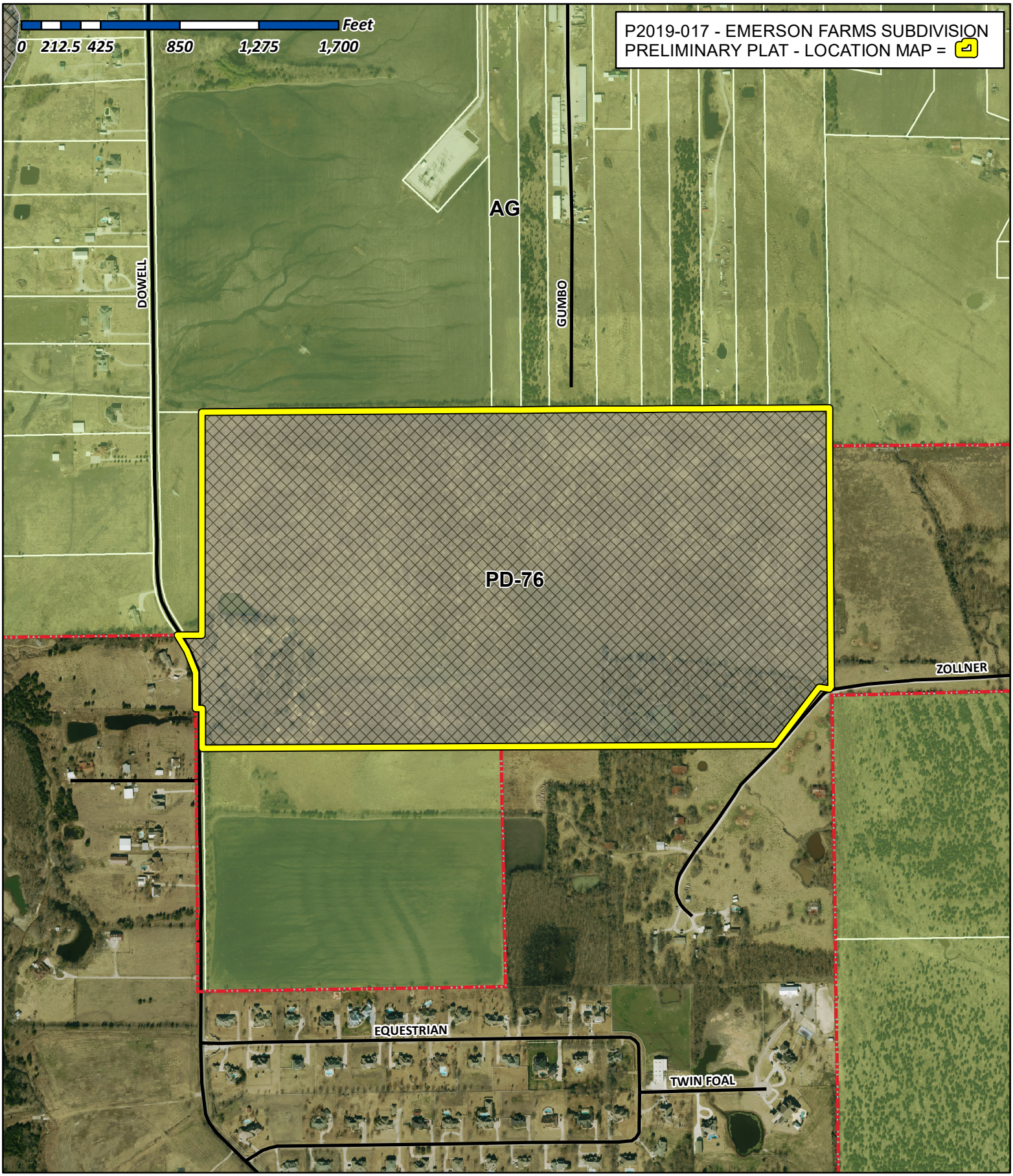
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City of Rockwall

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

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

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2019.

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

Mayor, City of Rockwall — City Secretary — City Engineer

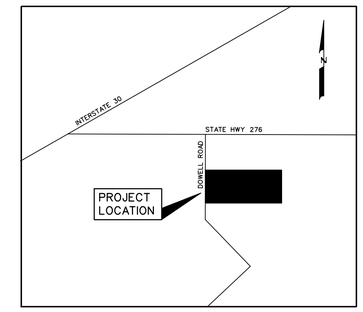
LEGEND

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

NOTES:

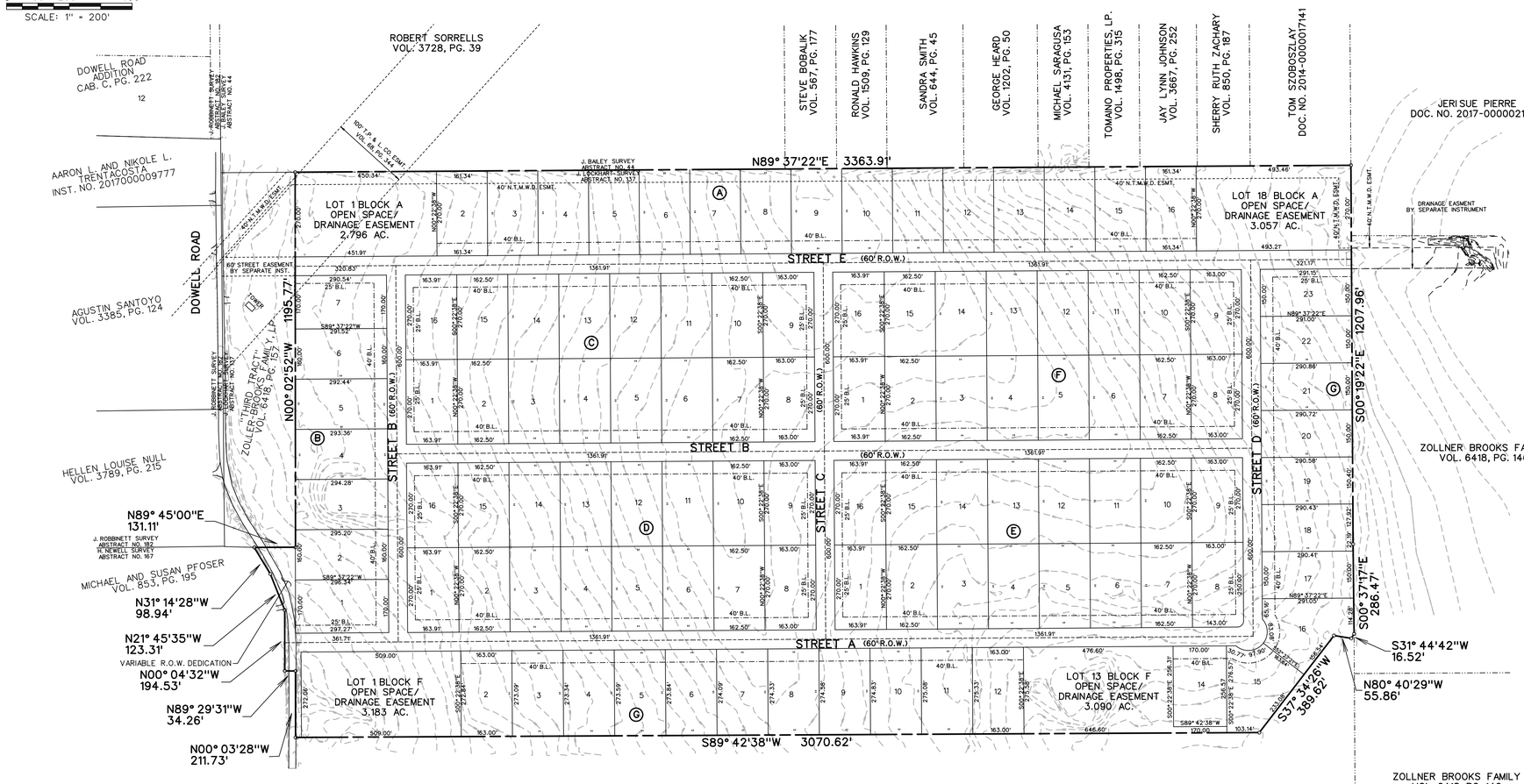
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

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



LOCATION MAP
N.T.S.

0 100 200 400
SCALE: 1" = 200'

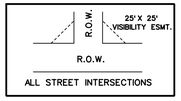


ZOLLNER BROOKS FAMILY VOL. 6418, PG. 146

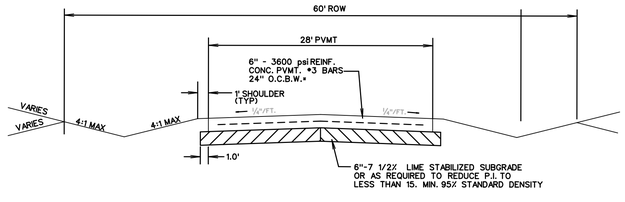
ZOLLNER BROOKS FAMILY VOL. 6418, PG. 146

Emerson Farms							
Block A		**Block C**		**Block E**		**Block G**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	121805	1	44255	1	44255	1*	138652
2	43561	2	43875	2	43875	2	44476
3	43561	3	43875	3	43875	3	44512
4	43561	4	43875	4	43875	4	44549
5	43561	5	43875	5	43875	5	44585
6	43561	6	43875	6	43875	6	44622
7	43561	7	43875	7	43875	7	44658
8	43561	8	44010	8	43924	8	44694
9	43561	9	44010	9	44010	9	44731
10	43561	10	43875	10	43875	10	44767
11	43561	11	43875	11	43875	11	44803
12	43561	12	43875	12	43875	12	44840
13	43561	13	43875	13	43875	13*	134638
14	43561	14	43875	14	43875	14	43595
15	43561	15	43875	15	43875	15	48784
16	43561	16	44255	16	44255	16	49528
17*	133196					17	43608
		Block D		**Block F**		18	43587
		Lot	SF	Lot	SF	19	43587
Block B		1	44255	1	44255	20	43597
Lot	SF	2	43875	2	43875	21	43618
1	50456	3	43875	3	43875	22	43639
2	47329	4	43875	4	43875	23	43661
3	47158	5	43875	5	43875		
4	47011	6	43875	6	43875		
5	46863	7	43875	7	43875		
6	46716	8	44010	8	44010		
7	49475	9	44010	9	44010		
		10	43875	10	43875		
		11	43875	11	43875		
		12	43875	12	43875		
		13	43875	13	43875		
		14	43875	14	43875		
		15	43875	15	43875		
		16	44255	16	44255		

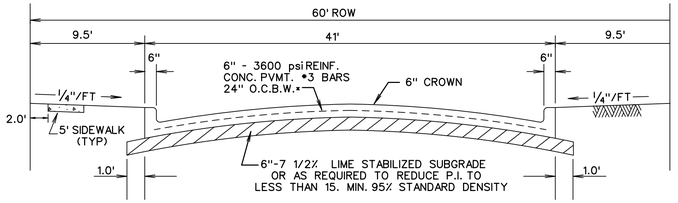
* Denotes Open Space lot



VISIBILITY EASEMENT DETAIL
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
STREET E

TOTAL ACRES 138.756

TOTAL RESIDENTAL LOTS 107

RESIDENTAL DENSITY 1.29

PRELIMINARY PLAT
OF

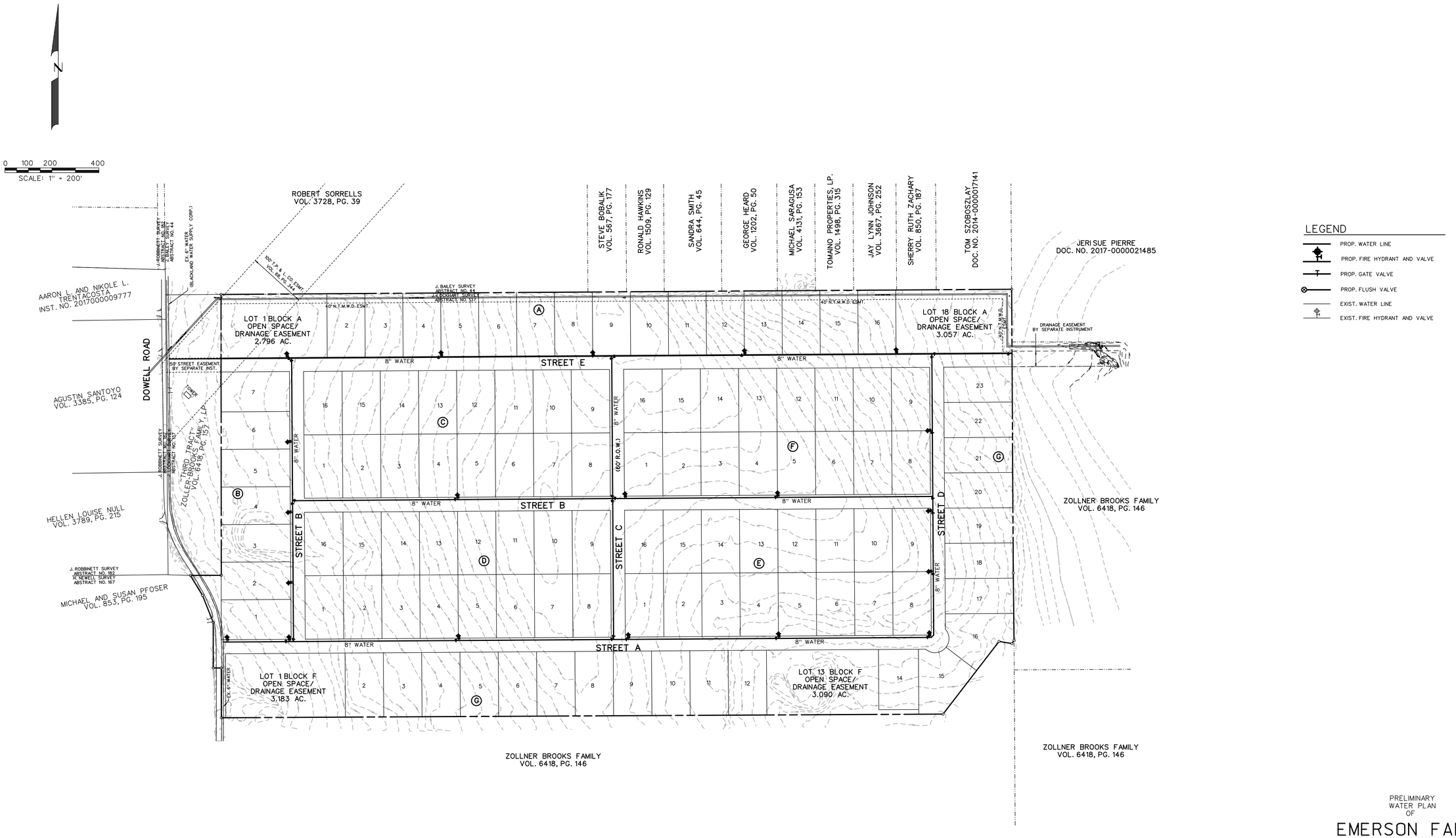
EMERSON FARMS

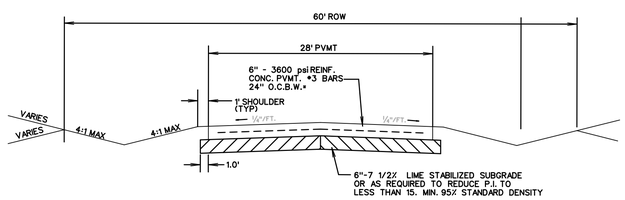
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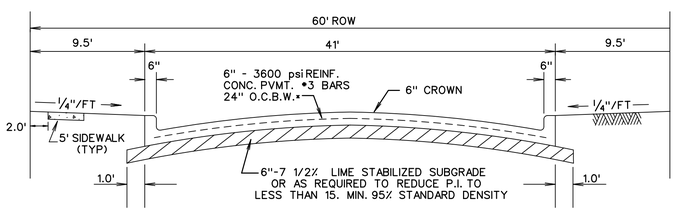
CASE *P2019-XXX

CORWIN JOB* 18016





TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
STREET E

NOTES:

1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY
WATER PLAN
OF

EMERSON FARMS

SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY

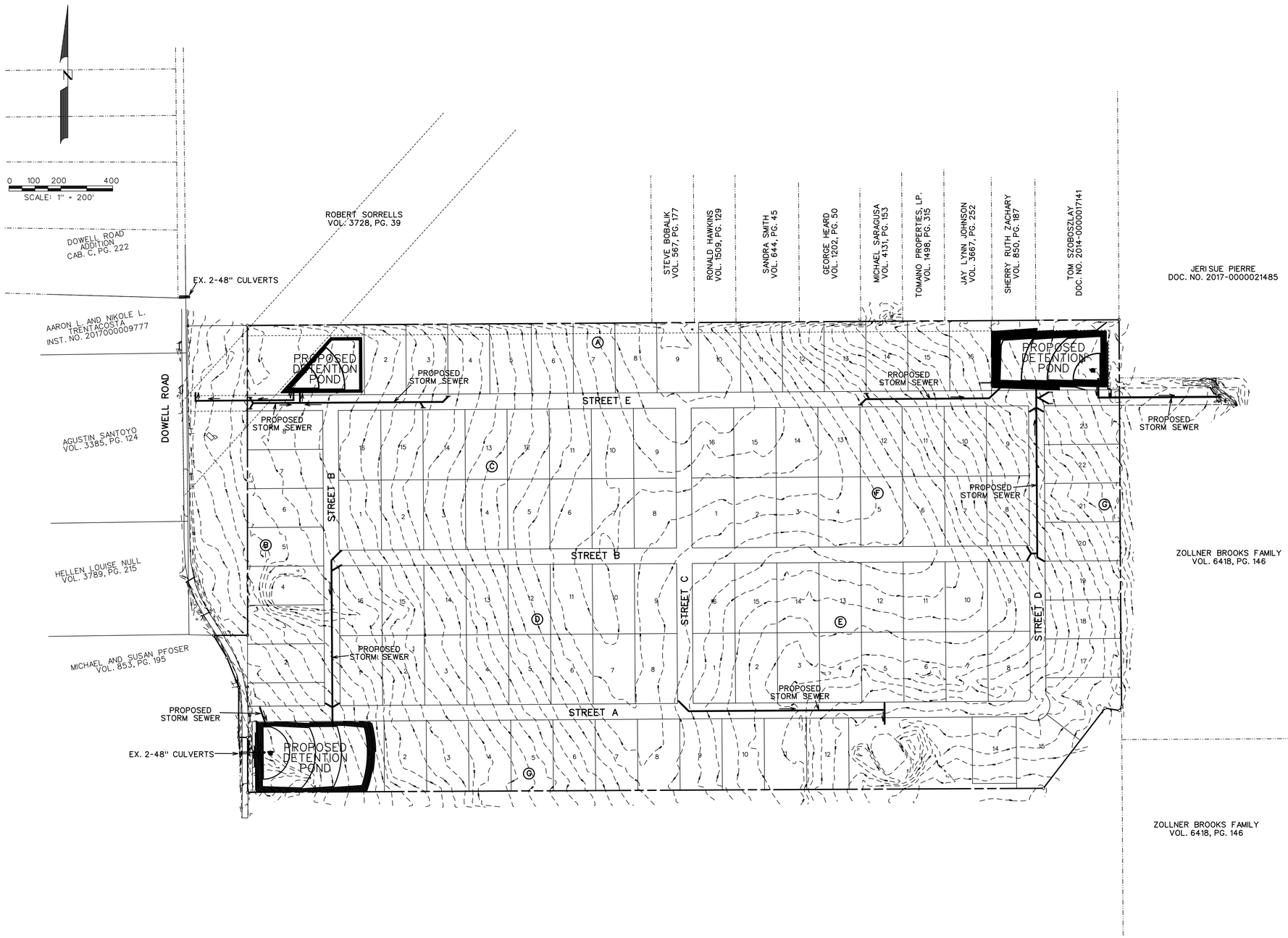
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER

HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

APRIL 2019 SCALE 1" = 200'

CASE #P2019-XXX



PRELIMINARY DRAINAGE PLAN
OF

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MARCH 2019 SCALE 1" = 200'

CASE #P2019-XXX

City of Rockwall

Project Plan Review History

Project Number	P2019-031	**Owner**	R, & R HANCE INVESTMENTS LP	**Applied**	8/16/2019 LM
Project Name	Saddle Star Estates South, Phase One	**Applicant**	SADDLE STAR LAND DEVELOPMENT, LLC	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	Staff Review			**Status**	

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

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-03		2-03	0097-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/16/2019	8/23/2019	8/20/2019	4	APPROVED	
Lot 20B and F will have Fencing problems from Adjacent lots							
ENGINEERING	JEREMY WHITE	8/16/2019	8/23/2019	8/22/2019	6	COMMENTS	See Comments
(8/22/2019 9:53 AM JMW)							
Add Note:							
All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.							
FIRE	Kevin Clark	8/16/2019	8/23/2019	8/22/2019	6	APPROVED	
GIS	Lance Singleton	8/16/2019	8/23/2019	8/21/2019	5	APPROVED	See comments
(8/21/2019 7:32 AM LS)							
Street names approved. Please submit cad file (dwg) or shp file of parcel lines and street centerlines so addressing can be done.							
Also submit boundary closure report.							
PLANNING	David Gonzales	8/16/2019	8/23/2019	8/20/2019	4	COMMENTS	See comments

(8/20/2019 7:11 PM DG)
P2019-031: Final Plat – Saddle Star South, Phase 1 Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2019-031) in the lower right hand corner of all pages on future submittals.

I.4 The final plat shall conform to all standards and requirements of Planned Development District 79 (PD-79), the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 Provide a revised Master Plat that conforms to the proposed final plat. The final plat submitted indicates 66 single family homes for Phase 1. The Master Plat approved in 2016 (Case No. SP2016-023) indicates a total of 86 single family homes to be constructed for Phase 1. [Section 38-7(d).12, of Art. I, of Chapter 38, of the Municipal Code of Ordinances].

I.6 Submittal and approval of street names prior to the plat being filed. Contact Lance Singleton, GIS Supervisor – lsingleton@rockwall.com.

M.7 Provide a label for all open spaces to read as follows: Open Space To Be Maintained by the Homeowner's Association (HOA). [Ordinance No. 16-39 -- Planned Development District 79 [PD-79] – Exhibit 'C', 12. Open Space]

M.8 Provide filing information for all easements outside of Phase 1 (i.e. utility, drainage & detention, access & firelane easements) prior to submittal of mylars for filing of the plat. Please verify off-site easement detail that may be affected by the reconfiguration of the lots associated from the comments provided for M.9 & M.10.

M.9 Verify/correct lot dimensions for Lots 1 and 9, Block C (facing Rocking H Trail) to standards established in PD-79 for the minimum lot width and depth. [Ordinance No. 16-39 -- Planned Development District 79 [PD-79] – Exhibit 'C', 3]. Provide labels meeting the minimums for lot width and depth.

M.10 Verify/correct lot dimensions for Lots 1-5, Block C (facing Rocking H Trail) to standards established in PD-79 for the minimum lot depth. [Ordinance No. 16-39 -- Planned Development District 79 [PD-79] – Exhibit 'C', 3]. These lots indicate less than 125-feet of depth.

I.11 Relabel the 50-ft access easement along John King Blvd to "50-ft Pedestrian Access Easement".

I.12 Notary certificate is not necessary when plat is stamped by surveyor.

I.13 The 10-ft trail located along John King Blvd should meander rather than appear to be a sidewalk. Additionally, the landscaping should be dispersed on both sides of the meandering trail system.

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

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 10, 2019 Planning and Zoning Meeting. The Planning and Zoning Work Session will be held on August 27, 2019.

I.15 The City Council meeting for this case is scheduled to be held on September 16, 2019.

I.16 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

I.17 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.18 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.19 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

44.292 AC.
CDT ROCKWALL/2017, LLC
INSTR. 20170000001746
D.R.R.C.T.

34.325 AC.
SADDLE STAR HOLDINGS, LLC
INSTR. 20180000013211
DRRCT

N: 7038187.12
E: 2597378.19

S 72°06'44" E 657.61'

N 72°06'44" W 446.50'

RANDAS WAY
75' R.O.W.

EMILY DR
50' R.O.W.

SARAH DR
50' R.O.W.

ROCKING H TRAIL
50' R.O.W.

JANET DR
50' R.O.W.

MIRANDA LANE
50' R.O.W.

RANDAS WAY
80' R.O.W.

C.A. 3
76,740 SF
1.762 AC.

C.A. 2
109,041 SF
2.503 AC.

C.A. 1
9,814 SF
0.225 AC.

S 49°55'55" W 506.84'

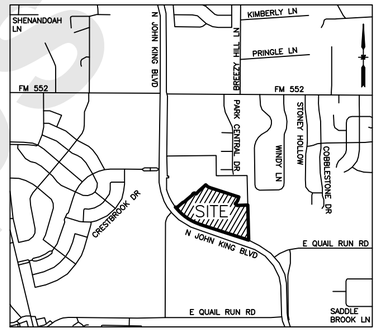
N 72°06'44" W 1126.56'

JOHN KING BOULEVARD
(120' RIGHT-OF-WAY)
(VOL. 5124, PG. 210, D.R.R.C.T.)

S 01°30'45" E 761.52'

LOT 22
LOT 21
LOT 20
BLOCK A
WINDMILL VALLEY
SUBDIVISION
CABINET A, PAGE 157
P.R.R.C.T.
LOT 19

VICINITY MAP
N.T.S.



REMAINDER OF A CALLED
32.5 ACRE TRACT ("FIRST TRACT")
R & R HANCE INVESTMENTS, L.P.
VOLUME 5433, PAGE 49
D.R.R.C.T.

P. B. HARRISON
SURVEY, ABSTRACT
NO. 97

S. BARNES
SURVEY, ABSTRACT
NO. 13

CALLED 29.185 ACRES
GIDEON GROVE LTD.
INST. NO. 20150000014609
D.R.R.C.T.

12' EASEMENT TO MT. ZION WATER SUPPLY CORP. VOLUME 82, PAGE 360 D.R.R.C.T. (TO BE ABANDONED)

POINT OF BEGINNING
N: 7036964.08
E: 2598331.12

1/2" CIRF, STAMPED "6081" (CM)

CITY OF ROCKWALL VOLUME 5951, PAGE 84 D.R.R.C.T.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 84°16'58" E	41.84'
L2	N 49°55'55" E	152.40'
L3	N 58°29'53" E	50.35'
L4	N 49°55'55" E	220.14'
L5	N 43°25'25" E	89.23'
L6	N 48°23'33" E	200.00'
L7	S 48°35'07" E	63.78'
L8	S 66°47'40" E	63.38'
L9	S 84°20'49" E	50.00'
L10	N 88°42'33" E	182.77'
L11	S 01°17'27" E	85.38'
L12	S 44°46'28" E	76.68'
L13	N 04°25'33" E	31.54'
L14	S 17°53'16" W	27.18'
L15	N 62°53'16" E	31.82'
L16	S 43°32'45" W	58.23'
L17	S 17°53'16" W	20.00'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L18	S 27°06'44" E	42.43'
L19	N 85°24'23" W	26.29'
L20	N 64°32'19" W	62.29'
L21	N 50°04'49" W	62.29'
L22	N 35°37'19" W	62.29'
L23	S 21°09'49" E	62.29'
L24	S 06°45'27" E	63.38'
L25	S 01°30'45" E	77.00'
L26	S 16°14'00" W	62.39'
L27	S 61°09'46" E	72.68'
L28	N 62°53'16" E	42.43'
L29	S 49°55'55" W	20.05'
L30	S 03°19'46" W	41.22'
L31	N 38°44'57" E	28.23'
L32	S 55°45'09" E	72.68'
L33	N 50°20'31" W	72.68'
L34	S 66°34'24" E	72.68'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	034°22'08"	1140.00'	352.55'	683.83'	S 54°55'41" E	673.62'
C2	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'
C3	023°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C4	033°50'06"	920.00'	279.83'	543.29'	S 55°11'41" E	535.43'
C5	032°02'39"	620.00'	178.04'	346.75'	S 56°05'25" E	342.25'
C6	030°30'17"	425.00'	115.89'	226.27'	S 56°51'36" E	223.61'
C7	070°35'59"	415.00'	293.84'	511.36'	N 36°48'45" W	479.62'
C8	019°24'01"	425.00'	72.65'	143.90'	N 08°11'15" E	143.22'
C9	090°00'00"	25.00'	25.00'	39.27'	N 27°06'44" W	35.36'
C10	085°43'13"	25.00'	23.20'	37.40'	N 87°12'29" W	34.01'
C11	037°53'34"	250.00'	85.82'	165.34'	N 24°35'58" E	162.34'
C12	019°24'01"	385.00'	65.81'	130.36'	N 08°11'15" E	129.74'
C13	019°24'01"	465.00'	79.48'	157.45'	N 08°11'15" E	156.70'

N

100 50 0 100 200

SCALE IN FEET
1" = 100'

LEGEND

5/8" CIRS W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.V.E.	SIDEWALK AND VISIBILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆	INDICATES CHANGE IN STREET NAME

OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
DALLAS, TX 75201
(214) 716-2900

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

FINAL PLAT
SADDLE STAR ESTATES SOUTH PHASE ONE
66 SINGLE FAMILY LOTS
3 COMMON AREA TRACTS
26.411 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 30, 2019

SHEET 1 OF 2

06812\DWG\6812 Final Plat South Ph 1.dwg

Mylar Ready

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 26.411 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 34.325 acre tract of land described in a Special Warranty Deed to Saddle Star Holdings, LLC, recorded in Instrument 20180000013211, Deed Records, Rockwall County, Texas (DRRCT), and being part of a 44.292 acre tract of land described in a Special Warranty Deed to CDT Rockwall/2017, LLC. recorded in instrument 20170000001746, Deed Records, Rockwall County, Texas (DRRCT), said 26.294 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch capped iron rod stamped, "6081," found for corner in the northeasterly right–of–way line of John Kind Boulevard (120 ft. right–of–way) at the common north corner of Part 1 of Parcel 16 conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT and Parcel 15 conveyed to the City of Rockwall, recorded in Volume 5951, Page 84, DRRCT, said corner being the south corner of said 34.325 acre tract and also being in the common line of said First Tract and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded in Instrument 20150000014609, DRRCT;

THENCE North 72 degrees 06 minutes 44 seconds West, along the common northeasterly line of said John Kind Boulevard, said 34.325 acre tract and said Part 1, a distance of 1,126.56 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a tangent curve to the right having a radius of 1,140.00 feet whose chord bears North 54 degrees 55 minutes 41 seconds West, a distance of 673.62 feet;

THENCE in the northwesterly direction, along said curve to the right, and last mentioned common line, through a central angle of 34 degrees 22 minutes 08 seconds, an arc distance of 683.83 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE South 84 degrees 16 minutes 58 seconds East, a distance of 41.84 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 152.40 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 58 degrees 29 minutes 53 seconds East, a distance of 50.35 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 220.14 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non–tangent curve to the right having a radius of 57.50 feet, whose chord bears North 71 degrees 13 minutes 07 seconds East, a distance of 94.87 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE North 43 degrees 25 minutes 25 seconds East, a distance of 89.23 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 48 degrees 23 minutes 33 seconds East, a distance of 200.00 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 48 degrees 35 minutes 07 seconds East, a distance of 63.78 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 66 degrees 47 minutes 40 seconds East, a distance of 63.38 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 72 degrees 06 minutes 44 seconds East, a distance of 657.61 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 84 degrees 20 minutes 49 seconds East, a distance of 50.00 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non–tangent curve to the right having a radius of 275.00 feet, whose chord bears South 17 degrees 22 minutes 23 seconds West, a distance of 111.72 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE North 88 degrees 42 minutes 33 seconds East, a distance of 182.77 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner in the west line of Block A, Windmill Valley Subdivision, an addition to the City of Rockwall, recorded in Cabinet A, Page 157, PRRCT;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Block A, a distance of 85.38 feet to a 1/2–inch iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01 degrees 30 minutes 45 seconds East, along the common line of said 29.185 acre tract and 44.292 acre tract, a distance of 761.52 feet to the PLACE OF BEGINNING AND CONTAINING 1,150,479 square feet or 26.411 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE ONE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE ONE subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.

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

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

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

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER)

BY: NAME:
TITLE:

Add Note:
All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.

FOR: AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ ,known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2019.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ ,known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2019.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____ , 2019.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on July 30, 2019 for review by the City and other parties for comments and progression to an approved Final Plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ , 2019.

NOTARY PUBLIC FOR THE STATE OF TEXAS

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman — Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2019.

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

WITNESS OUR HANDS, this ___ day of _____, 2019.

Mayor, City of Rockwall — City Secretary — City Engineer

Notes:

1. Bearings and Grid Coordinates shown hereon are per NAD 83 based on City of Rockwall Monument No.
2. A 5/8–inch iron rod with a yellow cap stamped RPLS "3963" will be set at all lot corners, when ever possible, following the completion of this subdivision. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. HOA must maintain, repair, and replace all non–standard street and regulatory sign poles and fixtures or other approved non–standard items.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.

OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
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FIRM NO. 10192300 JOB NO. 355

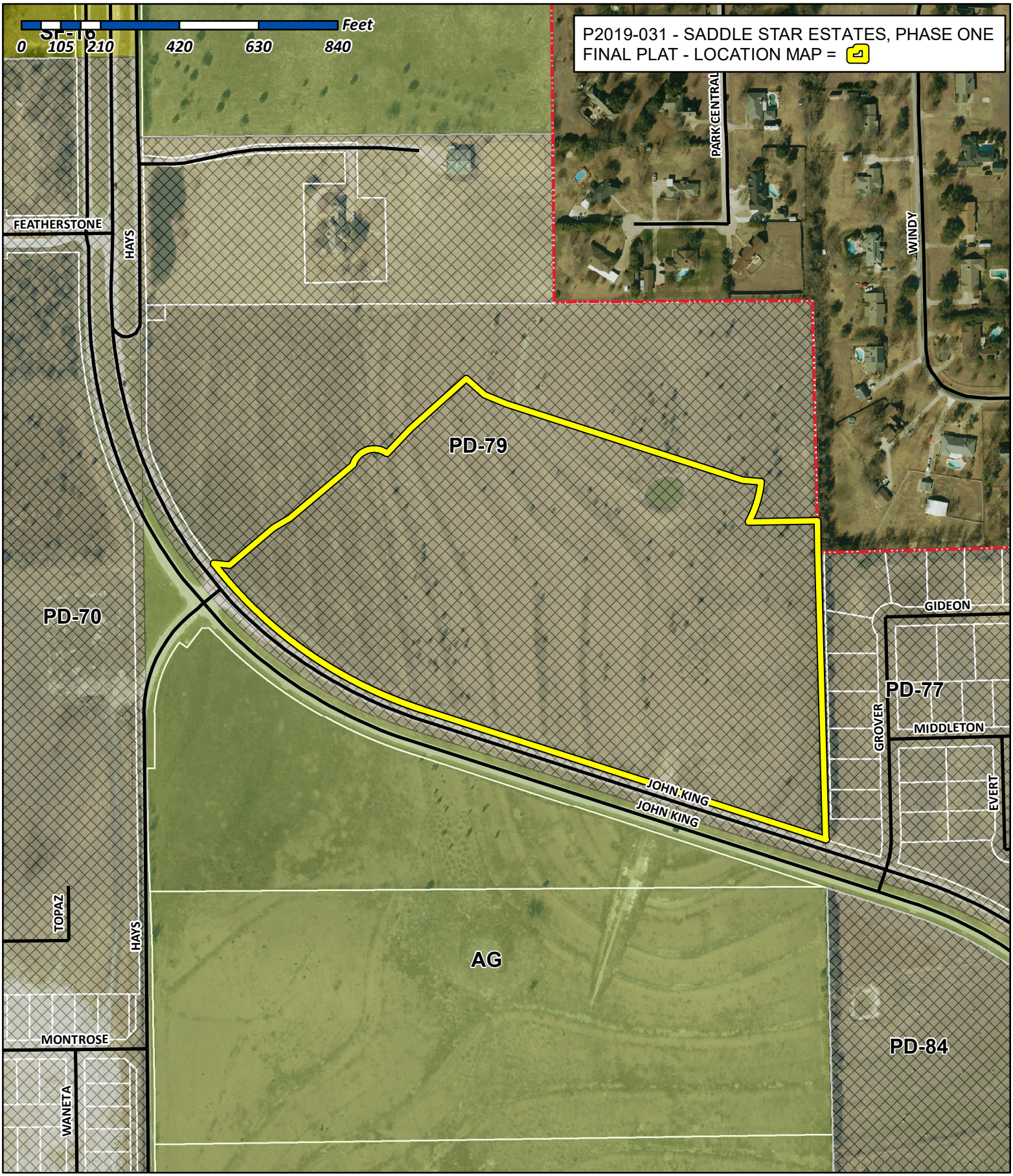
FINAL PLAT
SADDLE STAR ESTATES SOUTH PHASE ONE
66 SINGLE FAMILY LOTS
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
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TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941–8400 FAX (972) 941–8401

DATE: JULY 30, 2019

06812\DWG\6812 Final Plat South Ph 1.dwg

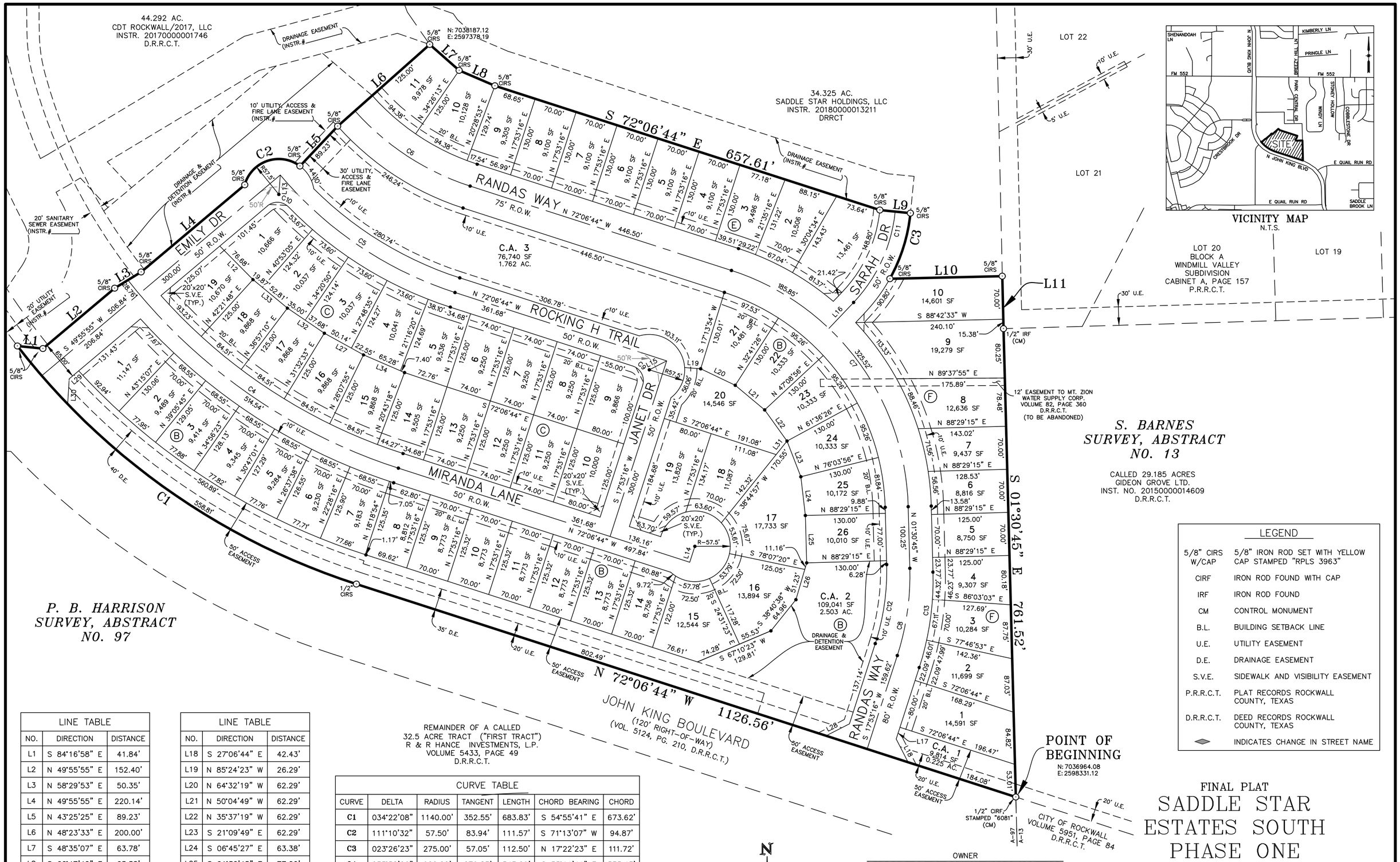
Engineering Mark-Ups



City of Rockwall

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

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



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 84°16'58" E	41.84'
L2	N 49°55'55" E	152.40'
L3	N 58°29'53" E	50.35'
L4	N 49°55'55" E	220.14'
L5	N 43°25'25" E	89.23'
L6	N 48°23'33" E	200.00'
L7	S 48°35'07" E	63.78'
L8	S 66°47'40" E	63.38'
L9	S 84°20'49" E	50.00'
L10	N 88°42'33" E	182.77'
L11	S 01°17'27" E	85.38'
L12	S 44°46'28" E	76.68'
L13	N 04°25'33" E	31.54'
L14	S 17°53'16" W	27.18'
L15	N 62°53'16" E	31.82'
L16	S 43°32'45" W	58.23'
L17	S 17°53'16" W	20.00'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L18	S 27°06'44" E	42.43'
L19	N 85°24'23" W	26.29'
L20	N 64°32'19" W	62.29'
L21	N 50°04'49" W	62.29'
L22	N 35°37'19" W	62.29'
L23	S 21°09'49" E	62.29'
L24	S 06°45'27" E	63.38'
L25	S 01°30'45" E	77.00'
L26	S 16°14'00" W	62.39'
L27	S 61°09'46" E	72.68'
L28	N 62°53'16" E	42.43'
L29	S 49°55'55" W	20.05'
L30	S 03°19'46" W	41.22'
L31	N 38°44'57" E	28.23'
L32	S 55°45'09" E	72.68'
L33	N 50°20'31" W	72.68'
L34	S 66°34'24" E	72.68'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	034°22'08"	1140.00'	352.55'	683.83'	S 54°55'41" E	673.62'
C2	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'
C3	023°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C4	033°50'06"	920.00'	279.83'	543.29'	S 55°11'41" E	535.43'
C5	032°02'39"	620.00'	178.04'	346.75'	S 56°05'25" E	342.25'
C6	030°30'17"	425.00'	115.89'	226.27'	S 56°51'36" E	223.61'
C7	070°35'59"	415.00'	293.84'	511.36'	N 36°48'45" W	479.62'
C8	019°24'01"	425.00'	72.65'	143.90'	N 08°11'15" E	143.22'
C9	090°00'00"	25.00'	25.00'	39.27'	N 27°06'44" W	35.36'
C10	085°43'13"	25.00'	23.20'	37.40'	N 87°12'29" W	34.01'
C11	037°53'34"	250.00'	85.82'	165.34'	N 24°35'58" E	162.34'
C12	019°24'01"	385.00'	65.81'	130.36'	N 08°11'15" E	129.74'
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FINAL PLAT

SADDLE STAR ESTATES SOUTH PHASE ONE

66 SINGLE FAMILY LOTS
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DATE: JULY 30, 2019

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OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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BEGINNING at a 1/2–inch capped iron rod stamped, "6081," found for corner in the northeasterly right–of–way line of John Kind Boulevard (120 ft. right–of–way) at the common north corner of Part 1 of Parcel 16 conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT and Parcel 15 conveyed to the City of Rockwall, recorded in Volume 5951, Page 84, DRRCT, said corner being the south corner of said 34.325 acre tract and also being in the common line of said First Tract and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded in Instrument 20150000014609, DRRCT;

THENCE North 72 degrees 06 minutes 44 seconds West, along the common northeasterly line of said John Kind Boulevard, said 34.325 acre tract and said Part 1, a distance of 1,126.56 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a tangent curve to the right having a radius of 1,140.00 feet whose chord bears North 54 degrees 55 minutes 41 seconds West, a distance of 673.62 feet;

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THENCE North 58 degrees 29 minutes 53 seconds East, a distance of 50.35 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 220.14 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non–tangent curve to the right having a radius of 57.50 feet, whose chord bears North 71 degrees 13 minutes 07 seconds East, a distance of 94.87 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

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THENCE South 72 degrees 06 minutes 44 seconds East, a distance of 657.61 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

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THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Block A, a distance of 85.38 feet to a 1/2–inch iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01 degrees 30 minutes 45 seconds East, along the common line of said 29.185 acre tract and 44.292 acre tract, a distance of 761.52 feet to the PLACE OF BEGINNING AND CONTAINING 1,150,479 square feet or 26.411 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE ONE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE ONE subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.

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

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

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

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER)

_____

BY: NAME:
TITLE:

FOR: AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

_____

BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ ,known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2019.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ ,known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2019.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____ , 2019.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on July 30, 2019 for review by the City and other parties for comments and progression to an approved Final Plat.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

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

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ , 2019.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2019.

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

WITNESS OUR HANDS, this ____ day of _____, 2019.

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

Notes:

1. Bearings and Grid Coordinates shown hereon are per NAD 83 based on City of Rockwall Monument No.
2. A 5/8–inch iron rod with a yellow cap stamped RPLS "3963" will be set at all lot corners, when ever possible, following the completion of this subdivision. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. HOA must maintain, repair, and replace all non–standard street and regulatory sign poles and fixtures or other approved non–standard items.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.

OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
DALLAS, TX 75201
(214) 716–2900

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532–0636
FAX (972) 412–4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

FINAL PLAT

SADDLE STAR ESTATES SOUTH PHASE ONE

66 SINGLE FAMILY LOTS
3 COMMON AREA TRACTS
26.411 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A–97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941–8400 FAX (972) 941–8401

DATE: JULY 30, 2019

06812\DWG\6812 Final Plat South Ph 1.dwg

City of Rockwall

Project Plan Review History

Project Number	P2019-033	**Owner**	COLUMBIA, DEVELOPMENT CO LLC	**Applied**	8/19/2019 LM
Project Name	Lot 47, Lot D, Park Place West Phase II	**Applicant**	COLUMBIA DEVELOPMENT COMPANY, LLC	**Approved**	
Type	PLAT			**Closed**	
Subtype	Addition			**Expired**	
Status	AMENDING			**Status**	
	Staff Review				

Site Address	**City, State Zip**	**Zoning**
408 JORDAN FARM CIR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PARK PLACE WEST PH 2	20	D	20	4621-000D-0020-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/19/2019	8/26/2019	8/20/2019	1	APPROVED	
ENGINEERING	JEREMY WHITE	8/19/2019	8/26/2019	8/21/2019	2	DENIED	

(8/22/2019 8:49 AM JMW)

- Reference the Park Place West Phase 2 Record Drawings - Water & Sanitary Sewer Area III (Sheet 18 of Plan Set). Existing Sanitary Sewer Line D parallels the 20 ft Alley right of way and is 5 ft of the south line on the Jordan Farm Circle side. As the Sanitary sewer approaches Renfro Street the sewer curves toward the Lot where the offset becomes almost one to zero feet. A Minimum of 10 feet must be maintained from the pipe to the edge of easement.
- Existing Utilities should be shown to prove proper clearance is being provided to easement line.
- If part of existing easement where to be abandoned all pavement within the abandoned easement would have to be sawcut and removed at owners expense. This would include alley entrance and Bollards at Renfro Street that would be in conflict with abandonment.

FIRE	Kevin Clark	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
GIS	Lance Singleton	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
PLANNING	Korey Brooks	8/19/2019	8/26/2019	8/23/2019	4	COMMENTS	Comments

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

P2019-033; Replat for Lot 47, Park Place West, Phase II Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West, Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2019-033) in the lower right-hand corner of all pages on future submittals.
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
M.5 In order to constitute a complete submittal all applications are required to provide the following elements: [1] a replat, [2] closure report. The current submittal did not contain a closure report and this will be required prior to the case being taken to the Planning and Zoning Commission for action.
I.6 Please check with the Engineering Department to ensure that there are no utilities in the portion that is being abandoned.
M.7 Replat. Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) On the replat, please label the adjacent properties using "Lot and Block".
2) Please add
"General Notes:
It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54."

I.8 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; The Planning & Zoning Meeting August 27, 2019..

- Reference the Park Place West Phase 2 Record Drawings - Water & Sanitary Sewer Area III (Sheet 18 of Plan Set). Existing Sanitary Sewer Line D parallels the 20 ft Alley right of way and is 5 ft of the south line on the Jordan Farm Circle side. As the Sanitary sewer approaches Renfro Street the sewer curves toward the Lot where the offset becomes almost one to zero feet. A Minimum of 10 feet must be maintained from the pipe to the edge of easement.
- Existing Utilities should be shown to prove proper clearance is being provided to easement line.
- If part of existing easement where to be abandoned all pavement within the abandoned easement would have to be sawcut and removed at owners expense. This would include alley entrance and Bollards at Renfro Street that would be in conflict with abandonment.

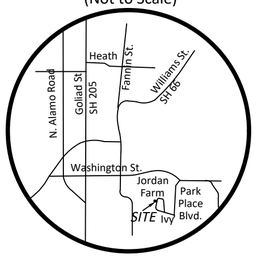
N

A J B

0' 10' 20' 40'

Scale: 1" = 20'

Vicinity Map
(Not to Scale)



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas

20' Alley

Lot 26

Lot 27

Lot 28

Block D
Lot 25

10' B
& Utili

JORDAN FARM CIRCLE
(57' Right-of-Way)
Cabinet G, Slides 100 - 104

5' STREET WIDENING
(BY OTHERS)

8' Fire Lane, Access
& Utility Easement
Cab. G, Slide 100
Abandoned by Plat
(Hatched Area)

20' Alley

5/8" IRS

S 79°47'00" E

110.00'

73.00'

N: 7026504.31
E: 2596989.28

5/8" IRS

RENFRO STREET
(50' Right-of-Way)

Lot 47, Block D
0.184 Acres
(8,030 SF)
Lot 20, Block D
Park Place West
Phase II Addition
Cabinet G, Slides 100 - 104

15' Building Line
Cab. G, Slide 100

10' Building Line
& Utility Easement
Cab. G Slide 100

N 10°13'00" E

S 10°13'00" W

73.00'

5/8" IRS

N 79°47'00" W

110.00'

POINT OF BEGINNING

N: 7026412.96
E: 2597084.58

1/2" Iron Rod
Fnd. W/Cap

15' Building Line

10' Building Line
& Utility Easement

Lot 19
Block D

JORDAN FARM CIRCLE
(57' Right-of-Way)
Cabinet G, Slides 100 - 104

Block X, Lot 6
Park Place West
Phase II Addition
Cabinet G, Slides 100 - 104

10' Utility Easement

10' Utility Easement

20' Alley

Block D

Block X, Lot 7

Lot 22

Lot 21

The purpose of this Replat is to abandon a fire lane, access & utility easement.

Case No.: P

REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE OF LAND
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

Scale:	1" = 20'
Date:	June 25, 2019
Technician:	Bedford
Drawn By:	Bedford
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	LOT 20 BLOCK D PLAT
Job. No.	668-001
GF No.	

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

Sheet: 1 Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\PARK PLACE WEST - PHASE II\LOT 20 BLOCK D PLAT.dwg, AMENDING PLAT, 7/31/2019 1:00:30 PM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DAVID CLINE AND LAURA CLINE are the owners of a **0.184 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas according to the Warranty Deed Instrument No. 20190000011166 Official Public Records, Rockwall County, Texas and being **LOT 20, BLOCK D** of the **AMENDING PLAT for PARK PLACE WEST PHASE II ADDITION** according to the plat recorded in Cabinet G, Slides 100 -104 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap found for the southeast corner of said *Lot 20* and being the northeast corner of Lot 19 of said Park Place West Phase II and being located in the west line of Jordan Farm Circle (57' width);

THENCE departing the west line f said Jordan Farm Circle with the the south line of said *Lot 20* and the north line of said Lot 19 , **NORTH 79°47'00" WEST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner and being located in the east line of Renfro Street (40' right-of-way);

THENCE along the east line of said Renfro Street, **NORTH 10°13'00" EAST** a distance of **73.00** feet to a 5/8 inch iron rod set for corner in the south line of a 20' Alley;

THENCE departing the east line fo said Renfro Street with the south line of said 20' Alley, **SOUTH 79°47'00" EAST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner in the west line of said Jordan Farm Circle;

THENCE along the west line of said Jordan Farm Circle, **SOUTH 10°13'00" WEST** a distance of **73.00** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds ***0.184 acre*** or ***8,030*** square feet of land more or less.

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

We, **DAVID CLINE AND LAURA CLINE**, the undersigned owners of the land shown on this plat, and designated herein as **LOT 47, BLOCK D, PARK PLACE PHASE II ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE II ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

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

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

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

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

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

7. Property owner is responsible for maintenance, repair, and reconstruction of all detention/drainage facilities in easements.

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

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

DAVID CLINE AND LAURA CLINE

_____
DAVID CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID CLINE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019

_____
Notary Public in and for the State of Texas

_____
LAURA CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LAURA CLINE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019

_____
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

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

WITNESS OUR HANDS, this _____ day of _____, 2019.

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

NOTES:

1. The purpose of this Replat is to abandon a 8' "Fire Lane, Access & Utility Easement".
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE II ADDITION recorded in Cabinet G, Slides 100 - 104, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

_____
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

The purpose of this Replat is to abandon a fire lane, access & utility easement.

Case No.: P

REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
BEING LOCATED IN R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale:	1" = 20'
Date:	
Technician:	Bedford
Drawn By:	Bedford

Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	LOT 20 BLOCK D PLAT
Job. No.	668-001
GF No.	

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

Sheet: 2 Of: 2

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

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

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\PARK PLACE WEST - PHASE II\LOT 20 BLOCK D PLAT.dwg, AMENDING PLAT, 7/31/2019 1:01:14 PM



City of Rockwall

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

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

N

A J B

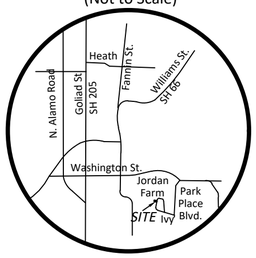
0' 10' 20' 40'

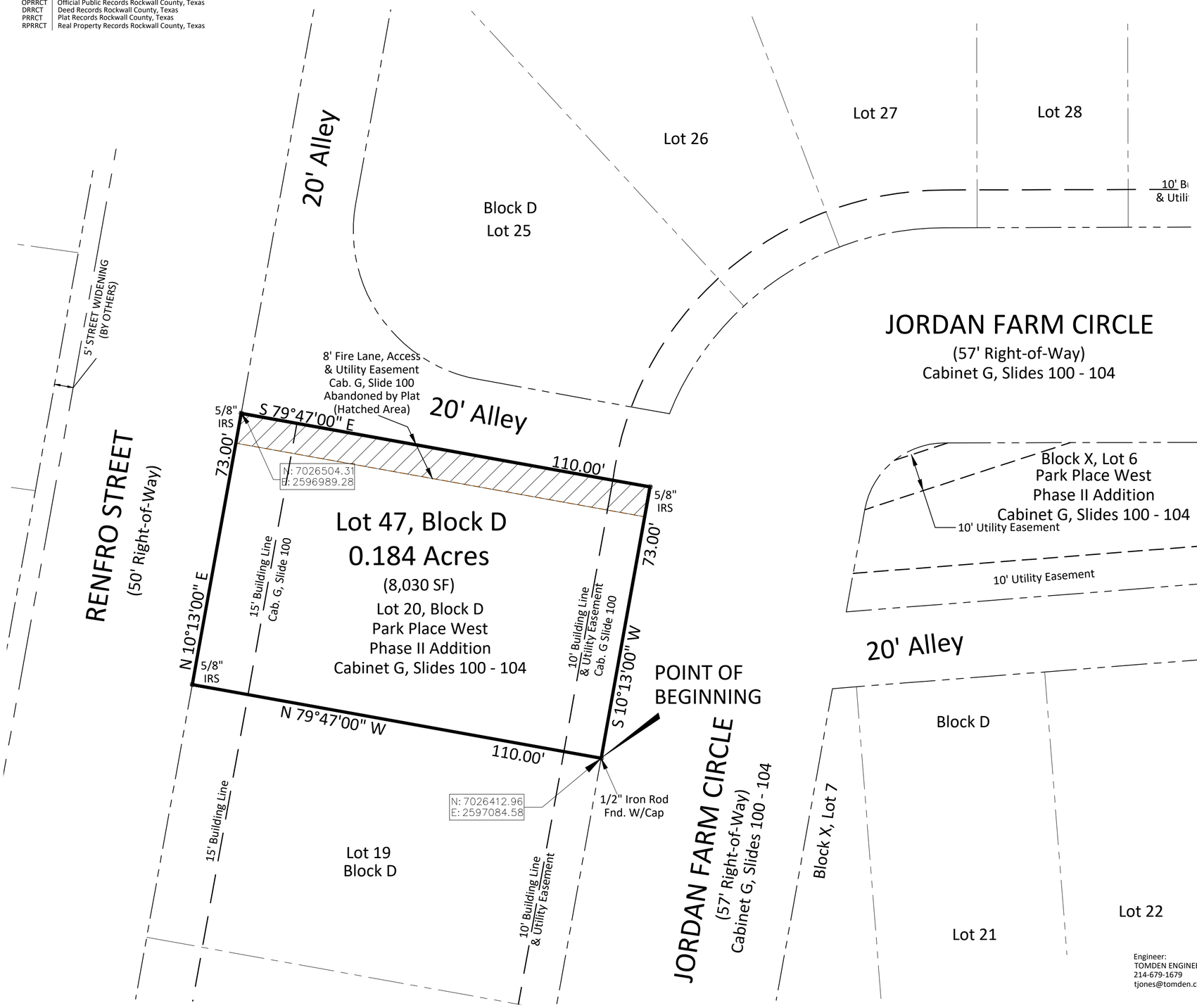
Scale: 1" = 20'

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas

Vicinity Map
(Not to Scale)





The purpose of this Replat is to abandon a fire lane, access & utility easement.

Case No.: P

REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE OF LAND
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

Scale:	1" = 20'
Date:	June 25, 2019
Technician:	Bedford
Drawn By:	Bedford
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	LOT 20 BLOCK D PLAT
Job. No.	668-001
GF No.	

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

Sheet: 1 Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DAVID CLINE AND LAURA CLINE are the owners of a **0.184 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas according to the Warranty Deed Instrument No. 20190000011166 Official Public Records, Rockwall County, Texas and being **LOT 20, BLOCK D** of the **AMENDING PLAT for PARK PLACE WEST PHASE II ADDITION** according to the plat recorded in Cabinet G, Slides 100 -104 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap found for the southeast corner of said *Lot 20* and being the northeast corner of Lot 19 of said Park Place West Phase II and being located in the west line of Jordan Farm Circle (57' width);

THENCE departing the west line f said Jordan Farm Circle with the the south line of said *Lot 20* and the north line of said Lot 19 , **NORTH 79°47'00" WEST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner and being located in the east line of Renfro Street (40' right-of-way);

THENCE along the east line of said Renfro Street, **NORTH 10°13'00" EAST** a distance of **73.00** feet to a 5/8 inch iron rod set for corner in the south line of a 20' Alley;

THENCE departing the east line fo said Renfro Street with the south line of said 20' Alley, **SOUTH 79°47'00" EAST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner in the west line of said Jordan Farm Circle;

THENCE along the west line of said Jordan Farm Circle, **SOUTH 10°13'00" WEST** a distance of **73.00** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds ***0.184 acre*** or ***8,030*** square feet of land more or less.

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

We, **DAVID CLINE AND LAURA CLINE**, the undersigned owners of the land shown on this plat, and designated herein as **LOT 47, BLOCK D, PARK PLACE PHASE II ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE II ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

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

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

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

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

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

7. Property owner is responsible for maintenance, repair, and reconstruction of all detention/drainage facilities in easements.

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

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

DAVID CLINE AND LAURA CLINE

_____
DAVID CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID CLINE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019

_____
Notary Public in and for the State of Texas

_____
LAURA CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LAURA CLINE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019

_____
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

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

WITNESS OUR HANDS, this _____ day of _____, 2019.

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

NOTES:

1. The purpose of this Replat is to abandon a 8' "Fire Lane, Access & Utility Easement".
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE II ADDITION recorded in Cabinet G, Slides 100 - 104, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

_____
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

The purpose of this Replat is to abandon a fire lane, access & utility easement.

Case No.: P

REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
BEING LOCATED IN R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale:	1" = 20'
Date:	
Technician:	Bedford
Drawn By:	Bedford

Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	LOT 20 BLOCK D PLAT
Job. No.	668-001
GF No.	

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

Sheet: 2 Of: 2

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

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

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City of Rockwall

Project Plan Review History

Project Number	P2019-035	**Owner**	STONE, CREEK SF LTD	**Applied**	8/19/2019 LM
Project Name	Stone Creek X	**Applicant**	CORWIN ENGINEERING, INC	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	Staff Review			**Status**	

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

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STONE CREEK PH 2A	3		3	0131-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/19/2019	8/26/2019	8/20/2019	1	APPROVED	
ENGINEERING	JEREMY WHITE	8/19/2019	8/26/2019	8/21/2019	2	COMMENTS	See Comments

(8/21/2019 4:13 PM JMW)
- Add Note: All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- Visiblity and Sidewalk easement Lien work missing at corner of Nautilus Dr. and Featherstone Dr. Show line work.
- PDF does not match paper copy received.

FIRE	Kevin Clark	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
GIS	Lance Singleton	8/19/2019	8/26/2019	8/22/2019	3	COMMENTS	See Comments

(8/22/2019 1:38 PM LS)
1. Please submit proposed list of street names for review. Addressing standards can be found at: http://www.rockwall.com/pz/GIS/AddressingStandards.pdf
2. Please submit CAD .dwg file of road centerlines and lot lines so addressing can begin.
3. By final plat, please tie down two corners to SPC Texas N Central 4202 (Grid) and provide closure report.

PLANNING	David Gonzales	8/19/2019	8/26/2019	8/21/2019	2	COMMENTS	see comments

(8/21/2019 2:36 PM DG)
P2019-035: Final Plat – Stone Creek, Phase X Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of the intersection of Featherstone Drive and John King Boulevard

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2019-035) in the lower right hand corner of all pages on future submittals.

I.4 The final plat shall conform to all standards and requirements of Planned Development District 70 (PD-70), the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.6 Submittal and approval of street names prior to the plat being filed. Contact Lance Singleton, GIS Supervisor – lsingleton@rockwall.com.

I.7 Provide a label for all open spaces to read as follows: Open Space To Be Maintained by the Homeowner's Association (HOA).

M.8 Verify/correct lot dimensional information for: Lots 58 & 59, Block FF; Lot 8, Block HH; and Lots 11 & 12, Block II, to standards established in PD-70 for the minimum lot width. According to Ordinance No. 09-44 [Planned Development District 70 (PD-70)], Table 2, of Exhibit 'C', , B-Special Development Standards, "**Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line..." Table 1, of Exhibit 'C', A – General Requirements, Lot Type C requires lots to have a minimum lot size of 60-feet X 120-feet. Provide labels meeting or exceeding the minimum standards for lot width for each of the lots listed

M.9 Verify/correct lot dimensional information for: Lot 7, Block JJ to standards established in PD-70 for the minimum lot depth. According to Ordinance No. 09-44 [Planned Development District 70 (PD-70)], Table 1, of Exhibit 'C', A – General Requirements, Lot Type C requires lots to have a minimum lot size of 60-feet X 120-feet. Provide a label that meets or exceeds the minimum standard for lot depth for the lot listed

M.10 Four (4) retention ponds are to be provided by the developer. According to Ordinance No. 09-44 [Planned Development District 70 (PD-70)], Table 1, of Exhibit 'C', C. Standards for District Design and Connectivity, 6.d, states that the developer shall provide a minimum of four (4) retention ponds in the District with hard edges and fountain features as generally shown on the Concept Plan. The exact configurations and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Appendix C. Provide detail of the proposed pond and fountain, and the location of the pond.

I.11 Notary certificate is not necessary when plat is stamped by surveyor.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 10, 2019 Planning and Zoning Meeting. The Planning and Zoning Work Session will be held on August 27, 2019.

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

I.13 The City Councilmeeting for this case is scheduled to be held on September 16, 2019.

I.14 The Parks and Recreation Board Meeting for this case is scheduled to be held on September 4, 2019.

I.15 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

I.16 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.17 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.18 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

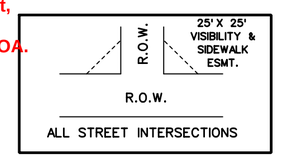
PDF does not match paper copy received.

Add Note:
All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.

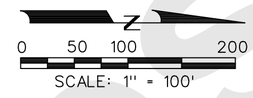
Show V.A.M.S. Line work, Missing

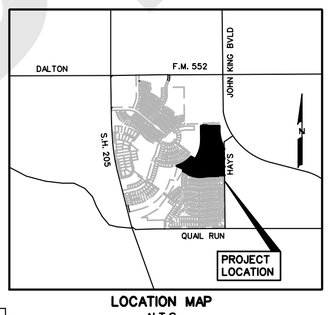
NOTES

1. Bearing are referenced to Stone Creek Phase I (Cab. G, Slide 359-365).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 72 Block FF, Lot 17 Block GG & Lot 25 Block HH)



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.





LOCATION MAP
N.T.S.

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2565184.44	7036989.48
ELEV = 514.0	

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2565184.44	7036989.48
ELEV = 514.0	

FINAL PLAT
OF
STONE CREEK PHASE X
TOTAL LOTS 119 TOTAL ACRES 36.428
OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK PHASE 10, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APRIL 2019 SCALE 1" = 100'

CASE NO. P2019-xxx

SHEET 1 OF 3

OWNER'S CERTIFICATE

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

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

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

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

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

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

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

6. The detention drainage system is to be maintained, repaired and owend by the subdivision.

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

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

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

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

Stone Creek Phase 10, Ltd.
an Texas limited partnership
By: Stone Creek Phase 10 GP Corporation,
a Texas corporation, its General Partner

_____
John Arnold
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2019.

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

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

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2019.

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

WITNESS OUR HANDS, this_____day of_____, 2019.

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

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°25'13" E	50.00'
2.	N 00°35'35" W	15.00'
3.	S 00°35'35" E	15.00'
4.	S 19°17'03" E	34.76'
5.	S 15°03'48" E	61.67'
6.	N 89°38'02" E	30.11'
7.	N 67°57'38" E	10.99'
8.	N 74°35'09" E	28.68'
9.	S 80°07'39" W	37.73'
10.	N 73°13'30" W	36.04'
11.	N 59°19'11" W	25.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°38'43"	1560.00'	235.39'	235.16'	S85°05'03"W
2.	36°03'38"	880.00'	553.85'	544.75'	N81°12'30"W
3.	34°10'49"	110.00'	65.62'	64.65'	S73°29'23"E
4.	20°22'32"	1260.00'	448.08'	445.72'	S10°46'51"E
5.	05°21'14"	1271.00'	119.77'	118.72'	S27°58'51"E
6.	22°31'28"	380.00'	149.39'	148.43'	S10°53'46"W
7.	21°26'47"	325.00'	121.65'	120.94'	N11°18'59"W
8.	21°26'47"	250.00'	93.58'	93.03'	S78°41'01"W
9.	04°14'57"	325.00'	24.10'	24.10'	N24°09'51"W
10.	10°52'59"	1475.00'	279.95'	279.53'	N20°51'05"W
11.	14°49'15"	250.00'	64.67'	64.49'	S81°59'47"W
12.	10°49'06"	1475.00'	278.50'	278.09'	N10°00'18"W
13.	04°00'09"	1475.00'	103.04'	103.02'	N02°35'40"W
14.	03°59'21"	1150.00'	80.07'	80.05'	N01°24'05"E
15.	13°22'44"	1150.00'	268.53'	267.92'	N10°05'08"E
16.	17°22'05"	350.00'	106.10'	105.69'	N81°54'33"W
17.	13°54'19"	1150.00'	279.10'	278.41'	S23°43'40"W
18.	31°16'25"	225.00'	122.81'	121.29'	N74°57'23"W
19.	32°46'07"	470.00'	268.80'	265.15'	S82°51'15"E
20.	08°38'43"	1970.00'	297.25'	296.97'	N85°05'03"E
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25.	08°38'43"	1620.00'	244.44'	244.21'	S85°05'03"W
26.	35°49'40"	820.00'	512.76'	504.44'	N81°19'29"W
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28.	02°07'18"	645.00'	23.88'	23.88'	N29°37'10"E

FINAL PLAT
OF
STONE CREEK PHASE X
TOTAL LOTS 119 TOTAL ACRES 36.428
OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK PHASE 10, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APRIL 2019 SCALE 1" = 100'

CASE NO. P2019-xxx

SHEET 2 OF 3

LEGAL DESCRIPTION

THENCE, South 00° 35'35" East, continuing along said north line, for a distance of 21.11 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 24'25" West, continuing along said north line, for a distance of 226.33 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1560.00 feet, a central angle of 08° 38'43";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 235.39 feet (Chord Bearing South 85° 05'03" West - 235.16 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 880.00 feet, a central angle of 36° 03'38";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 553.85 feet (Chord Bearing North 81° 12'30" West - 544.75 feet), to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 475.00 feet, a central angle of 01° 01'09";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 8.45 feet (Chord Bearing North 28° 02'57" East - 8.45 feet), to a 1/2 inch iron rod found;

THENCE, North 61° 26'29" West, continuing along said north line, for a distance of 201.15 feet, to a 1/2 inch iron rod found in the east line of Stone Creek Phase IV, an addition to the City of Rockwall, as described in Cab. H, Pgs. 317-318, in said Plat Records and being the northwest corner of said Stone Creek Phase IX;

THENCE, North 32° 48'57" East, along the east line of said Stone Creek Phase IV, for a distance of 68.38 feet, to a 1/2 inch rod found at the most easterly northeast corner of said Stone Creek Phase IV;

THENCE, North 65° 00'04" West, along the north line of said Stone Creek Phase IV, for a distance of 283.02 feet, to a 1/2 inch iron rod found, being in a south line of Stone Creek Phase I, an addition to the City of Rockwall, as described in Cabinet G, Pages 359-365 in said Plat Records, being on a non-tangent curve to the left, having a radius of 1030.00 feet, a central angle of 37° 07'00";

THENCE, departing the north line of said Stone Creek Phase IV and along the south line of said Stone Creek Phase I and with said curve to the left for an arc distance of 577.36 feet (Chord Bearing North 58° 24'09" East - 569.83 feet), to a 1/2 inch iron rod found, being the southeast corner of Lot 10 Block I out of said Stone Creek Phase I, same being the south line of Stone Creek Phase IIA, an addition to the City of Rockwall, as described in Cabinet H, Pages 293-294 in said Plat Records;

THENCE, South 59° 19'11" East, departing the south line of said Stone Creek Phase I and along the south line of said Stone Creek Phase IIA, for a distance of 164.69 feet, to a 1/2 inch iron rod found being the southwest corner of said Stone Creek Phase IIA;

THENCE, North 30° 40'49" East, along the east line of said Stone Creek Phase IIA, for a distance of 90.28 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 24° 31'11";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 481.44 feet (Chord Bearing North 11° 40'00" East 477.78 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 35'35" West, continuing along said east line, for a distance of 460.08 feet, to a 1/2 inch iron rod found being in the south line of Featherstone Drive, an addition to the City of Rockwall, as described in Cab. H, Pgs. 33-34, in said Plat Records;

THENCE, North 89° 25'13" East, departing said east line and with said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 133.20 feet, to a 1/2 inch iron rod found, being on a curve to the left, having a radius of 110.00 feet, a central angle of 34° 10'49";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 65.62 feet (Chord Bearing South 73° 29'23" East - 64.65 feet), to a 1/2 inch iron rod found, being the point of tangency;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 125.01 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 35'35" East, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 190.00 feet, to a ½ inch iron rod found at the most easterly southeast corner of said Featherstone Drive and being in the west line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-0038477 in said Deed Records;

THENCE, South 00° 35'35" East, along the west line of said John King Boulevard, for a distance of 142.99 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1260.00 feet, a central angle of 20° 22'32";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 448.08 feet (Chord Bearing South 10° 46'51" East - 445.72 feet), to a 1/2 inch iron rod found;

THENCE, South 19° 17'03" East, continuing along said west line, for a distance of 34.76 feet, to a nail found;

THENCE, South 15° 03'48" East, continuing along said west line, for a distance of 61.67 feet, to a nail found on a non-tangent curve to the left, having a radius of 1271.00 feet, a central angle of 05° 21'14";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 118.77 feet (Chord Bearing South 27° 58'51" East - 118.72 feet), to a nail found in the east line of said Stone Creek Balance, being in said Hays Road;

THENCE, South 00° 35'35" East, departing said west line and along the east line of said Stone Creek Balance and with said Hays Road, for a distance of 191.20 feet, to a 1/2 inch iron rod found at the most northerly corner of Part 2, R.O.W. Dedication, as described in Doc. No. 2007-00384711, in said Deed Records being on a curve to the left, having a radius of 380.00 feet, a central angle of 22° 31'28";; THENCE, South 89° 24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet,to a 1/2 inch iron rod found;

THENCE, departing the east line of said Stone Creek Balance Tract and continuing along Hays Road with the west line of said Part 2 tract and along said curve to the left having an arc distance of 149.39 feet (Chord Bearing South 10° 53'46" West 148.43 feet), to a 1/2 inch iron rod found;

THENCE, South 00° 21'58" East, continuing along said lines, for a distance of 136.79 feet, to a nail found at the southwest corner of said Part 2 tract;

THENCE, North 89° 38'02" East, along the south line of said Part 2 tract, for a distance of 30.11 feet, to a 1/2 inch iron rod found at the southeast corner of said Part 2 tract, being in east line of said Stone Creek Balance tract and said Hays Road;

THENCE, South 00° 35'35" East, along the east line of said Stone Creek Balance tract and with Hays Road, for a distance of 339.01 feet, to the POINT OF BEGINNING and containing 36.428 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this_____day of _____, 2019.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2019.

_____
Notary Public in and for the State of Texas

FINAL PLAT
OF
STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

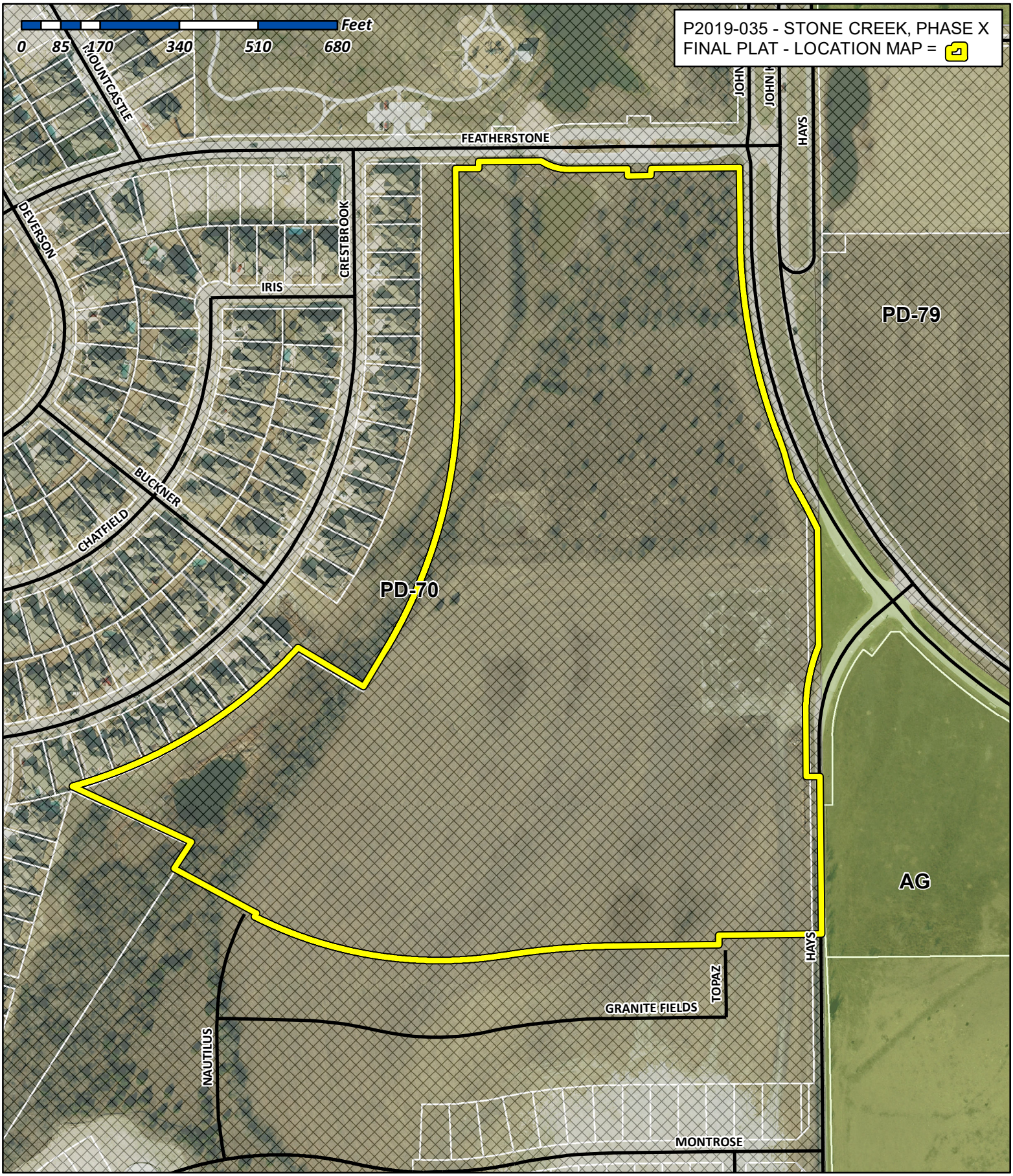
OWNER
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APRIL 2019 SCALE 1" = 100'

CASE NO. P2019-xxx SHEET 3 OF 3

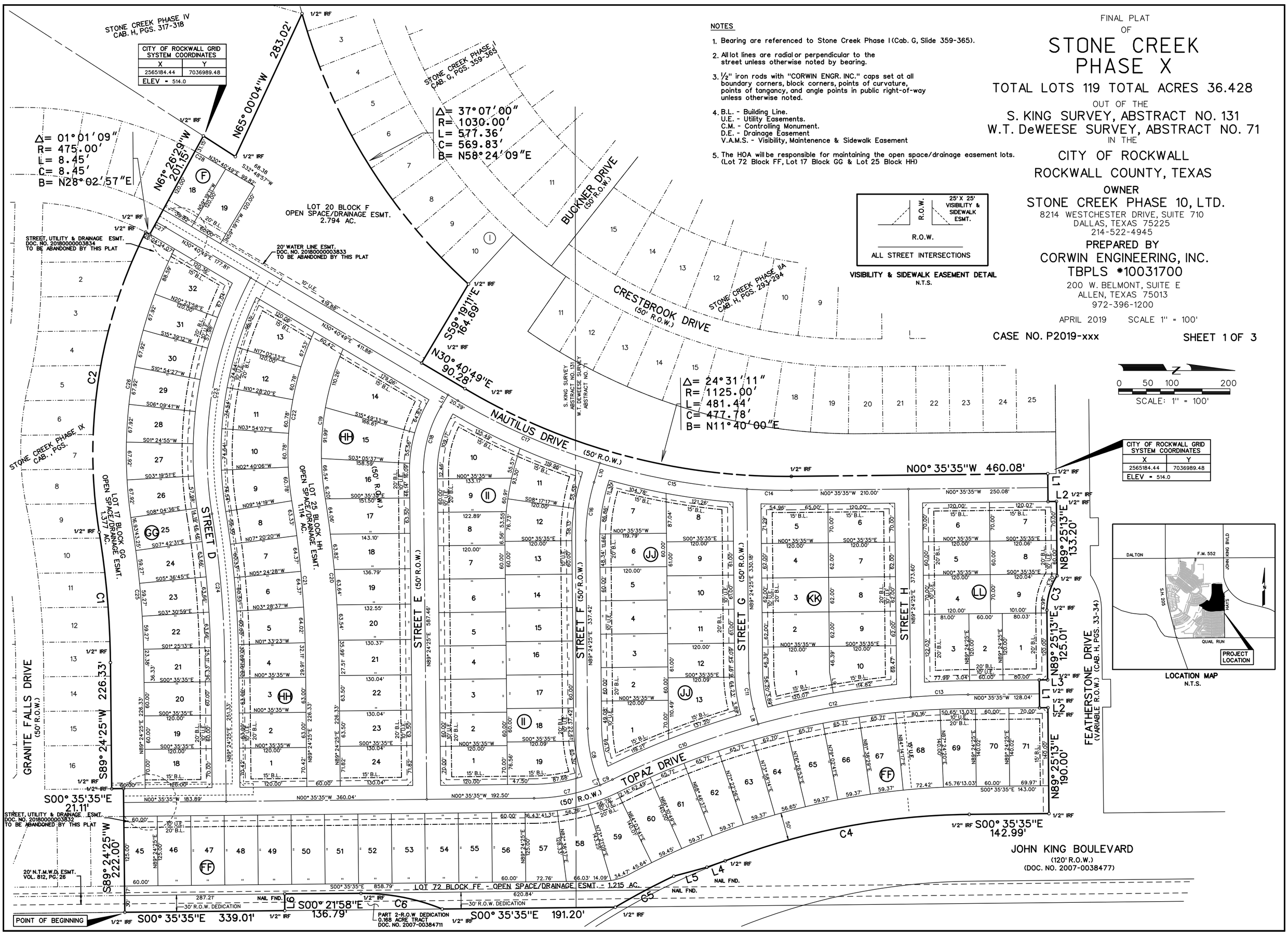
Engineering Mark-Up



City of Rockwall

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

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



NOTES

1. Bearing are referenced to Stone Creek Phase I (Cab. G, Slide 359-365).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 72 Block FF, Lot 17 Block GG & Lot 25 Block HH)

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OF
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APRIL 2019 SCALE 1" = 100'

CASE NO. P2019-xxx SHEET 1 OF 3

OWNER'S CERTIFICATE

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

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

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

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

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

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

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

6. The detention drainage system is to be maintained, repaired and owend by the subdivision.

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

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

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

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

Stone Creek Phase 10, Ltd.
an Texas limited partnership
By: Stone Creek Phase 10 GP Corporation,
a Texas corporation, its General Partner

_____
John Arnold
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2019.

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

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

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2019.

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

WITNESS OUR HANDS, this_____day of_____, 2019.

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

LINE TABLE

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3.	S 00°35'35" E	15.00'
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5.	05°21'14"	1271.00'	119.77'	118.72'	S27°58'51"E
6.	22°31'28"	380.00'	149.39'	148.43'	S10°53'46"W
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8.	21°26'47"	250.00'	93.58'	93.03'	S78°41'01"W
9.	04°14'57"	325.00'	24.10'	24.10'	N24°09'51"W
10.	10°52'59"	1475.00'	279.95'	279.53'	N20°51'05"W
11.	14°49'15"	250.00'	64.67'	64.49'	S81°59'47"W
12.	10°49'06"	1475.00'	278.50'	278.09'	N10°00'18"W
13.	04°00'09"	1475.00'	103.04'	103.02'	N02°35'40"W
14.	03°59'21"	1150.00'	80.07'	80.05'	N01°24'05"E
15.	13°22'44"	1150.00'	268.53'	267.92'	N10°05'08"E
16.	17°22'05"	350.00'	106.10'	105.69'	N81°54'33"W
17.	13°54'19"	1150.00'	279.10'	278.41'	S23°43'40"W
18.	31°16'25"	225.00'	122.81'	121.29'	N74°57'23"W
19.	32°46'07"	470.00'	268.80'	265.15'	S82°51'15"E
20.	08°38'43"	1970.00'	297.25'	296.97'	N85°05'03"E
21.	08°38'43"	1910.00'	288.20'	287.93'	S85°05'03"W
22.	33°34'54"	530.00'	310.64'	306.21'	N82°26'52"W
23.	37°04'26"	675.00'	436.77'	429.19'	N80°42'05"W
24.	08°38'43"	1765.00'	266.32'	266.07'	S85°05'03"W
25.	08°38'43"	1620.00'	244.44'	244.21'	S85°05'03"W
26.	35°49'40"	820.00'	512.76'	504.44'	N81°19'29"W
27.	02°07'18"	500.00'	18.52'	18.51'	S29°37'10"W
28.	02°07'18"	645.00'	23.88'	23.88'	N29°37'10"E

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CASE NO. P2019-xxx SHEET 2 OF 3

LEGAL DESCRIPTION

THENCE, South 00° 35'35" East, continuing along said north line, for a distance of 21.11 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 24'25" West, continuing along said north line, for a distance of 226.33 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1560.00 feet, a central angle of 08° 38'43";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 235.39 feet (Chord Bearing South 85° 05'03" West - 235.16 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 880.00 feet, a central angle of 36° 03'38";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 553.85 feet (Chord Bearing North 81° 12'30" West - 544.75 feet), to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 475.00 feet, a central angle of 01° 01'09";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 8.45 feet (Chord Bearing North 28° 02'57" East - 8.45 feet), to a 1/2 inch iron rod found;

THENCE, North 61° 26'29" West, continuing along said north line, for a distance of 201.15 feet, to a 1/2 inch iron rod found in the east line of Stone Creek Phase IV, an addition to the City of Rockwall, as described in Cab. H, Pgs. 317-318, in said Plat Records and being the northwest corner of said Stone Creek Phase IX;

THENCE, North 32° 48'57" East, along the east line of said Stone Creek Phase IV, for a distance of 68.38 feet, to a 1/2 inch rod found at the most easterly northeast corner of said Stone Creek Phase IV;

THENCE, North 65° 00'04" West, along the north line of said Stone Creek Phase IV, for a distance of 283.02 feet, to a 1/2 inch iron rod found, being in a south line of Stone Creek Phase I, an addition to the City of Rockwall, as described in Cabinet G, Pages 359-365 in said Plat Records, being on a non-tangent curve to the left, having a radius of 1030.00 feet, a central angle of 37° 07'00";

THENCE, departing the north line of said Stone Creek Phase IV and along the south line of said Stone Creek Phase I and with said curve to the left for an arc distance of 577.36 feet (Chord Bearing North 58° 24'09" East - 569.83 feet), to a 1/2 inch iron rod found, being the southeast corner of Lot 10 Block I out of said Stone Creek Phase I, same being the south line of Stone Creek Phase IIA, an addition to the City of Rockwall, as described in Cabinet H, Pages 293-294 in said Plat Records;

THENCE, South 59° 19'11" East, departing the south line of said Stone Creek Phase I and along the south line of said Stone Creek Phase IIA, for a distance of 164.69 feet, to a 1/2 inch iron rod found being the southwest corner of said Stone Creek Phase IIA;

THENCE, North 30° 40'49" East, along the east line of said Stone Creek Phase IIA, for a distance of 90.28 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 24° 31'11";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 481.44 feet (Chord Bearing North 11° 40'00" East 477.78 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 35'35" West, continuing along said east line, for a distance of 460.08 feet, to a 1/2 inch iron rod found being in the south line of Featherstone Drive, an addition to the City of Rockwall, as described in Cab. H, Pgs. 33-34, in said Plat Records;

THENCE, North 89° 25'13" East, departing said east line and with said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 133.20 feet, to a 1/2 inch iron rod found, being on a curve to the left, having a radius of 110.00 feet, a central angle of 34° 10'49";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 65.62 feet (Chord Bearing South 73° 29'23" East - 64.65 feet), to a 1/2 inch iron rod found, being the point of tangency;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 125.01 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 35'35" East, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 190.00 feet, to a ½ inch iron rod found at the most easterly southeast corner of said Featherstone Drive and being in the west line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-0038477 in said Deed Records;

THENCE, South 00° 35'35" East, along the west line of said John King Boulevard, for a distance of 142.99 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1260.00 feet, a central angle of 20° 22'32";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 448.08 feet (Chord Bearing South 10° 46'51" East - 445.72 feet), to a 1/2 inch iron rod found;

THENCE, South 19° 17'03" East, continuing along said west line, for a distance of 34.76 feet, to a nail found;

THENCE, South 15° 03'48" East, continuing along said west line, for a distance of 61.67 feet, to a nail found on a non-tangent curve to the left, having a radius of 1271.00 feet, a central angle of 05° 21'14";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 118.77 feet (Chord Bearing South 27° 58'51" East - 118.72 feet), to a nail found in the east line of said Stone Creek Balance, being in said Hays Road;

THENCE, South 00° 35'35" East, departing said west line and along the east line of said Stone Creek Balance and with said Hays Road, for a distance of 191.20 feet, to a 1/2 inch iron rod found at the most northerly corner of Part 2, R.O.W. Dedication, as described in Doc. No. 2007-00384711, in said Deed Records being on a curve to the left, having a radius of 380.00 feet, a central angle of 22° 31'28";; THENCE, South 89° 24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet,to a 1/2 inch iron rod found;

THENCE, departing the east line of said Stone Creek Balance Tract and continuing along Hays Road with the west line of said Part 2 tract and along said curve to the left having an arc distance of 149.39 feet (Chord Bearing South 10° 53'46" West 148.43 feet), to a 1/2 inch iron rod found;

THENCE, South 00° 21'58" East, continuing along said lines, for a distance of 136.79 feet, to a nail found at the southwest corner of said Part 2 tract;

THENCE, North 89° 38'02" East, along the south line of said Part 2 tract, for a distance of 30.11 feet, to a 1/2 inch iron rod found at the southeast corner of said Part 2 tract, being in east line of said Stone Creek Balance tract and said Hays Road;

THENCE, South 00° 35'35" East, along the east line of said Stone Creek Balance tract and with Hays Road, for a distance of 339.01 feet, to the POINT OF BEGINNING and containing 36.428 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this_____day of _____, 2019.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2019.

_____
Notary Public in and for the State of Texas

FINAL PLAT
OF
STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK PHASE 10, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APRIL 2019 SCALE 1" = 100'

CASE NO. P2019-xxx SHEET 3 OF 3

City of Rockwall

Project Plan Review History

Project Number	SP2019-030	**Owner**	FLEXLAND, LP	**Applied**	8/16/2019 LM
Project Name	1480 Justin Road	**Applicant**	PROSS DESIGN GROUP	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1480 JUSTIN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SPR PACKAGING	1	A	1	5045-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/16/2019	8/23/2019	8/20/2019	4	APPROVED	
ENGINEERING	JEREMY WHITE	8/16/2019	8/23/2019	8/22/2019	6	COMMENTS	See Comments

(8/22/2019 1:32 PM JMW)
- 4% Engineering Fees.
- Impact fees.
- All parking to be 20'x9'
- Must show all existing and proposed utilities.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- For 3,600 psi concrete to be 6.5 sack/cy hand pour, and 6.0 sack/cy machine pour.
- Trash/Dumpster enclosure area to drain to oil/water separator, then to drain to storm sewer system.
- Must meet all City Standards of Design and Construction.

FIRE	Kevin Clark	8/16/2019	8/23/2019	8/22/2019	6	APPROVED	
GIS	Lance Singleton	8/16/2019	8/23/2019	8/22/2019	6	APPROVED	
PLANNING	David Gonzales	8/16/2019	8/23/2019	8/21/2019	5	COMMENTS	See comments

(8/21/2019 7:46 PM DG)
SP2019-030; Amended Site Plan for SPR Packaging
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for an expansion of an existing office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2019-030) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC); including the District Development Standards, of Article V, that are applicable to the subject property.

I.5 Please note that the property will require a replat prior to the issuance of a building permit.

M.6 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please provide a label to the parking count for the ten (10) spaces adjacent to the western portion of the proposed addition.
2) Please remove the Legend that includes the concrete pavement thickness. This is to be determined by the engineering department during the civil submittal process and is not considered for review during this site plan process.
3) The proposed relocated dumpster enclosure is facing Justin Road. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, dumpster enclosures shall be located to the side or rear of the buildings and shall not front onto a public right-of-way. Please reposition the dumpsterenclosure so that it is not visible from public right-of-way or provide a screening plan showing how the proposed dumpster enclosure can be screened utilizing landscaping.
4) Parking for an office use requires a minimum of one (1) parking space per 300-SF (i.e. 1:300 SF) of gross floor area. The proposed 22,564 SF addition requires a minimum of 75 parking spaces. Approval of a variance to Section 5, Off-Street Parking Requirements, of Article VI, Parking and Loading is required by the Planning and Zoning Commission.

M.7 Dumpster Enclosure. According to Subsection 1.05, District Development Standards, of Article V, District Development Standards, of the UDC, trash/recycling enclosures shall be four (4) sided and shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Please provide the required detail.

M.8 Building Elevations. According to Subsection 5.02, of the General Industrial District Standards, of Article V, District Development Standards, of the UDC, requires a minimum of 20% stone (i.e. natural or synthetic/cultured) on all building façades. In this case, the construction of the addition does not include stone on any façade. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.9 Building Elevations. According to Subsection 5.02, General Industrial District Standards, of Article V, District Development Standards, of the UDC, each exterior wall of a building's façade shall consist of a minimum of 90% primary materials and ten (10) percent secondary materials. In this case, the construction of the addition exceeds the maximum 10% secondary materials on all façades by incorporating EIFS and Aluminum Composite Material (ACM) panels. The south facing façade will be composed of 14.1% EIFS & 10.3% ACM, east façade is 43.6% EIFS &6.1% ACM, and the west façade is 43.6% EIFS & 6.1% ACM materials. This will

require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.10 Building Elevations. Please review the articulation formulas contained in Section 5.01.C of Article V, District Development Standards, of the UDC. The submitted building elevations do not appear to meet all the formulas required for building articulation This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.11 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Indicate all HVAC units on the building elevations so that staff can ensure that they meet the screening requirements dictated by the UDC (Subsection. 1.05.C.3; Art. V; UDC). Only one (1) unit appears to be drawn in. Is this the only RTU for the addition?
2) Please provide a detail for the EIFS, the plan indicates "4" EFIS". Is this stucco?

M.12 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please use a lighter gray scale to distinguish between the existing landscaping and the new landscape materials to be added

M.13 Treescape Plan. According to Section 3.4, Treescape Plan Review Process, of Article IX, of the UDC, the director of planning and zoning, or his/her designee, shall review the treescape plan and approve the plan per the requirements of this article, or forward any recommendations to the planning and zoning commission As part of the treescape plan review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees The planning and zoning commission will review and approve or disapprove the treescape plan The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted

M.14 Photometric Plan. According to Section 3.3, Minimum Requirements, of Article VII, Environmental Performance, of the UDC, the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. In this case, the submitted photometric plan conforms to the requirements of the UDC.

M.15 Based on the submittal staff has identified the following variances

1) Building Materials. The proposed addition exceeds the maximum permitted percentage of secondary materials and does not include a minimum of 20% stone.
2) Building Articulation. The proposed addition does not meet the articulation standards established by the UDC
3) Dumpster Enclosure. The proposed relocation of the dumpster enclosure faces a public street

To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two (2) compensatory measures that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval

I.16 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

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

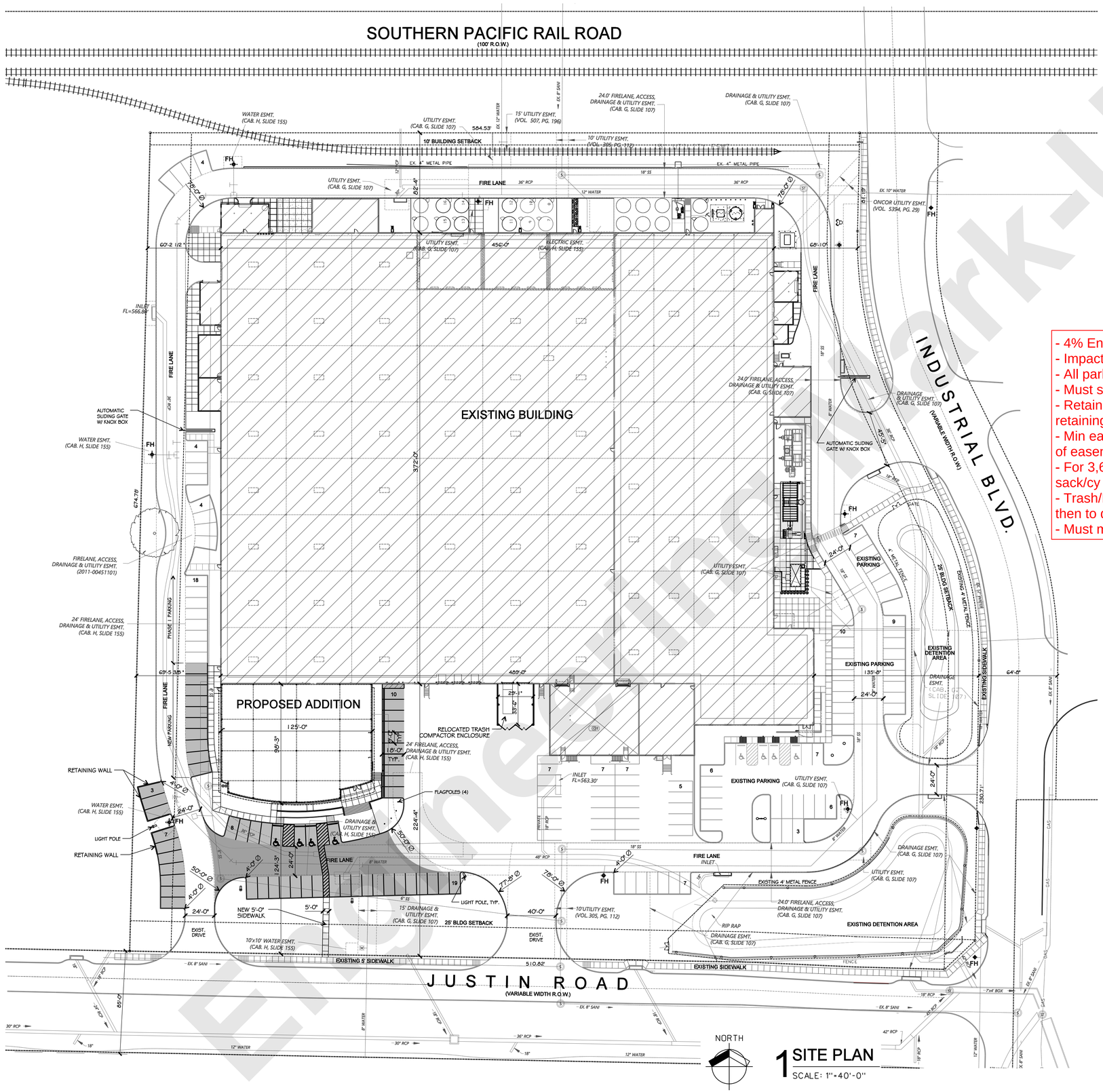
I.17 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that isrequested. Revisions for this case will be due on September 4, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September10, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on August 27, 2019.

I.18 The Architectural Review Board (ARB) meeting will be held on August 27, 2019 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will forward a recommendation to the Planning and Zoning Commission.

I.19 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.

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1 SITE PLAN
SCALE: 1"=40'-0"

PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
BUILDING AREA:	
EXISTING BUILDING:	188,516 SF
ADDITION FIRST FLOOR:	11,628 SF
ADDITION SECOND FLOOR:	10,936 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,038 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
PROPOSED ADDITION			
OFFICE (2-STORIES)	22,564 SF	1:300	75
TOTALS			
- REQUIRED FOR ADDITION			75
- PROVIDED WITH ADDITION (NEW ONLY)			57
TOTAL PARKING VARIANCE REQUESTED			18
ACCESSIBLE PARKING REQUIREMENTS			
- REQUIRED FOR ADDITION			*4
- PROVIDED FOR ADDITION			4
*BASED ON NEW PLUS EXISTING PARKING THAT WILL BE ASSOCIATED WITH THE PARKING LOT SERVING THIS ADDITION			

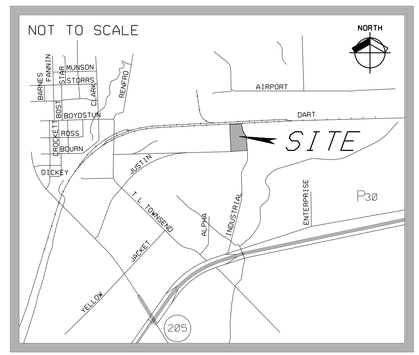
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- Must meet all City Standards of Design and Construction.

LEGEND

5" THICK, 3600 PSI CONCRETE PAVEMENT W/ #3 BARS AT 18" O.C.E.W. OVER SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

7" THICK, 3600 PSI CONCRETE PAVEMENT W/ #3 BARS AT 18" O.C.E.W. OVER SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

LOCATION MAP



OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2019-000

drawn: DAM
checked ROBERT PROSS
date 08/14/19

#	DATE	DESCRIPTION

REGISTERED ARCHITECT ROBERT PROSS 17424 STATE OF TEXAS
08/14/2019

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet A1.0

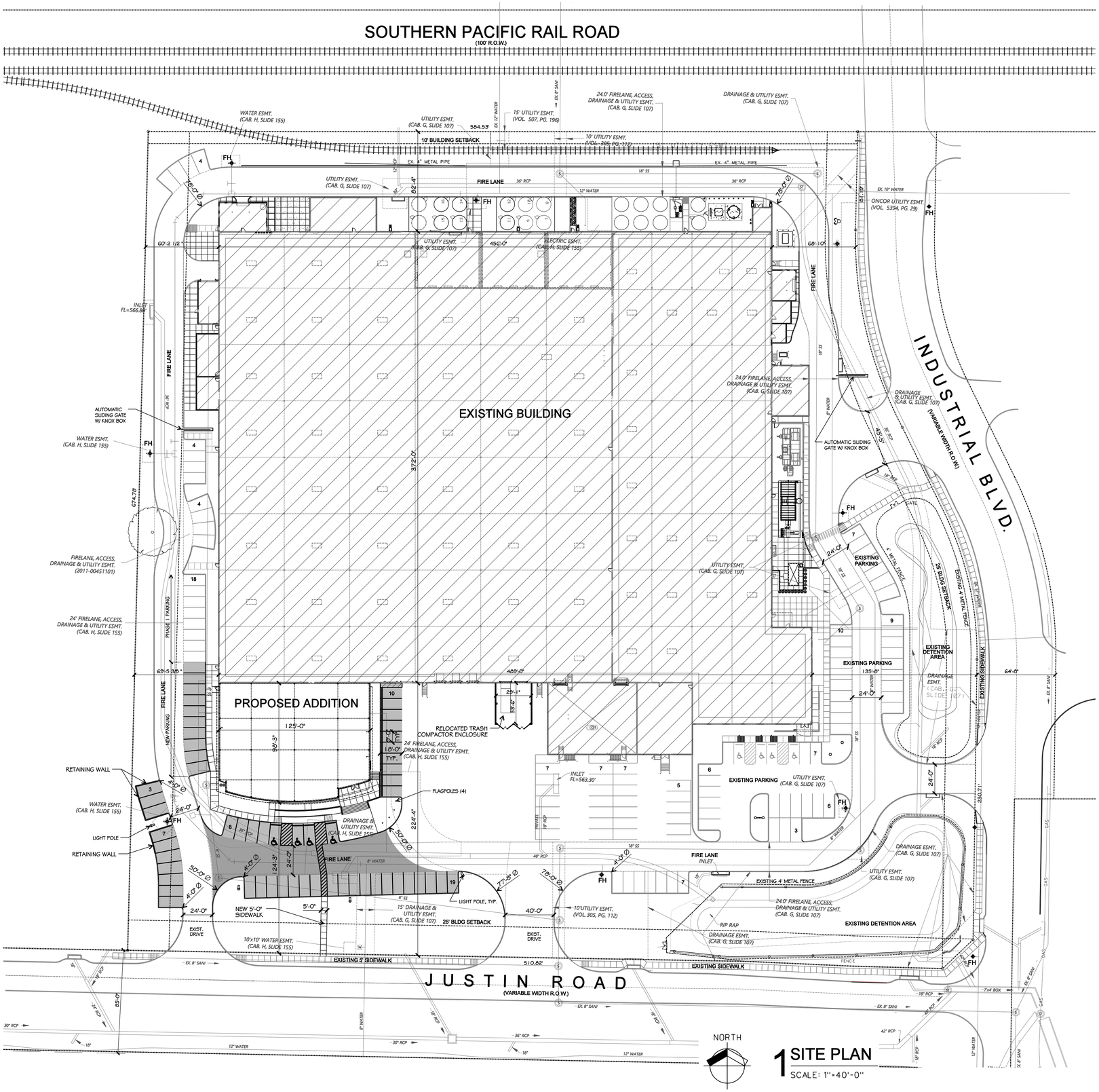
Mark-Ups
Engineering



City of Rockwall

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

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



1 SITE PLAN

SCALE: 1"=40'-0"

PROJECT DATA

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PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
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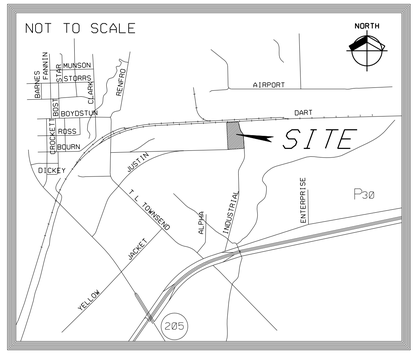
*BASED ON NEW PLUS EXISTING PARKING THAT WILL BE ASSOCIATED WITH THE PARKING LOT SERVING THIS ADDITION

LEGEND

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LOCATION MAP



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08/14/2019

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5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

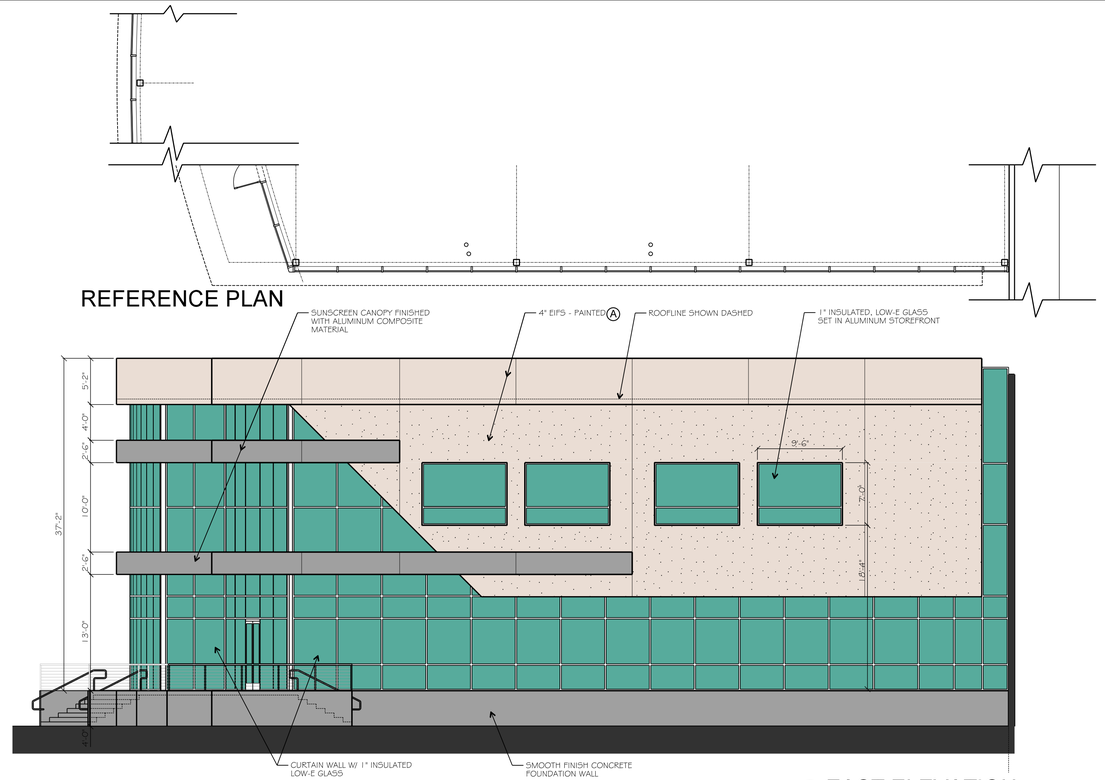
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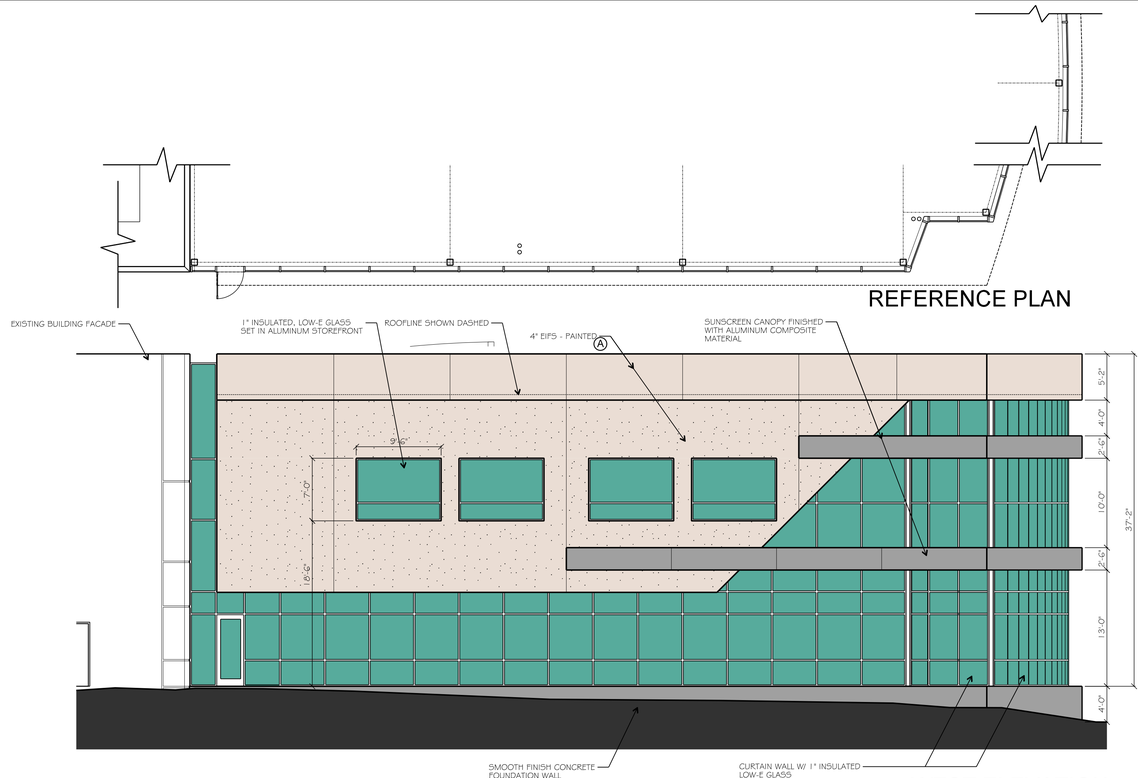
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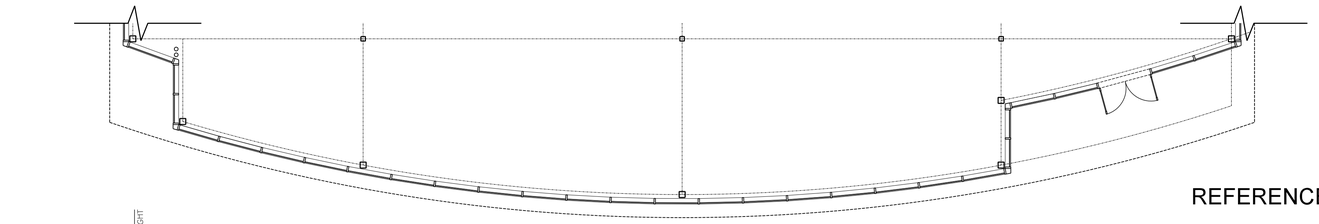


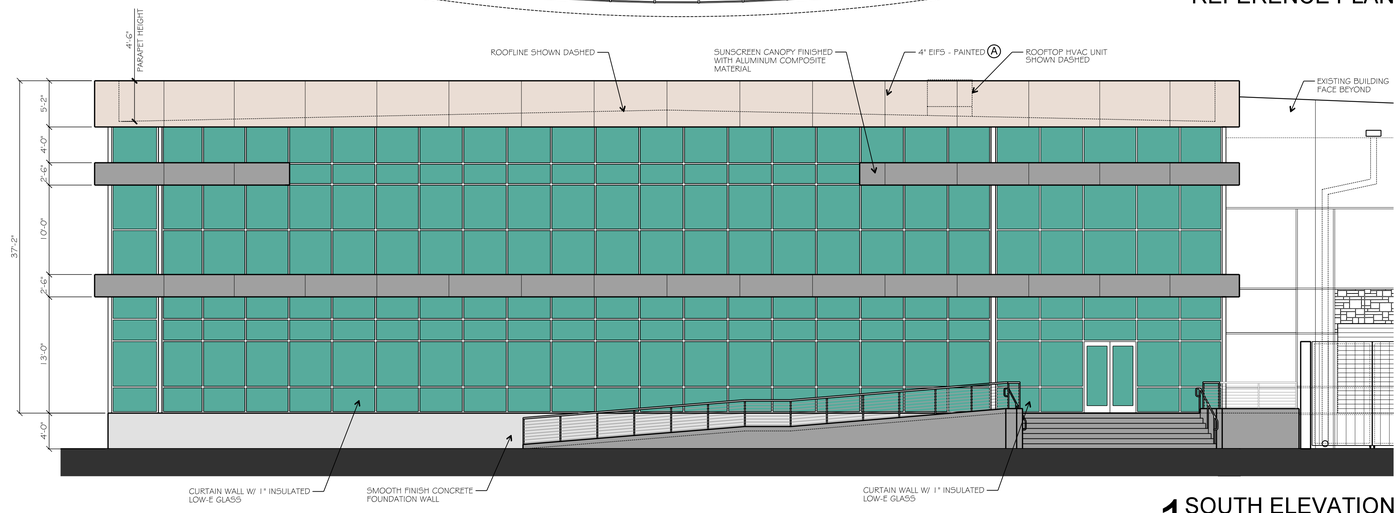
3 EAST ELEVATION
SCALE: 1/8"=1'-0"



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

PAINT SCHEDULE							
A	BASE PAINT COLOR - SW9085 TOUCH OF SAND						
FACADE MATERIAL CALCULATIONS							
		SOUTH	%	EAST	%	WEST	%
1.	CURTAIN WALL	3,534.3 FT²	75.6	1,842.3 FT²	50.3	1,842.3 FT²	50.3
2.	ALUMINUM COMPOSITE METAL PANELS	480.7 FT²	10.3	223.3 FT²	6.1	223.3 FT²	6.1
3.	EIFS	661.3 FT²	14.1	1,598.4 FT²	43.6	1,598.4 FT²	43.6
4.	TOTAL FACADE AREA	4,676.3 FT²	100	3,664 FT²	100	3,664 FT²	100





1 SOUTH ELEVATION
SCALE: 1/8"=1'-0" FACES JUSTIN RD.

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2019-000

drawn: SF
checked ROBERT PROSS
date 08/14/19

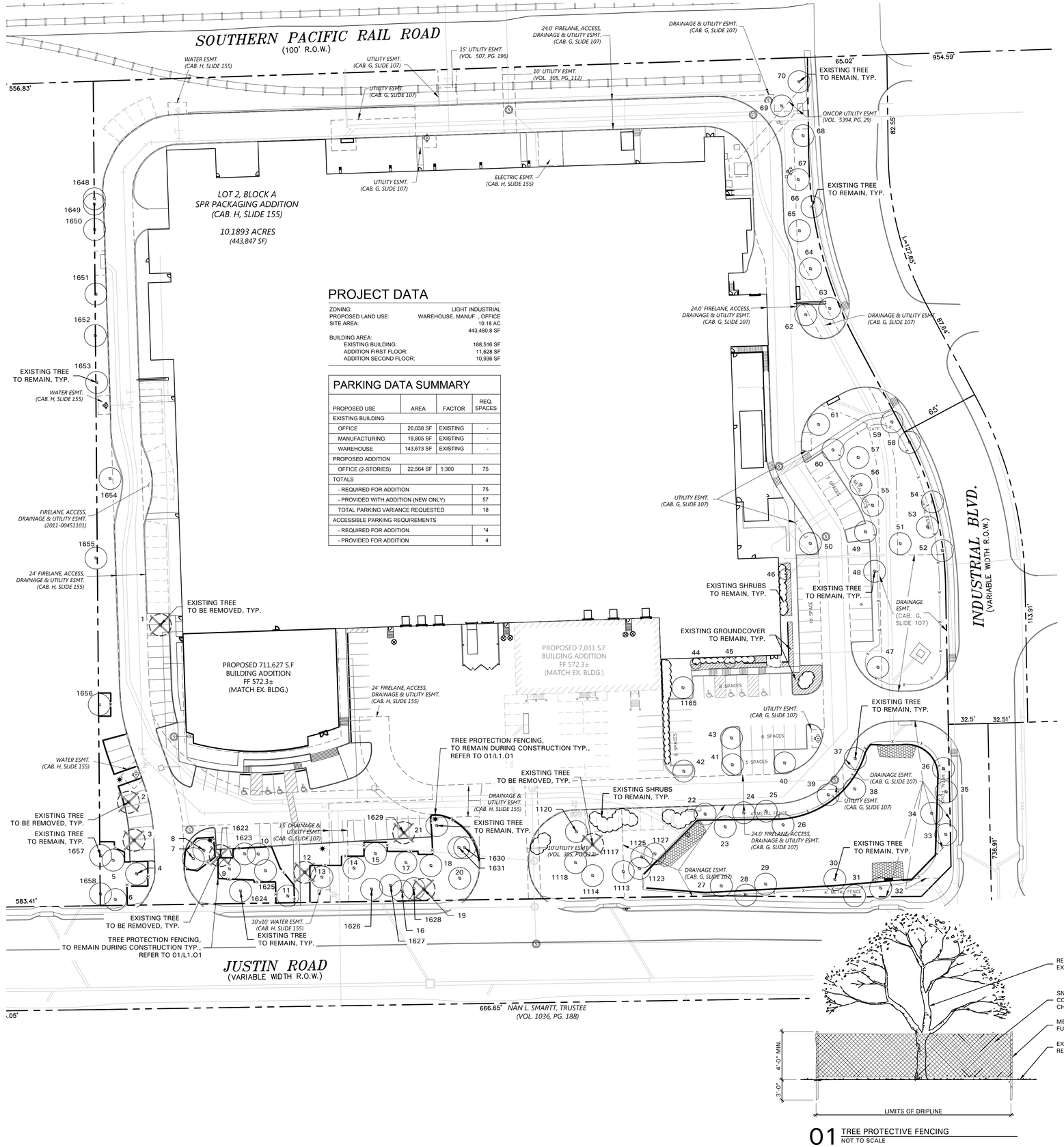
#	DATE	DESCRIPTION

REGISTERED ARCHITECT ROBERT PROSS 17424 STATE OF TEXAS
08/14/2019

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet A3.0



PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
BUILDING AREA:	
EXISTING BUILDING:	188,516 SF
ADDITION FIRST FLOOR:	11,628 SF
ADDITION SECOND FLOOR:	10,936 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,038 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
PROPOSED ADDITION			
OFFICE (2-STORIES)	22,564 SF	1:300	75
TOTALS			
- REQUIRED FOR ADDITION			75
- PROVIDED WITH ADDITION (NEW ONLY)			57
TOTAL PARKING VARIANCE REQUESTED			18
ACCESSIBLE PARKING REQUIREMENTS			
- REQUIRED FOR ADDITION			*4
- PROVIDED FOR ADDITION			4

01 TREE PROTECTIVE FENCING
NOT TO SCALE

TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Remarks
1	5	CEDAR ELM	TO BE REMOVED	PROTECTED
2	3	LACEBARK ELM	TO BE REMOVED	NOT PROTECTED
3	7	LACEBARK ELM	TO BE REMOVED	PROTECTED
4	5.5	LACEBARK ELM	TO REMAIN	
5	3.5	LACEBARK ELM	TO REMAIN	
6	6	LACEBARK ELM	TO REMAIN	
7	4	CEDAR	TO REMAIN	
8	4	CEDAR	TO REMAIN	
9	6	LACEBARK ELM	TO REMAIN	
10	6	CEDAR	TO REMAIN	
11	7	CEDAR ELM	TO REMAIN	
12	4	CEDAR	TO BE REMOVED	NOT PROTECTED
13	6	CEDAR ELM	TO REMAIN	
14	6	CEDAR ELM	TO REMAIN	
15	5.5	CEDAR ELM	TO REMAIN	
16	5	CEDAR	TO REMAIN	
17	7	CEDAR ELM	TO REMAIN	
18	5.5	BALD CYPRESS	TO REMAIN	
19	6	BALD CYPRESS	TO BE REMOVED	DEAD
20	5	BALD CYPRESS	TO REMAIN	
21	5	CEDAR ELM	TO REMAIN	
22	8	BALD CYPRESS	TO REMAIN	
23	5	BALD CYPRESS	TO REMAIN	
24	8	BALD CYPRESS	TO REMAIN	
25	6	BALD CYPRESS	TO REMAIN	
26	3	BALD CYPRESS	TO REMAIN	
27	3	BALD CYPRESS	TO REMAIN	
28	5	BALD CYPRESS	TO REMAIN	
29	5	BALD CYPRESS	TO REMAIN	
30	6	BALD CYPRESS	TO REMAIN	
31	6	BALD CYPRESS	TO REMAIN	
32	4	BALD CYPRESS	TO REMAIN	
33	9	BALD CYPRESS	TO REMAIN	
34	8	BALD CYPRESS	TO REMAIN	
35	7	BALD CYPRESS	TO REMAIN	
36	5	BALD CYPRESS	TO REMAIN	
37	6	BALD CYPRESS	TO REMAIN	
38	3	BALD CYPRESS	TO REMAIN	
39	4	BALD CYPRESS	TO REMAIN	
40	12	LACEBARK ELM	TO REMAIN	
41	12	LACEBARK ELM	TO REMAIN	
42	11	LACEBARK ELM	TO REMAIN	
43	11	LACEBARK ELM	TO REMAIN	
44	10	CREPE MYRTLE	TO REMAIN	
45	11	CREPE MYRTLE	TO REMAIN	
46	6	CREPE MYRTLE	TO REMAIN	
47	6	BALD CYPRESS	TO REMAIN	
48	8	BALD CYPRESS	TO REMAIN	
49	7	BALD CYPRESS	TO REMAIN	
50	4	LACEBARK ELM	TO REMAIN	
51	6	BALD CYPRESS	TO REMAIN	
52	6	BALD CYPRESS	TO REMAIN	
53	3	BALD CYPRESS	TO REMAIN	
54	5	BALD CYPRESS	TO REMAIN	
55	5	BALD CYPRESS	TO REMAIN	
56	5	BALD CYPRESS	TO REMAIN	
57	3	BALD CYPRESS	TO REMAIN	
58	6	BALD CYPRESS	TO REMAIN	
59	7	BALD CYPRESS	TO REMAIN	
60	8	BALD CYPRESS	TO REMAIN	
61	7	BALD CYPRESS	TO REMAIN	
62	4	LIVE OAK	TO REMAIN	
63	4	LIVE OAK	TO REMAIN	
64	5	LIVE OAK	TO REMAIN	
65	9	BALD CYPRESS	TO REMAIN	
66	10	BALD CYPRESS	TO REMAIN	
67	10	BALD CYPRESS	TO REMAIN	
68	11	LIVE OAK	TO REMAIN	
69	5	LIVE OAK	TO REMAIN	
70	10	LIVE OAK	TO REMAIN	
1113	6	CYPRESS	TO REMAIN	
1114	6	CYPRESS	TO REMAIN	
1117	10	CEDAR	TO BE REMOVED	DEAD
1118	6	CYPRESS	TO REMAIN	
1120	12	CEDAR	TO REMAIN	
1123	8	CEDAR	TO REMAIN	
1125	8	CEDAR	TO REMAIN	
1127	8	CEDAR	TO REMAIN	
1165	8	LACEBARK ELM	TO REMAIN	
1622	6	CEDAR	TO BE REMOVED	NOT PROTECTED
1623	6	CEDAR	TO REMAIN	
1624	6	CEDAR ELM	TO REMAIN	
1625	6	CEDAR ELM	TO REMAIN	
1626	27	HACKBERRY	TO REMAIN	
1627	6	CEDAR	TO REMAIN	
1628	6	CEDAR	TO REMAIN	
1629	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
1630	12	HACKBERRY	TO REMAIN	
1631	12	HACKBERRY	TO REMAIN	
1648	8	HACKBERRY	TO REMAIN	
1649	10	HACKBERRY	TO REMAIN	
1650	8	HACKBERRY	TO REMAIN	
1651	18	HACKBERRY	TO REMAIN	
1652	15	HACKBERRY	TO REMAIN	
1653	9	HACKBERRY	TO REMAIN	
1654	30	BOIS D'ARC	TO REMAIN	
1655	12	HACKBERRY	TO REMAIN	
1656	8	HACKBERRY	TO REMAIN	
1657	8	HACKBERRY	TO REMAIN	
1658	27	MULBERRY	TO REMAIN	

Total Caliper Inches on Site	**762**
Total Caliper Inches Removed	**51**
Total Mitigation Inches Required	**12**
Total Mitigation Inches Provided (Refer to Landscape Plan)	**12**

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01
- EXISTING SHRUBS TO REMAIN

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

CASE NO: SP2019-000

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

SCALE: 1" = 40'-0"
0 20 40 80

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

TREE PRESERVATION PLAN

drawn: NAY
checked KAH
date 08/14/19

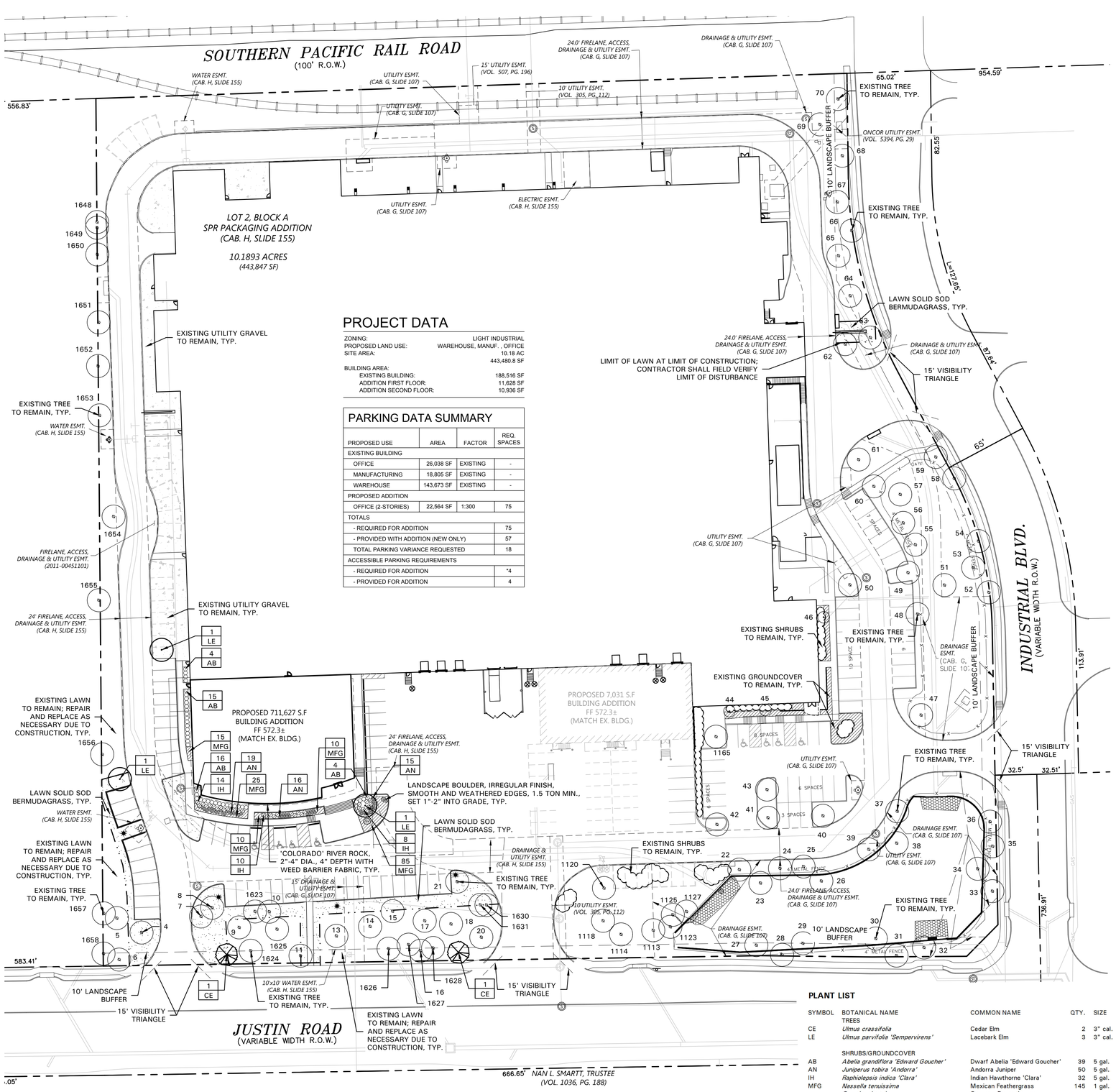
#	DATE	DESCRIPTION

REGISTERED LANDSCAPE ARCHITECT
BOBBY ANN PROSS
2246
STATE OF TEXAS
08/14/19

pdg
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet L1.01



PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
BUILDING AREA:	
EXISTING BUILDING:	188,516 SF
ADDITION FIRST FLOOR:	11,628 SF
ADDITION SECOND FLOOR:	10,936 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,038 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
PROPOSED ADDITION			
OFFICE (2-STORIES)	22,564 SF	1:300	75
TOTALS			
- REQUIRED FOR ADDITION			75
- PROVIDED WITH ADDITION (NEW ONLY)			57
TOTAL PARKING VARIANCE REQUESTED			18
ACCESSIBLE PARKING REQUIREMENTS			
- REQUIRED FOR ADDITION			*4
- PROVIDED FOR ADDITION			4

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

1. 10' wide landscape buffer with one tree per 50 l.f.

INDUSTRIAL BLVD.: 684 l.f.

Required	Provided
(14) trees, 3" cal.	(14) existing trees, 4" cal. +

JUSTIN RD.: 671 l.f.

Required	Provided
(14) trees, 3" cal.	(2) trees, 3" cal.
	(12) existing trees, 4" cal. +

PARKING LOT LANDSCAPING

1. 5% of the interior parking lot shall be landscape.
2. One (1) tree for every ten (10) parking spaces.
3. All parking spaces shall be a minimum eighty (80) feet from a tree.

Total interior parking lot area: 42,134 s.f.
Total parking spaces: 105 spaces

Required	Provided
2,107 s.f. (5%)	6,346 s.f. (15%)
(11) trees	(3) trees, 3" cal.
	(11) existing trees

SITE LANDSCAPING

1. 10% of the total site shall be landscaped for LIGHT INDUSTRIAL.
2. 100% of the total requirements shall be located in the front of and along side buildings for LIGHT INDUSTRIAL.

Total site: 10.18 AC; 443,480 s.f.

Required	Provided
44,348 s.f. (10%)	115,268 s.f. (26%)
44,348 s.f. (100%)	77,707 s.f.

DETENTION BASIN REQUIREMENTS

1. A minimum of one (1) tree for every 750 s.f. of dry land area.

Dry Land Area: 26,232 s.f.

Required	Provided
(35) trees	(35) existing trees

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CE	*Ulmus crassifolia*	Cedar Elm	2	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	3	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Edward Goucher'*	Dwarf Abelia 'Edward Goucher'	39	5 gal.	container full, 24" spread, 36" o.c.
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	50	5 gal.	container full, 20" spread, 24" o.c.
IH	*Raphiolepsis indica 'Clara'*	Indian Hawthorne 'Clara'	32	5 gal.	container full, 20" spread, 36" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass	145	1 gal.	container full, 24" o.c.
	Cynodon dactylon	Common Bermudagrass			solid sod, refer to Solid Sod Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

CASE NO: SP2019-000

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

SCALE: 1" = 40'-0"

BELLE FIRMA

LANDSCAPE PLAN

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

#	DATE	DESCRIPTION

drawn: NAY
checked KAH
date 08/14/19

REGISTERED LANDSCAPE ARCHITECT
BOBBY ANN PROSS
2246
STATE OF TEXAS
08/14/19

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet L2.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

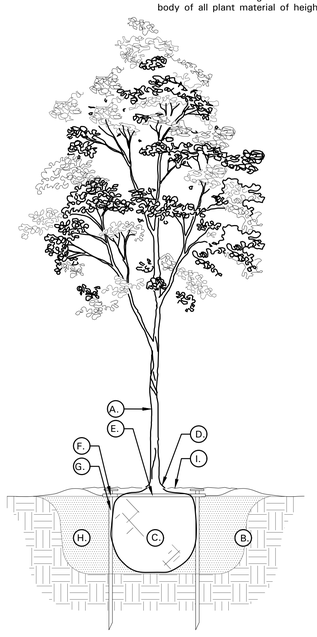
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

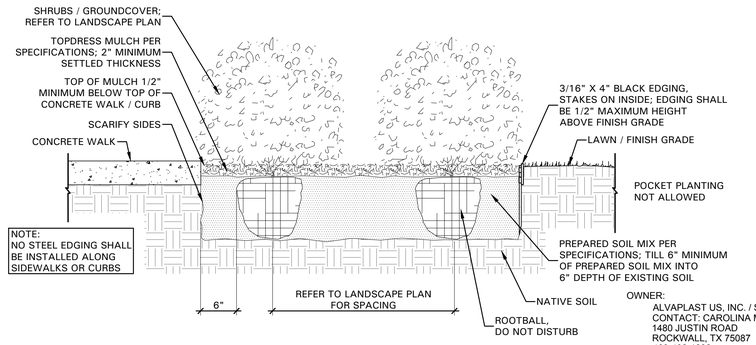
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

CASE NO: SP2019-000

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

LANDSCAPE SPECIFICATIONS AND DETAILS

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

drawn: NAY
checked KAH
date 08/14/19

#	DATE	DESCRIPTION

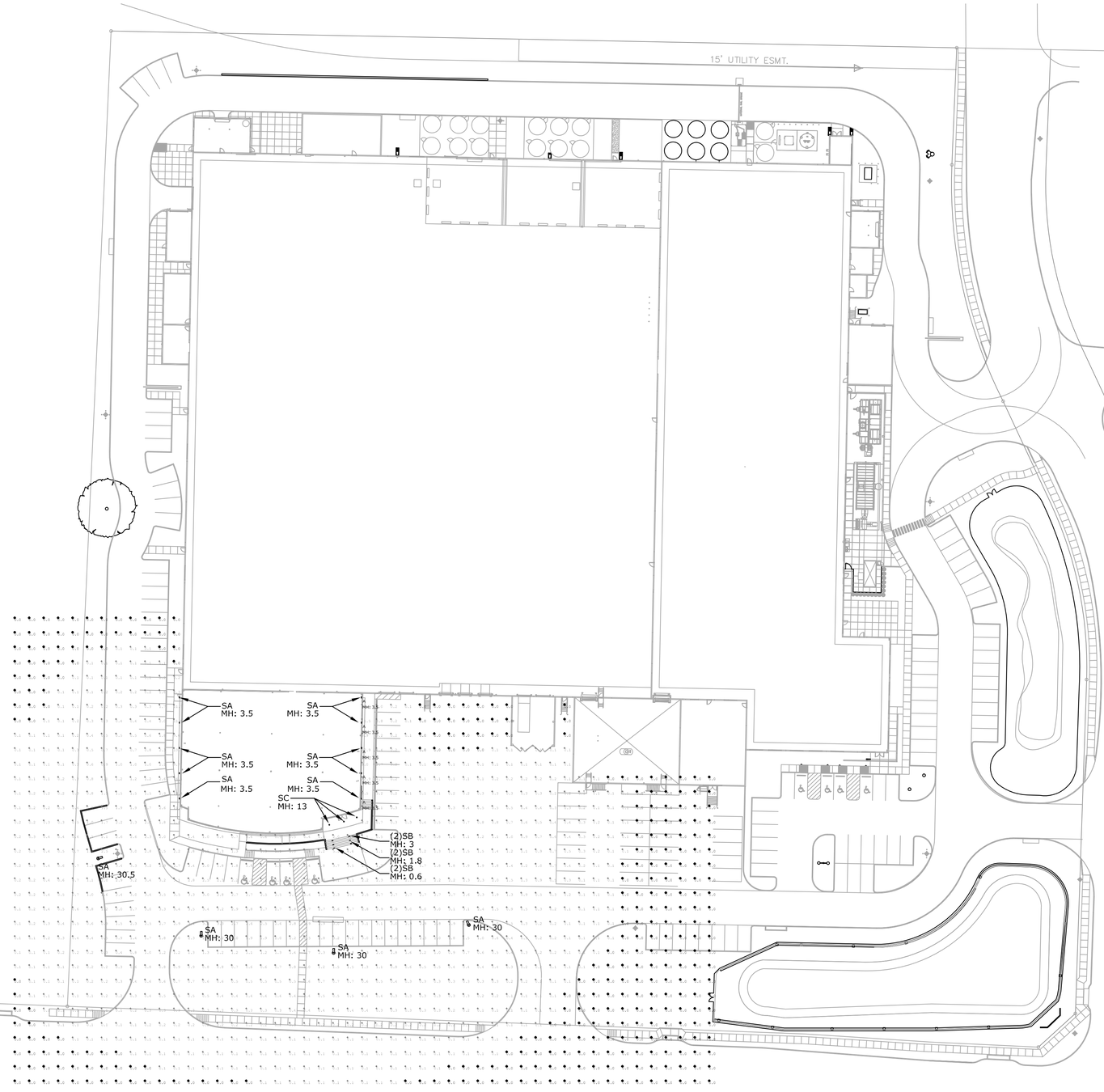
REGISTERED LANDSCAPE ARCHITECT
BOBBY ANN PROSS
2246
STATE OF TEXAS
08/14/19

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet L2.02

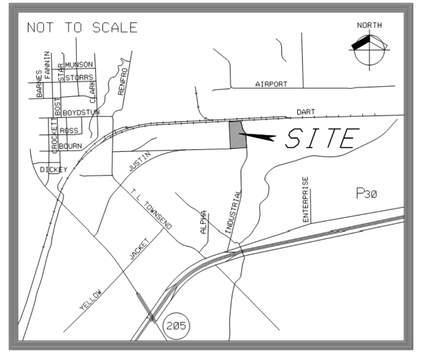
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PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
BUILDING AREA:	
EXISTING BUILDING:	188,516 SF
ADDITION FIRST FLOOR:	11,628 SF
ADDITION SECOND FLOOR:	10,936 SF

LOCATION MAP



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	A	10	BEGA_33 239 K4 FINISH	3496	35	1.000	0.808	1.000
	B	6	BEGA_24 065 K4 FINISH	557	11	1.000	0.808	1.000
	C	3	LITHONIA_LDN6 40/10 LO6AR LSS VOLTAGE DRIVER WL	953	10.44	1.000	0.808	1.000
	SA	4	LITHONIA_DSX2 LED P2 40K T3M VOLTAGE MOUNTING FINISH	23364	185	1.000	0.808	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CANOPY A	0	Fc	6.15	7.1	5.4	1.14
GRADE_Planar	0	Fc	0.80	14.1	0.0	N.A.
PARKING LOT & DRIVEWAY		Fc	1.77	4.5	0.0	N.A.

1 MEP1.1 MEP SITE PHOTOMETRICS PLAN
1" = 40'-0"

NORTH

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2019-000

DBR
15301 Spectrum Drive, Suite 350
Addison, Texas 75001
214.217.9500 v 214.217.9505 f
TBPE Firm Registration No. 2234

DBR Project Number 193029.000

KR	DY/HP	DS	NB	–

drawn: DBR
checked DBR
date 08/14/19

#	DATE	DESCRIPTION

STATE OF TEXAS
KENNETH L. ROLAND
116001
LICENSED PROFESSIONAL ENGINEER
8/14/19

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet MEP1.1

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#DSX1 LED P8 40K T3M MVOLT SPA DDBXD



D-Series Size 1

LED Area Luminaire

Catalog Number	
Notes	MTD ON 28' POLE w 30" BASE
Type	"SA"

Hit the Back button at the top of your web browser to return to the previous page you were viewing before accessing this catalog.

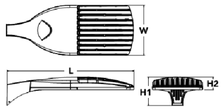
Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.1 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.3 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED													
Series	**LEDs**			**Color temperature**		**Distribution**				**Voltage**	**Mounting**		
DSX1 LED	**Forward optics**			30K 3000K		T1S Type I short		TSVS Type V very short		MVOLT [1]	**Shipped included**		
	P1	P4	P7	40K 4000K		T2S Type II short		TSS Type V short		120 [2]	SPA Square pole mounting		
	P2	P5	P8	50K 5000K		T2M Type II medium		T5M Type V medium		208 [2]	RPA Round pole mounting		
	P3	P6	P9			T3S Type III short		T5W Type V wide		240 [2]	WBA Wall bracket		
	Rotated optics					T3M Type III medium		BLC Backlight control [3]		277 [2]	SPUMBA Square pole universal mounting adaptor [4]		
	P10 [5]	P12 [5]				T4M Type IV medium		LCCO Left corner cutoff [3]		347 [2,6]	RPUMBA Round pole universal mounting adaptor [4]		
	P11 [5]	P13 [5]				TFTM Forward throw medium		RCCO Right corner cutoff [3]		480 [2,7]	**Shipped separately**		
											KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [8]		

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark bronze
NLTAIR2	nLight AIR generation 2 enabled [9]	HS	House-side shield [10]	DBLXD	Black
PIRHN	Network, high/low motion/ambient sensor [9]	SF	Single fuse (120, 277, 347V) [11]	DNAXD	Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) [10]	DF	Double fuse (208, 240, 480V) [11]	DWHXD	White
PERS	Five-pin receptacle only (controls ordered separate) [10,11]	L90	Left rotated optics [1]	DBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separate) [10,11]	R90	Right rotated optics [1]	DBLBXD	Textured black
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [12]	**Shipped separately**		DNATXD	Textured natural aluminum
DS	Dual switching [12,13,14]	BS	Blind spinner [9]	DWHGXD	Textured white
		EGS	External glare shield [9]		
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [9,15]				
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [9,15]				
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [9,15]				
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [9,15]				
FAO	Field adjustable output device [16]				

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Ordering Information

Accessories

Ordered and shipped separately.

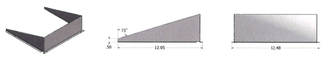
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [9]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [9]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [9]
DSHORT SBK U	Shorting cap [17]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [10]
DSX1HS 40C U	House-side shield for P6 and P7 [10]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [10]
PUMBA DDBXD U [8]	Square and round pole universal mounting bracket (specify finish) [8]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [8]

For more control options, visit DTL and ROAM® online.

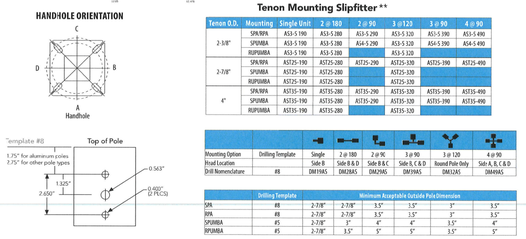
NOTES
1. P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
2. Not available with HS.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
5. Not available in P1 or P10.
6. Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31.
7. Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
8. Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
9. Must be ordered with NLTAIR2 or specified as shipped separately.
10. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
11. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
12. Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PERS, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
13. Requires (2) separately switched circuits with isolated neutral. See Outdoor Control Technical Guide for details.
14. Reference Motion Sensor table on page 4.
15. Reference controls options table on page 4 to see functionality.
16. Not available with other dimming controls options.
17. Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
18. Must be ordered with fixture for factory pre-drilling.
19. Requires luminaire to be specified with PER, PERS or PER7 option. See PER Table on page 3.
20. For retrofit use only.

Options

EGS - External Glare Shield



Drilling



Drilling Template		Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

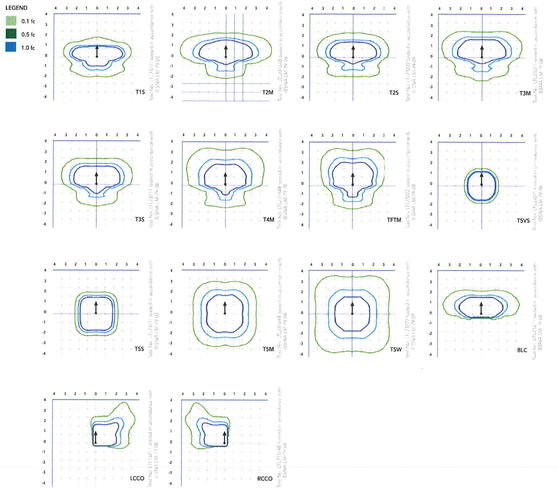
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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

LEGEND: 0.1 fc, 0.5 fc, 1.0 fc



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled at 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled at 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control.

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.55	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	211	1.93	1.32	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIR1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSSGR	nLight AIR sensors can be programmed and commissioned from the ground using the CLAIRITY Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5100 K, 70 CRI) Lumens	B	U	G	LPW
40	250	P6	163W	T1S	17,654	3	0	3	108	19,818	3	0	3	117	19,259	3	0	3	118
				T2S	17,435	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,472	3	0	3	108	19,018	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,634	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,634	1	0	3	71	11,761	2	0	3	72
40	400	P7	183W	T1S	19,227	3	0	3	105	20,732	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,600	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,707	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	4	109	24,327	3	0	4	118	24,635	3	0	4	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,248	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,015	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,795	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,795	2	0	4	71	14,983	2	0	4	72
60	1150	P9	241W	T1S	23,545	3	0	4	106	25,360	3	0	4	114	25,680	3	0	4	116
				T2S	23,518	3	0	4	106	25,332	3	0	4	114	25,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	25,419	3	0	4	103	26,799	3	0	4	111	27,138	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,013	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,588	3	0	4	114	27,929	3	0	4	116
				T5VS	26,636	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,617	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background2

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tight tly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product.
Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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1 MEP1.2 MEP LIGHTING CUT SHEETS
NOT TO SCALE

NORTH

DBR
15301 Spectrum Drive, Suite 350
Addison, Texas 75001
214.217.9500 v 214.217.9505 f
TBPE Firm Registration No. 2234

DBR Project Number 193029.000

KR	DY/HP	DS	NB	–

drawn: DBR
checked DBR
date 08/14/19

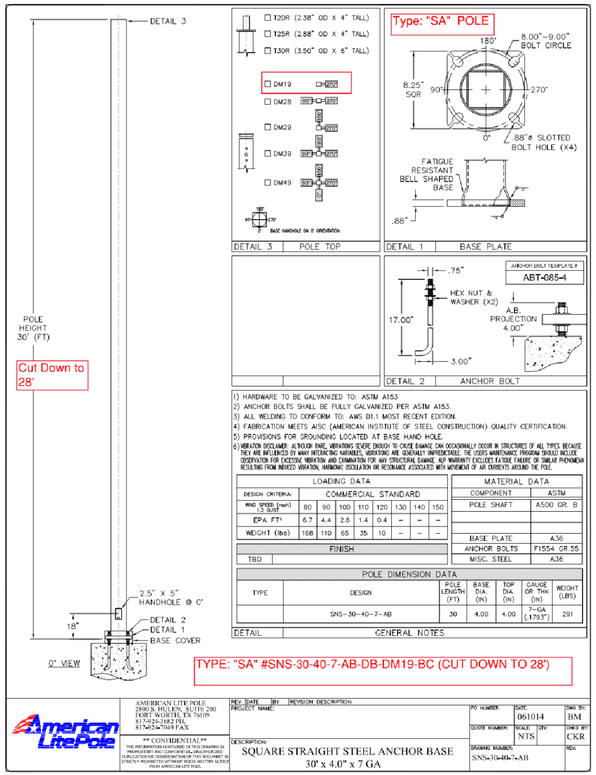
#	DESCRIPTION	DATE

STATE OF TEXAS
KENNETH L. ROLAND
116001
LICENSED
PROFESSIONAL ENGINEER
8/14/19

pdg
pross design group, incorporated
5510 Harvest Hill Road, Suite 160, Dallas, Texas 75230. 972/789-1400

SPRI PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet MEP1.2



Wall luminaires with directed light

Type: SC
BEGA Product: 33 238 K4-FINISH
Project: SPR OFFICE ADDN - EAST/WEST RAISED BASE
Voltage:
Color:
Options:
Modified: FIXTURES MTD AT 3'-0" AFG

Housing: One piece die-cast aluminum supplied with universal mounting bracket for direct attachment to 3½" or 4" octagonal wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum cover frame secured by captive socket head, stainless steel screws threaded into stainless steel inserts. Semi-specular, anodized aluminum internal reflector. Safety glass with optical texture. Fully gasketed for weather tight operation using a molded silicone rubber O-ring gasket.

Electrical: 29.8W LED luminaire, 35 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 8.8 lbs.

Luminaire Lumens: 3496





Lamp		A	B	C
33 239	29.8W LED	11	11	6⅛

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 FAX (805)566-9474 www.bega-us.com
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LED recessed wall luminaires - asymmetrical forward throw **BEGA**

Type: "SSV"
BEGA Product: 24 065 K4-FINISH
Project: SPR OFFICE ADDN - STEPS AT ENTRY
Modified:

Application
LED recessed wall luminaire with asymmetrical forward throw distribution for superior illumination of ground surfaces from an extremely low mounting height. The optimal mounting height between 1' and 1.5' above finished grade.

Materials
Luminaire housing and faceplate constructed of die-cast aluminum marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.0 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-40° C
LED module wattage	8.7 W
System wattage	11.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	585 lumens (3000K)
Lifetime at Ta=15°C	70,000 h (L70)
Lifetime at Ta=25°C	64,000 h (L70)

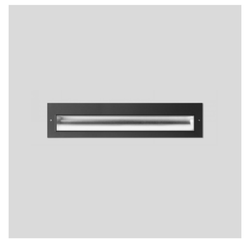
LED color temperature
- 2700K - Product number + **K27**
- 3000K - Product number + **K3**
- 3500K - Product number + **K35**
- 4000K - Product number + **K4**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: Black (BLK) White (WHT) RAL: Bronze (BRZ) Silver (SLV) CUS:



Fully enclosed luminaire with installation housing ensures seamless integration and weathertight operation.





LED recessed wall luminaires - asym. forward throw				
LED		A	B	C
24 065	8.7 W	12½	2¾	5

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2018
Updated 06/18/18

1 MEP1.3 MEP LIGHTING CUT SHEETS
NOT TO SCALE

NORTH

DBR
15301 Spectrum Drive, Suite 350
Addison, Texas 75001
214.217.9500 v 214.217.9505 f
TBPE Firm Registration No. 2234

DBR Project Number 193029.000

KR	DY/HP	DS	NB	–

drawn: DBR
checked DBR
date 08/14/19

#	DATE	DESCRIPTION

STATE OF TEXAS
KENNETH L. ROLAND
116001
LICENSED
PROFESSIONAL ENGINEER
8/14/19

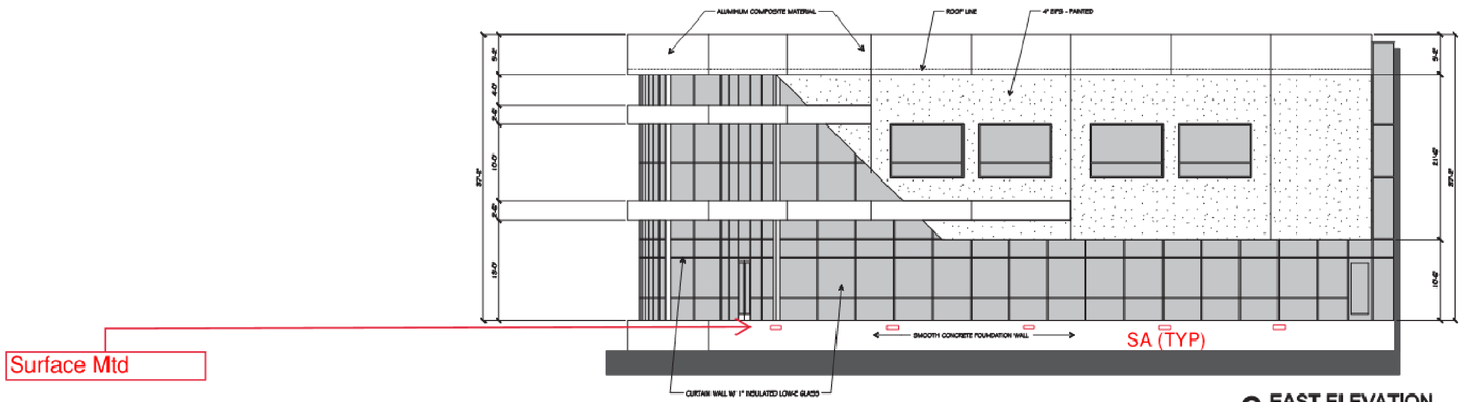
pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972.239.1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet MEP1.3

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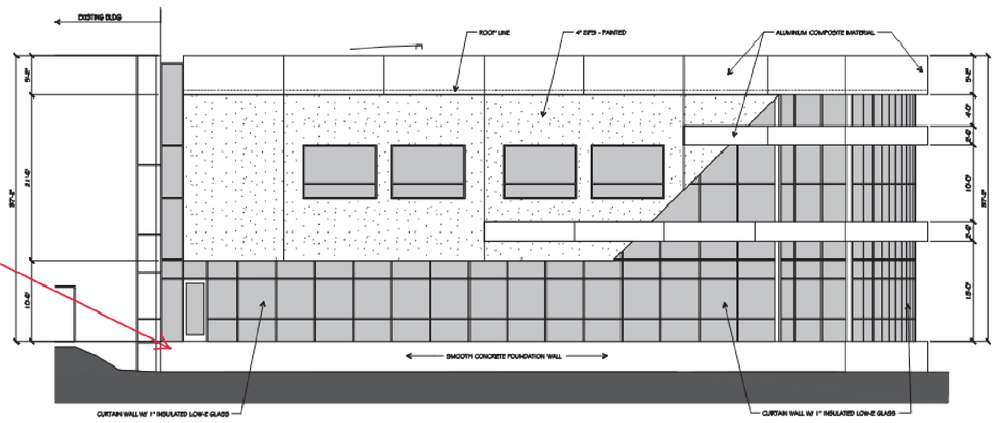
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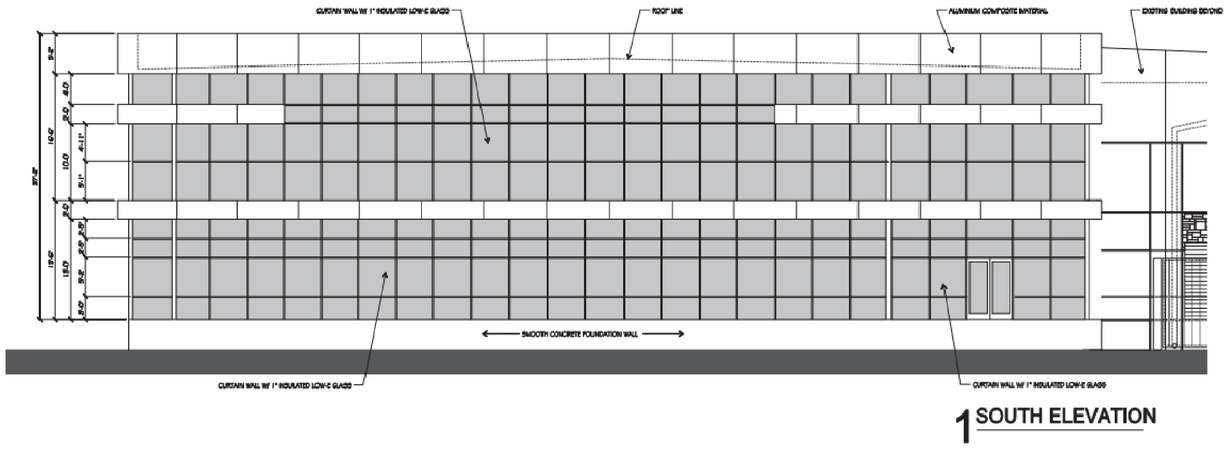
Surface Mtd

3 EAST ELEVATION

Copy above to this Elevation too



2 WEST ELEVATION



1 SOUTH ELEVATION

1 MEP1.4 MEP LIGHTING WALL ELEVATIONS
NOT TO SCALE

NORTH

DBR
15301 Spectrum Drive, Suite 350
Addison, Texas 75001
214.217.9500 v 214.217.9505 f
TBPE Firm Registration No. 2234

DBR Project Number 193029.000

KR	DY/HP	DS	NB	–

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SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet MEP1.4

SPR OFFICE ADDITION SITE PLAN SUBMITTAL
REQUESTED VARIANCES

On behalf of SPR Packaging, the following is a list of variances to the City of Rockwall Development Codes that we wish to submit to your office for the Site Plan Submittal.

SPR Packaging, located at 1480 Justin Rd., proposes a two-story 22,564 square foot Office Addition to the southwest corner of their current Office / Warehouse facility. In connection with this project, we request the following variances:

A. Off-Street Parking Requirements

1. Article VI, section 2.3 indicates that when a building is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added. By this calculation, the proposed addition would require 75 spaces. Due to site constraints, only a total of 57 new parking spaces can be provided with this addition. However, a small project that will be completed in advance of this project will add 17 spaces while only requiring 9 spaces. Together, these two projects require 84 spaces and provide 74. The Owner feels that the total parking provided on-site (158 spaces) is adequate for their actual needs.

   The Owner wishes to be granted a variance to reduce the required parking amount.

B. Construction Materials:

1. In order to achieve the desired architectural aesthetic, the Owner wishes to be granted a variance to eliminate requirements for stone and masonry on the building facades and the 10% maximum of secondary materials based on Article V, Section 4.01.A.2 Exception.

C. Building Articulation:

1. In order to achieve the desired architectural aesthetic, the Owner wishes to be granted a variance to the requirements for Horizontal and Vertical Articulation of Facades.

Although the Owner has requested these variances, it is their intent to provide a unique and aesthetically pleasing architectural design constructed of high-quality materials. Additionally, as a compensatory measure for not having the required parking amount, two (2) additional trees will be added to the landscaping fronting Justin Rd.

Sincerely,

David A. Morales
Project Architect

DAM/cs

Attachments:

City of Rockwall

Project Plan Review History

Project Number	SP2019-031	**Owner**	R.D. MOORMAN, INC.	**Applied**	8/16/2019 LM
Project Name	Site Plan for 259 Ranch Trail	**Applicant**	R.D. MOORMAN, INC.	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
259 RANCH TRAIL	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RAINBOW ACRES	22		22	4720-0000-0022-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/16/2019	8/23/2019	8/20/2019	4	APPROVED	
ENGINEERING	JEREMY WHITE	8/16/2019	8/23/2019	8/22/2019	6	COMMENTS	See Comments

(8/22/2019 1:17 PM JMW)
- 4% Engineering Fees
- Impact Fees
- Ranch Trail is a minor collector with 60' ROW and 41' back-to-back paving. Need to pave 6.5', given ROW=30' from centerline.
- Retaining walls 3' and over must be engineered
- All retaining walls to be rock or stone face. No smooth concrete walls.
- Minimum easement width is 20'. No structures in easements.
- Paving to be 3600psi (6.5 sack mix).
- No trees within 5' of utilities.
- Must show existing and proposed water and sewer lines
- Dumpster to drain to an oil/water separator prior to storm system if food or oil/grease product.
- Detention Required, Must detain for any additional impervious areas with construction.
- Do you plan on changing the water or sewer services? Impact fees will apply to up sizing the meter.

Label Driveway Spacing between driveways and existing driveways north and south on Ranch Trail. 100 ft spacing between driveways min required.
Full Panel Concrete replacement on Ranch Trail for proposed utilities.
Sanitary Sewer Pro-Rata $94.41 per acre
- Must meet all City Standards

FIRE	Kevin Clark	8/16/2019	8/23/2019	8/22/2019	6	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. a) Exceptions: i)For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. ii)For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet. Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway. Exceptions: The fire code official is authorized to increase the dimension of 150 feet where: (1)The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. (2)Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.							
GIS	Lance Singleton	8/16/2019	8/23/2019	8/22/2019	6	APPROVED	
PLANNING	Korey Brooks	8/16/2019	8/23/2019	8/23/2019	7	COMMENTS	Comments

SP2019-031; Site Plan for 259 Ranch Trail
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City or Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2019-031) in the lower right-hand corner of all pages on future submittals.
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
M.5 In order to constitute a complete submittal all applications are required to provide the following elements: [1] a site plan and [2] landscape/treescape plan. This submittal is complete.
M.6 Site Plan. Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:
1) Please note that that the existing metal building will need to be removed in order to construct the proposed building.
2) Please check with the Engineering Department to ensure that the proposed driveway meets the driveway spacing requirements.
3) Please note that all of the existing asphalt will need to be removed and replaced with concrete conforming to the Engineering Standards of Design in the Municipal Code of Ordinances.
4) Please provide pavement materials and thickness
5) In order to prevent trees from interfering with the overhead utilities, please provide accent trees in the landscape buffer adjacent to Ranch Trail Road and move the canopy trees to the interior.
6) Please note that outside storage is prohibited

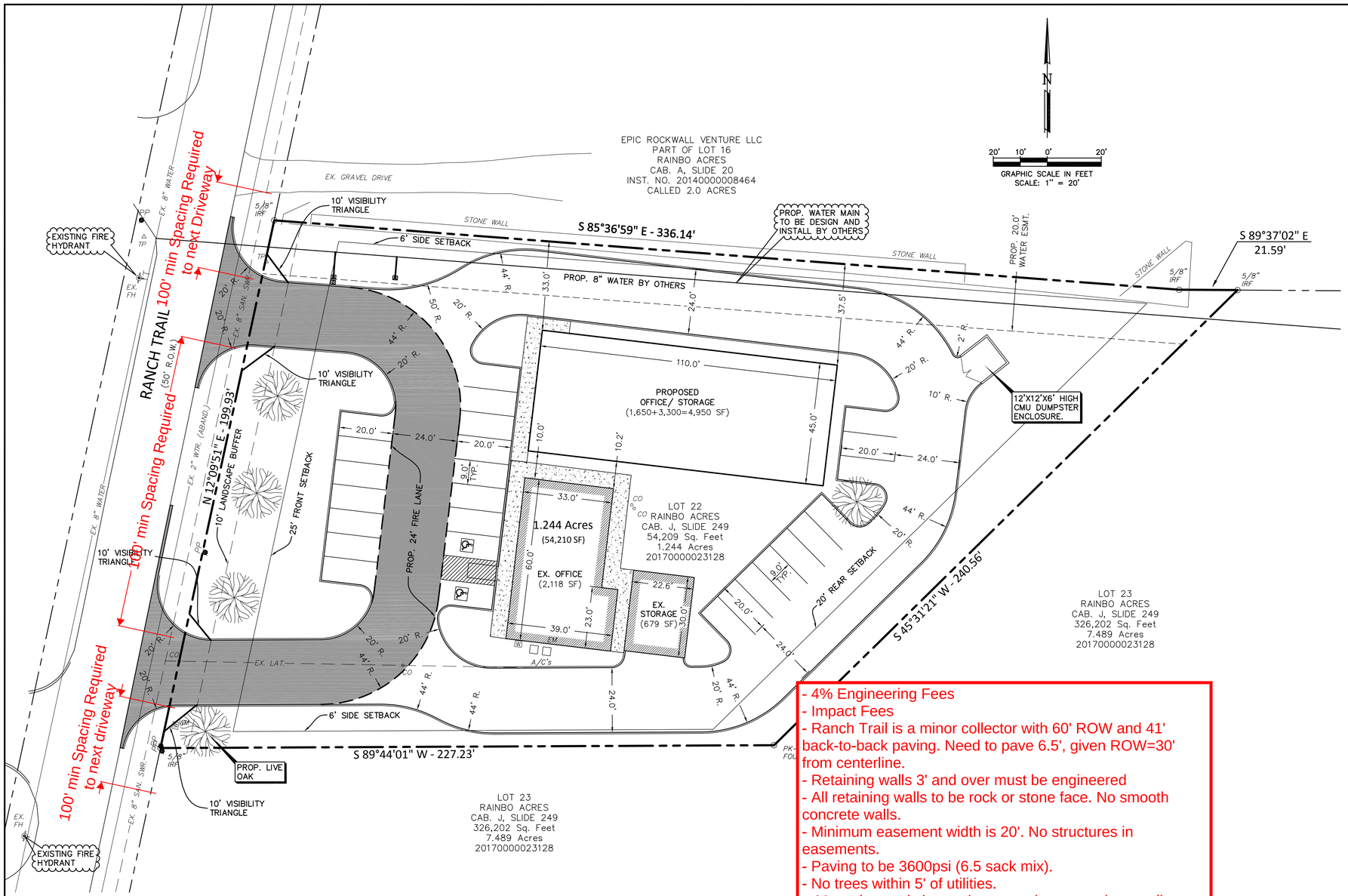
M.7 Site Plan. No equipment screening shown. According to Subsection 1.05, Screening Standards, of Article V, District Development Standards, of the Unified Development Code (UDC), utility equipment and air conditioning units shall be screened from view from any adjacent street or property utilizing plantings, berms, walls matching the main structure, or an architectural feature that is integral to the building's design. Please show and label how the mechanical equipment will be screened on the existing building and the proposed building.

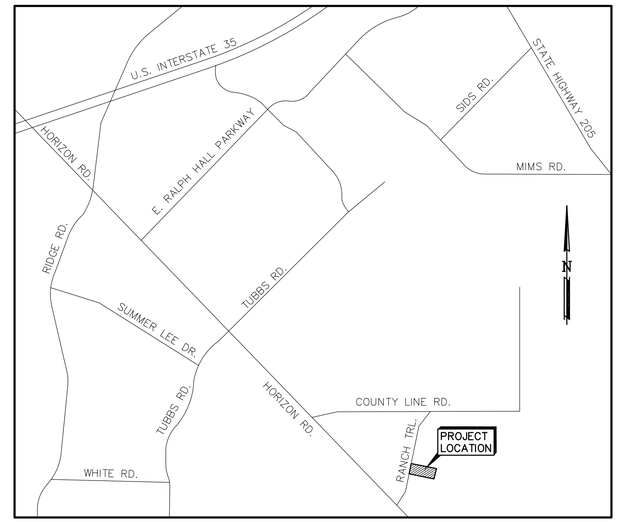
M.8 Dumpster Enclosure. No detail of the dumpster enclosure was provided. According to Subsection 1.05, General Standards, of Article V, District Development Standards, of the UDC, trash and recycling enclosures shall be screened by a minimum six (6) foot tall, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Please provide the required detail.

M.9 Building Elevations. The building elevations do not meet the horizontal articulation requirements. According to Subsection 4.01, General Commercial District Standards, of Article V, District Development Standards, of the Unified Development Code (UDC), facades shall have a maximum wall length of three (3) times the wal height or an exception to the articulation standards is required to be approved by the Planning and Zoning Commission. According to Subsection 9.01 Exceptions to the General Standards, of Article XI, Zoning Related Applications of the Unified Development Code, of the Unified Development Code (UDC), in cases where an exception(s) are being requested, the applicant shall provide compensatory measures that directly offset the request exception. These may include –but not limited to – a masonry wainscot on all four [4] sides of the building, increased landscaping (i.e. additional canopy trees, accent trees, landscaping percentage, etc.). Additionally the Unified Development Code (UDC) requires the applicant to provide[1] a written appeal outlining the reasons for the exception, [2] the unique or extraordinary condition, and/or undue hardship created by the strict adherence to the technical requirements, and [3] the proposed compensatory measures as detailed above.

I.10 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
to resubmit the case.							
I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; The Planning & Zoning Meeting September 10, 2019.							





VICINITY MAP
N.T.S.

SITE DATA

LOT AREA	54,210 SF ~ 1.244 AC
ZONING	COMMERCIAL
IMPERVIOUS AREA – BUILDING	7,747 SF
IMPERVIOUS AREA – PAVING	24,100 SF
TOTAL IMPERVIOUS AREA	31,847 SF (58.75%)
LANDSCAPE AREA	22,363 SF (41.25%)

PARKING CALCULATION

PARKING REQUIRED (OFFICE)	2,118/300 = 7 SPACES
PARKING REQUIRED (OFFICE)	1,650/300 = 6 SPACES
PARKING REQUIRED (STORAGE)	679/1000 = 1 SPACE
PARKING REQUIRED (STORAGE)	3,300/1000 = 3 SPACES
TOTAL PARKING REQUIRED	17 SPACES
PARKING PROVIDED	26 SPACES

- 4% Engineering Fees
- Impact Fees
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Label Driveway Spacing between driveways and existing driveways north and south on Ranch Trail. 100 ft spacing between driveways min required.

Full Panel Concrete replacement on Ranch Trail for proposed utilities.

Sanitary Sewer Pro-Rata $94.41 per acre

- Must meet all City Standards

NO EXTERIOR PARKING LOT LIGHT IS PROPOSED FOR THIS DEVELOPMENT

DETENTION FOR THIS DEVELOPMENT (LOT 22) WILL BE DESIGNED AND PART OF LOT 23 DEVELOPMENT, PER OWNERS AGREEMENT.

SURVEY INFORMATION ON THIS DRAWING WAS PROVIDED BY OTHERS. LAM CONSULTING ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TOPOGRAPHIC MAPPING NOR BENCHMARK DATUM.

OWNER:
R.D. MOORMAN, INC.
259 RANCH TRAIL
ROCKWALL, TEXAS 75032

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TUAN P. LAM
86968
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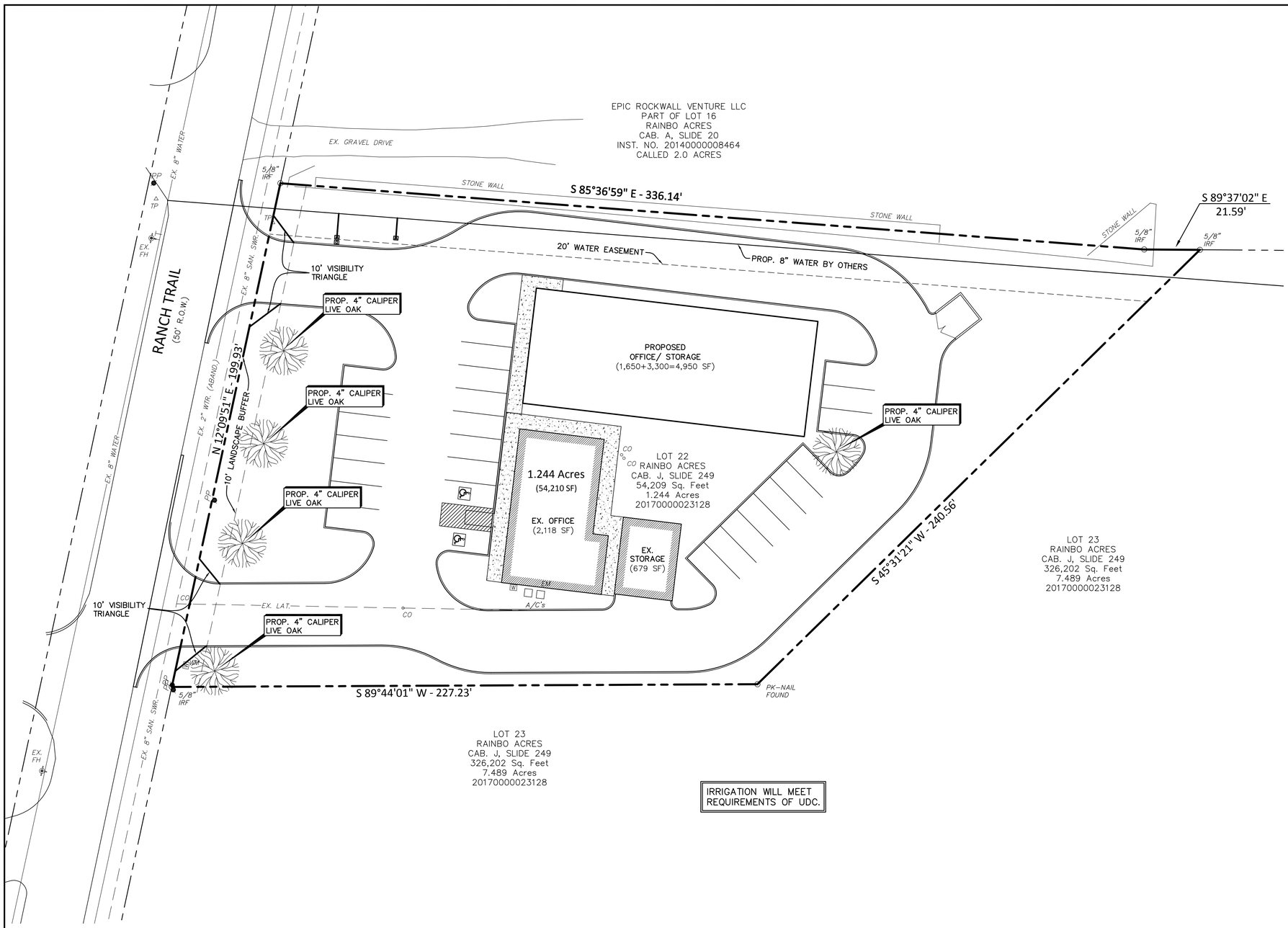
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SITE PLAN

RAINBO ACRES – LOT 22
R.D. MOORMAN, INC.
259 RANCH TRAIL
ROCKWALL, TEXAS 75032

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766-1011
www.lamcivil.com
Firm #F-9763

DESIGN: LCE	CHECK: LCE	SCALE: AS NOTED	1 OF X
DRAWN: CTL	DATE: AUGUST 2019	PROJECT: 0643-19	



N

20' 10' 0' 20'

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

SITE DATA

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LANDSCAPE TABLE

1 TREE PER 50' OF FRONTAGE	200'/50 = 4 TREES
1 TREE PER 20,000 SF PARKING	4,680/20,000 = 1 TREE
TOTAL TREE REQUIRED	5 TREES
TOTAL TREE PROVIDED	5 TREES (LIVE OAK)
TOTAL LANDSCAPE REQUIRED	5,421 SF (10.0%)
TOTAL LANDSCAPE PROVIDED	22,363 SF (41.25%)

IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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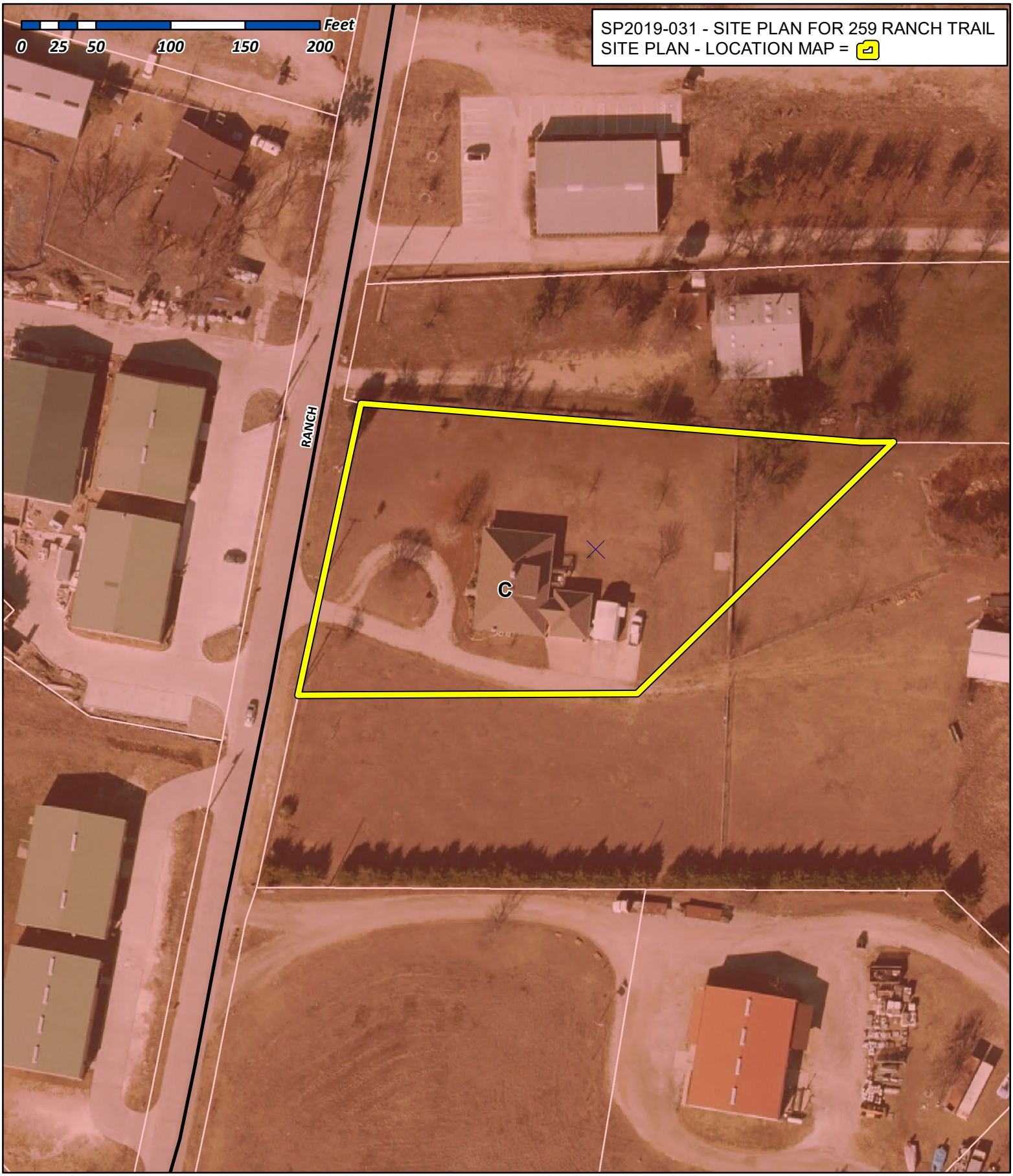
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LANDSCAPE PLAN

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R.D. MOORMAN, INC.
259 RANCH TRAIL
ROCKWALL, TEXAS 75032

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
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DESIGN:	LCE	CHECK:	LCE	SCALE: AS NOTED	2 OF X
DRAWN:	CTL	DATE:	AUGUST 2019	PROJECT: 0643-19	



City of Rockwall

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

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EPIC ROCKWALL VENTURE LLC
PART OF LOT 16
RAINBO ACRES
CAB. A, SLIDE 20
INST. NO. 20140000008464
CALLED 2.0 ACRES

EX. GRAVEL DRIVE

EX. 8" WATER

EXISTING FIRE HYDRANT

RANCH TRAIL
(50' R.O.W.)

EX. 8" WATER

EX. 2" WTR. (ABAND.)

EX. 8" SAN. SWR.

10' VISIBILITY TRIANGLE

10' LANDSCAPE BUFFER

25' FRONT SETBACK

N 12°09'51" E - 199.93'

S 85°36'59" E - 336.14'

6' SIDE SETBACK

STONE WALL

PROP. WATER MAIN TO BE DESIGN AND INSTALL BY OTHERS

PROP. 20.0' WATER ESMT.

PROP. 8" WATER BY OTHERS

S 89°37'02" E
21.59'

5/8" IRF

PROPOSED
OFFICE/ STORAGE
(1,650+3,300=4,950 SF)

110.0'

45.0'

12'X12'X6' HIGH CMU DUMPSTER ENCLOSURE.

PROP. 24' FIRE LANE

LOT 22
RAINBO ACRES
CAB. J, SLIDE 249
54,209 Sq. Feet
1.244 Acres
20170000023128

1.244 Acres
(54,210 SF)

EX. OFFICE
(2,118 SF)

EX.
STORAGE
(679 SF)

39.0' EXT.

A/C's

20' REAR SETBACK

S 45°31'21" W - 240.56'

LOT 23
RAINBO ACRES
CAB. J, SLIDE 249
326,202 Sq. Feet
7.489 Acres
20170000023128

EX. LAT.

S 89°44'01" W - 227.23'

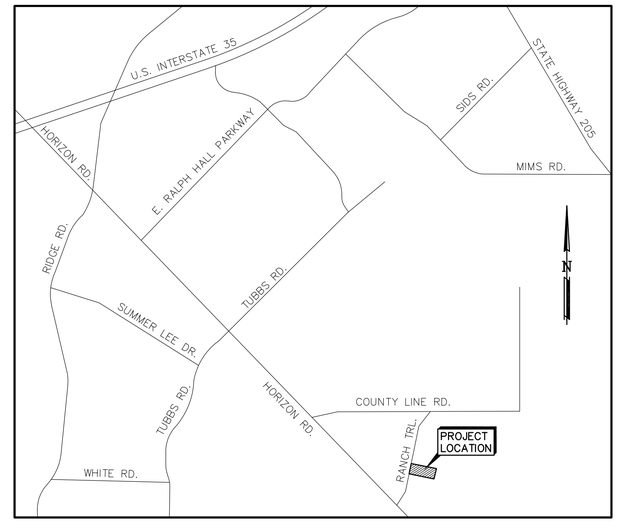
PK-NAIL FOUND

PROP. LIVE OAK

LOT 23
RAINBO ACRES
CAB. J, SLIDE 249
326,202 Sq. Feet
7.489 Acres
20170000023128

N

20' 10' 0' 20'
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'



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N.T.S.

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86968
LICENSED PROFESSIONAL ENGINEER

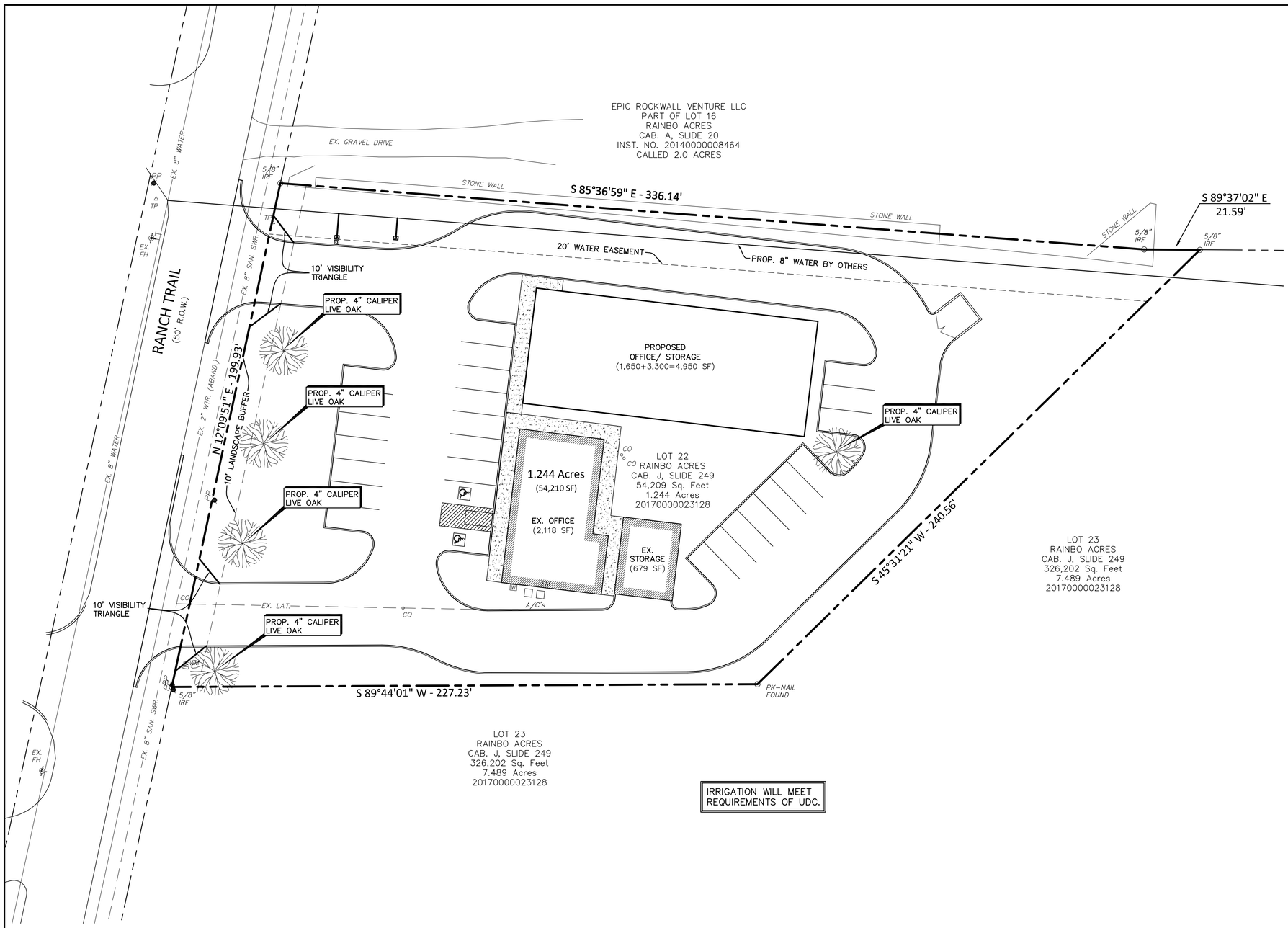
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SITE PLAN

RAINBO ACRES – LOT 22
R.D. MOORMAN, INC.
259 RANCH TRAIL
ROCKWALL, TEXAS 75032

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766-1011
www.lamcivil.com
Firm #F-9763

DESIGN: LCE	CHECK: LCE	SCALE: AS NOTED	1 OF X
DRAWN: CTL	DATE: AUGUST 2019	PROJECT: 0643-19	



N

20' 10' 0' 20'

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

SITE DATA

LOT AREA	54,210 SF ~ 1.244 AC
ZONING	COMMERCIAL
IMPERVIOUS AREA – BUILDING	7,747 SF
IMPERVIOUS AREA – PAVING	24,100 SF
TOTAL IMPERVIOUS AREA	31,847 SF (58.75%)
LANDSCAPE AREA	22,363 SF (41.25%)

LANDSCAPE TABLE

1 TREE PER 50' OF FRONTAGE	200'/50 = 4 TREES
1 TREE PER 20,000 SF PARKING	4,680/20,000 = 1 TREE
TOTAL TREE REQUIRED	5 TREES
TOTAL TREE PROVIDED	5 TREES (LIVE OAK)
TOTAL LANDSCAPE REQUIRED	5,421 SF (10.0%)
TOTAL LANDSCAPE PROVIDED	22,363 SF (41.25%)

IRRIGATION WILL MEET REQUIREMENTS OF UDC.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

PRELIMINARY
FOR REVIEW
ONLY

STATE OF TEXAS
TUAN P. LAM
86968
LICENSED PROFESSIONAL ENGINEER

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OWNER:
R.D. MOORMAN, INC.
259 RANCH TRAIL
ROCKWALL, TEXAS 75032

SURVEY INFORMATION ON THIS DRAWING WAS PROVIDED BY OTHERS. LAM CONSULTING ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TOPOGRAPHIC MAPPING NOR BENCHMARK DATUM.

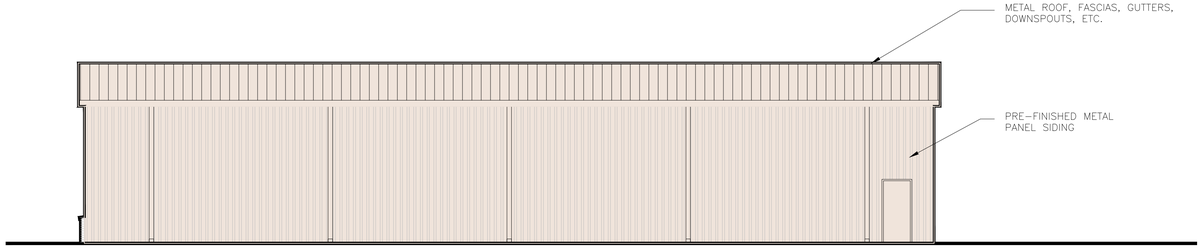
THE INFORMATION SHOWN ON THIS PLAN IS FROM RECORD DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND CONTACT ALL UTILITY COMPANIES 48 HRS PRIOR TO ANY EXCAVATION. 1-800-DIG TESS

LANDSCAPE PLAN

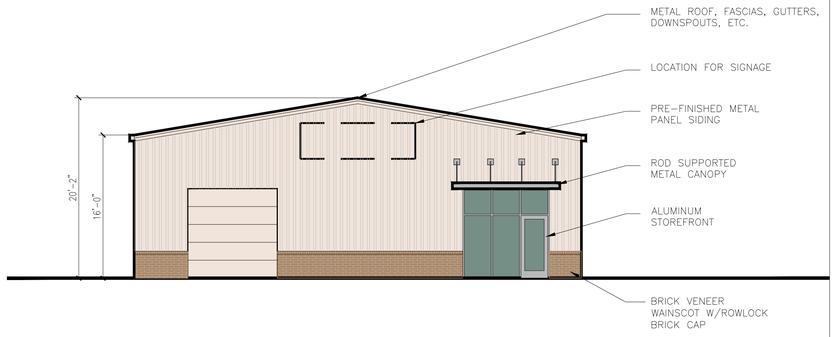
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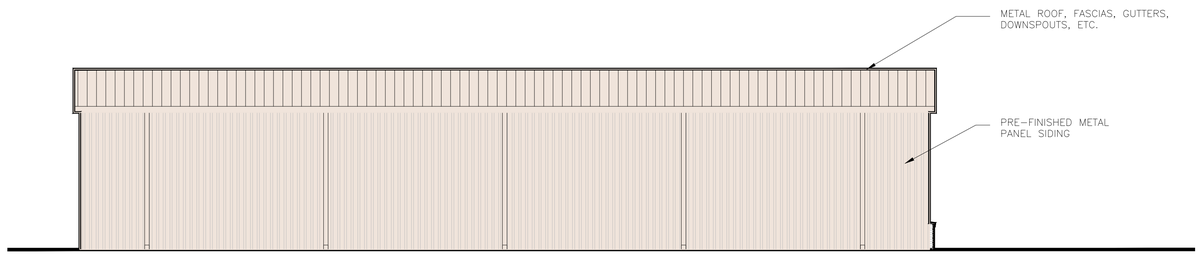
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DRAWN:	CTL	DATE:	AUGUST 2019	PROJECT: 0643-19	



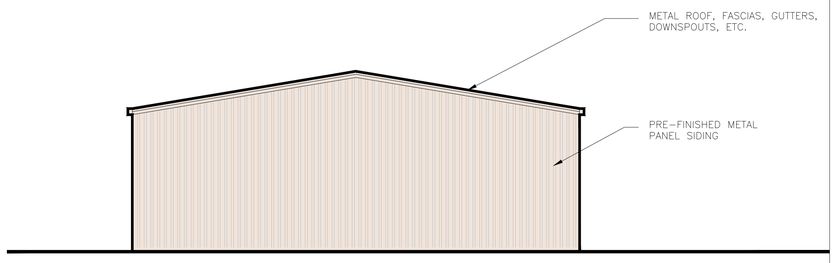
C□ □ AREHOUSE □SOUTH ELEVATION □SIDE□ **SCALE: □□□" □ □□□□"**



C□ □ AREHOUSE □□ EST ELEVATION □FRONT□ **SCALE: □□□" □ □□□□"**



A□ □ AREHOUSE □NORTH ELEVATION □SIDE□ **SCALE: □□□" □ □□□□"**



A□ □ AREHOUSE □EAST ELEVATION □REAR□ **SCALE: □□□" □ □□□□"**

REVISIONS:

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

RONALD G. BROWN
REGISTERED ARCHITECT
TEXAS NO. 14293

PRIZM ARCHITECTS INTERNATIONAL LTD., INC.
ARCHITECTS DESIGNERS PLANNERS
580 DECKER DRIVE, SUITE 170 IRVING, TEXAS 75062
(972) 714-0420, FAX (972) 714-0282

MINI-WAREHOUSE COMPLEX
RANCH TRAIL
ROCKWALL, TEXAS

PROJECT NO.:	0.013.0817
ISSUE DATE:	09/20/2017

CONCEPTUAL ELEVATIONS
WAREHOUSE BUILDING

SHEET NO.:
SUP-4

City of Rockwall

Project Plan Review History

Project Number	SP2019-033	**Owner**	101 HUBBARD DR LLC	**Applied**	8/19/2019 LM
Project Name	Harbor Heights	**Applicant**	STROHMEYER ARCHITECTS INC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
SUNSET RIDGE DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SHORELINE PLAZA ADDITION	1	B	1	3812-000B-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/19/2019	8/26/2019	8/20/2019	1	APPROVED	
ENGINEERING	JEREMY WHITE	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	See Comments

(8/22/2019 9:25 AM JMW)
- 4% Engineering Inspection Fees
- Impact Fees
- Must meet City Standards.
- Minimum easement width is 20'
- Maximum 4:1 slope for grades
- Must loop water
- Retaining walls 3' and over must be engineered. All retaining walls must be rock or stone face. No smooth concrete walls.
- Must meet all standards of design and construction
- Full panel concrete replacement for utility ties in streets.
- No grate inlets allowed.
- 5 ft separation between Storm and Water/Sewer.
- 10 ft separation from Water and Sewer.

FIRE	Kevin Clark	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(8/22/2019 10:51 AM KC) General comment notes: 1. Two means of fire apparatus access shall be provided for the following a)Buildings or facilities exceeding 30-feet or three stories in height b)Buildings or facilities having a gross building area of more than 62,000 square feet (Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems) c)Multiple-family residential projects having more than 100 dwelling units (Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems) d)Multiple-family residential projects having more than 200 dwelling units. 2. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (Exception: Fire Marshal shall approve layout for multiple-family residential projects.) 3. Fire lane cannot exceed 10 % in grade change, 5% cross slope, and angles of approach and departure not to exceed 8%. 4. For buildings 30-feet or more and/or 3 or more stories in height minimum interior turning radius of 30 feet. 5. All adopted fire codes and 2015 International Fire Code requirements are enforced							
GIS	Lance Singleton	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	See Comments
(8/22/2019 12:02 PM LS) Addressing will be: Bldg A (6000sf)- 2620 Sunset Ridge Dr, Rockwall, TX 75032 Restaurant (5000sf)- 2640 Sunset Ridge Dr, Rockwall, TX 75032 Restaurant (11000sf)- 2688 Sunset Ridge Dr, Rockwall, TX 75032 Retail (2500sf)- 2375 Harbor Heights Dr. Rockwall, TX 75032 Park Area- 2363 Harbor Heights Dr. Rockwall, TX 75032 Bldg B (4000sf)- 2351 Harbor Heights Dr. Rockwall, TX 75032							
PLANNING	Ryan Miller	8/19/2019	8/26/2019	8/20/2019	1	APPROVED	See Comments

SP2019-033; Site Plan for Harbor Heights Restaurant and Retail
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, and located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (SP2019-033) in the lower right-hand corner of all pages on future submittals.
I.4 This project is subject to all requirements stipulated by Ordinance No. 19-25 -- the approved PD Development Plan for this property --, Resolution No. 10-40 -- the design guidelines for PD-32 --, Ordinance No. 17-22 -- Planned Development District 32 (PD-32) --, and the Unified Development Code (UDC).
M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] a site plan, [2] building elevations, [3] a landscape plan, [4] photometric plan, [5] lighting cut sheets, and a [6] material sample board. In addition, Ordinance No. 19-25 requires that an open space master plan be submitted for the proposed park area and pedestrian accessways, and Ordinance No. 17-22 requires a streetscape plan be submitted. The current submittal did not contain a material sample board, streetscape plan or open space master plan. These will be required prior to the case being taken to the Planning and Zoning Commission for action.
I.6 Please note that the property will require a replat prior to the issuance of a building permit.
I.7 Please note that the two (2) buildings that are labeled as future buildings will require site plan approval, and that the approval of this site plan does not constitute approval of these pad sites.
M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) On the site plan Building 'A' and Building 'B' are identified as future building pads; however, the building elevations are also labeled Building 'A' and Building 'B'. Please clarify and standardize the labeling of the proposed and future buildings across all plan sets.
2) Please provide a note adjacent to the retaining wall that runs parallel to the northern and eastern boundary indicating that it will have a rock face in conformance with Ordinance No. 17-22.

M.9 Site Plan. The proposed dumpster enclosure is facing IH-30. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, dumpster enclosures shall be located to the side or rear of the buildings and shall not front onto a public right-of-way. Please reposition the dumpster enclosure so that it is not visible from public right-of-way or provide a screening plan showing how the proposed dumpster enclosure can be screened utilizing landscaping.
M.10 Dumpster Enclosure. No detail of the dumpster enclosure was provided. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, trash and recycling enclosures shall be screened by a minimum eight (8) foot tall, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Please provide the required detail.
M.11 Seat Wall and Pedestrian Access Easement. According to Ordinance No. 19-25 a seat wall and two (2) pedestrian access easements are required to be constructed that are consistent with the design guidelines contained in Resolution No. 10-40. Please review the design guidelines and revise the site plan to show these elements. In addition, please provide an elevation of the seat wall for staff's review.
I.12 Building Elevations. Resolution No. 10-40 lays out three (3) architectural styles (i.e. Tuscan, Traditional, and/or Transitional) that are acceptable within Planned Development District 32 (PD-32). The proposed building elevations do not appear to adhere to any of the recommended architectural styles
M.13 Building Elevations. According to Ordinance No. 19-25, "(a)ll building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32). Please redesign the buildings using elements of one (1) of the approved three (3) architectural styles, and indicate the style on the elevations. Any variation to these architectural styles will require approval by the Planning and Zoning Commission upon recommendation by the Architectural Review Board (ARB).

M.14 Building Elevations. According to Section 6.2, General Overlay District Standards, of Article V, District Development Standards, of the UDC, each exterior wall of a building's façade shall consist of a minimum of 90% primary materials and ten (10) percent secondary materials. In this case, the ease façade of Building 'A' incorporates 11.4% metal and the east façade of Building 'B' incorporates 13.2%, which is identified as a secondary material. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board(ARB).
M.15 Building Elevations. Please review the articulation formulas contained in Section 4.01.C of Article V, District Development Standards, of the UDC. The submitted building elevations do not appear to meet all the formulas required for building articulation To demonstrate conformance please include the calculations adjacent to the facades depicted on the building elevations.
M.16 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Indicate all HVAC units on the building elevations so that staff can ensure that they meet the screening requirements dictated by the UDC(Sec. 6.C.3; Art. V; UDC).
2) Please add a note indicating that parapets on tower elements shall be finished on both sides utilizing the same exterior materials and that no bituminous or flat membrane-type of finish will be visible from public right-of-way (Sec. 6.C.2; Art. V; UDC).
3) Indicate the height of all retaining walls adjacent to public right-of-way. According to the conditions of approval associated with Case No. Z2019-013, no retaining wall adjacent to public right-of-way shall exceed seven (7) feet in height.

M.17 Streetscape Plan. Please provide a streetscape plan that shows conformance to the requirements of Ordinance No. 17-22. According to this ordinance the required streetscape plan shall include cut sheets and product specification sheets indicating the proposed products, and a plan indicating the location of all the products.
M.18 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please label a 20-foot landscape buffer adjacent to IH-30 (Sec. 6.02.E; Art. V; UDC).
2) A minimum of two (2) canopy and four (4) accent trees are required in the 20-foot landscape buffer adjacent to IH-30 (Sec. 6.02.E; Art. V; UDC). Please indicate conformance to this requirement on the landscape plan. As a note these plantings can be clustered inside the landscape buffer.
3) Please provide an exhibit showing that allparking spaces are located within 80-feet from the trunk of a large canopy tree (Sec. 5.9; Art. VIII, UDC).
4) Please indicate the types of canopy trees, ornamental trees, shrubs, ground cover, and perennials being proposed.
5) Please provide an exhibit of the proposed landscaping pots and plantings.
6) Please provide landscape screening on all four (4) sides of the transformer adjacent to the western property line and the transformer adjacent to the proposed entry drive.

M.19 Photometric Plan. Ordinance No. 17-22 stipulates a design standard for all pedestrian scale street lighting and parking lot light fixtures The proposed pedestrian scale street light does appear to conform to the design standard, however, the parking lot light fixture does not appear to conform to the light standard. Please revise and provide a cut sheet for the proposed parking lot light fixture.
M.20 Photometric Plan. According to Section 3.3, Minimum Requirements, of Article VII, Environmental Performance, of the UDC, the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. In this case, the submitted photometric plan exceeds these maximum values along the north, west and east property lines. Please revise the photometric plan to show conformance with the code requirements.
M.21 Based on the submittal staff has identified the following variances

1) Building Materials. Both buildings exceed the maximum permitted percentage of secondary materials
2) Lighting Standards. The proposed plan exceeds 0.2 FC at the property line and is utilizing the wrong light fixture style for parking lot lighting.
3) Landscaping. The proposed landscaping plan does not adhere to the General Overlay District Requirements.

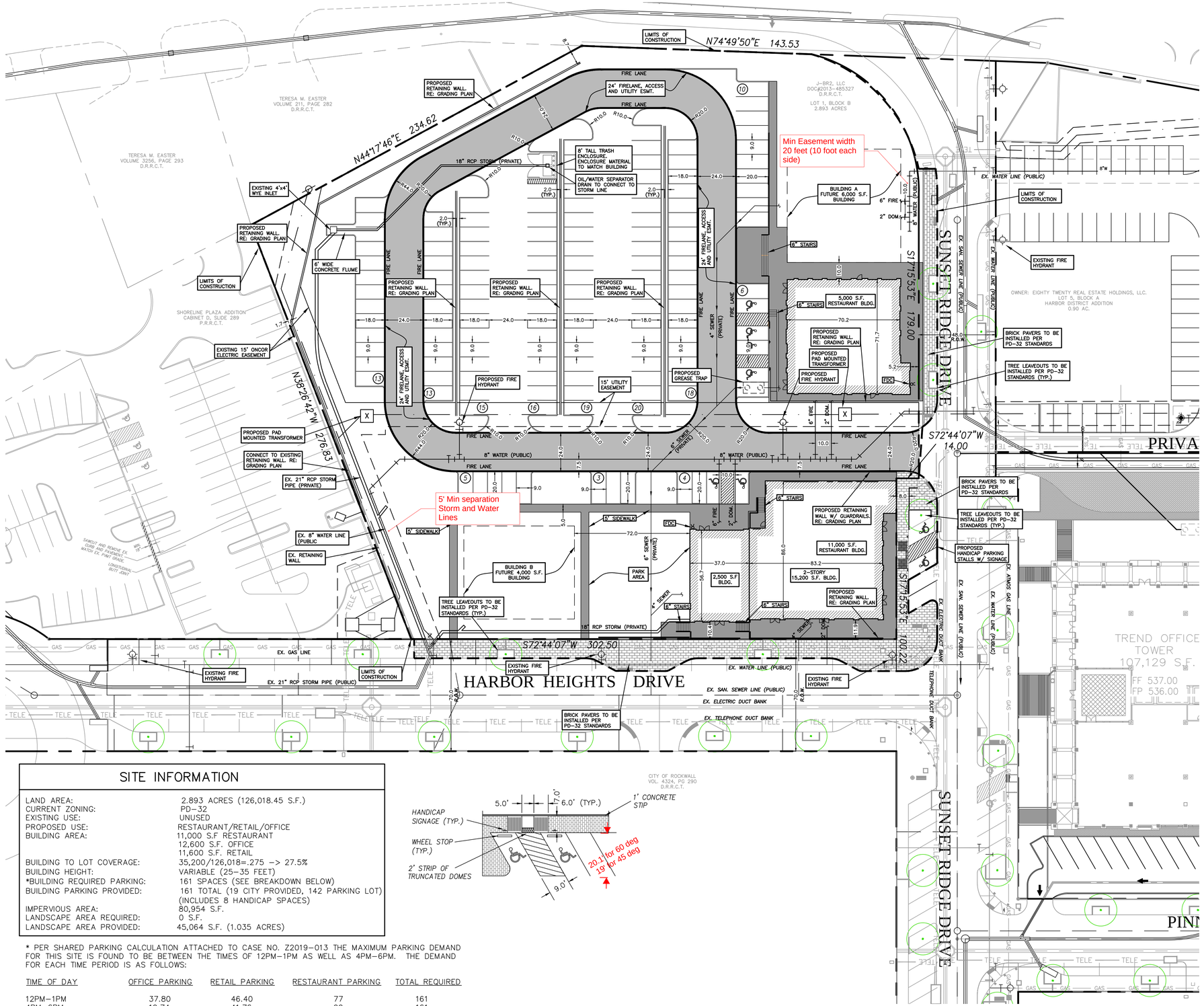
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

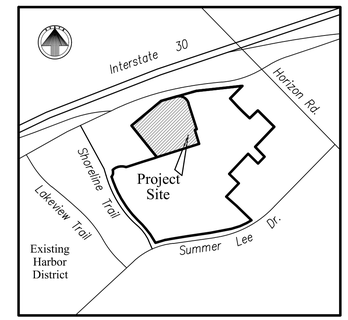
To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two (2) compensatory measures that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a ¾ majority vote for approval.

I.22 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.23 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 10, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on August 27, 2019.

Z:\Projects\6-Commercial\Harbor District - Restaurant Pad Sites\1-DRAWINGS\1F-DESIGN-CURRENT\4 - HARBOR RR-SITE PLAN.dwg, 8/16/2019 10:47:26 AM





LOCATION MAP

30 15 0 30 60

1" = 30'

NOTE:

– DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RETAIL/RESTAURANT EXTERIOR.

- 4% Engineering Inspection Fees
- Impact Fees
- Must meet City Standards.
- Minimum easement width is 20'
- Maximum 4:1 slope for grades
- Must loop water
- Retaining walls 3' and over must be engineered. All retaining walls must be rock or stone face. No smooth concrete walls.
- Must meet all standards of design and construction
- Full panel concrete replacement for utility ties in streets.
- No grate inlets allowed.
- 5 ft separation between Storm and Water/Sewer.
- 10 ft separation from Water and Sewer.

SITE INFORMATION

LAND AREA:	2.893 ACRES (126,018.45 S.F.)
CURRENT ZONING:	PD–32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT/RETAIL/OFFICE
BUILDING AREA:	11,000 S.F RESTAURANT
	12,600 S.F. OFFICE
	11,600 S.F. RETAIL
BUILDING TO LOT COVERAGE:	35,200/126,018=.275 –> 27.5%
BUILDING HEIGHT:	VARIABLE (25–35 FEET)
*BUILDING REQUIRED PARKING:	161 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	161 TOTAL (19 CITY PROVIDED, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES)
IMPERVIOUS AREA:	80,954 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	45,064 S.F. (1.035 ACRES)

* PER SHARED PARKING CALCULATION ATTACHED TO CASE NO. Z2019–013 THE MAXIMUM PARKING DEMAND FOR THIS SITE IS FOUND TO BE BETWEEN THE TIMES OF 12PM–1PM AS WELL AS 4PM–6PM. THE DEMAND FOR EACH TIME PERIOD IS AS FOLLOWS:

TIME OF DAY	OFFICE PARKING	RETAIL PARKING	RESTAURANT PARKING	TOTAL REQUIRED
12PM–1PM	37.80	46.40	77	161
4PM–6PM	19.74	41.76	99	161

CASE NUMBER: SP2019–XX

NOT FOR CONSTRUCTION

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Revision	Date	Description

Owner:
J-BR2, LLC.
1400 Ridge Road • Rockwall, TX 75087

Harbor Heights
Restaurant and Retail Site
Rockwall, Texas 75032

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402–7700
Texas Registered Engineering Firm F–7449

8/16/2019

STATE OF TEXAS
CAMERON A. SLOWN
106317
LICENSED PROFESSIONAL ENGINEER

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 08/19	Project No.: –

Sheet Title: Site Plan

Scale:	Sheet No.:
1"=30'	1 of 1

LIMITS OF CONSTRUCTION
N74°49'50"E 143.53
TERESA M. EASTER
VOLUME 211, PAGE 282
D.R.R.C.T.
J-BR2, LLC
DOC#2013-485327
D.R.R.C.T.
LOT 1, BLOCK B
2.893 ACRES
PROPOSED RETAINING WALL. RE: GRADING PLAN
24' FIRELANE, ACCESS AND UTILITY ESMT.
FIRE LANE
N44°17'46"E 234.62
8" TALL TRASH ENCLOSURE. ENCLOSURE MATERIAL TO MATCH BUILDING
18" RCP STORM (PRIVATE)
OIL/WATER SEPARATOR DRAIN TO CONNECT TO STORM LINE
EXISTING 4'x4' WYE INLET
BUILDING A FUTURE 6,000 S.F. BUILDING
6" FIRE
2" DOM.
8" WATER (PUBLIC)
EX. WATER LINE (PUBLIC)
LIMITS OF CONSTRUCTION
6" STAIRS
2620-
S17°15'53"E 179.00
SUNSET RIDGE DRIVE
EX. SAN. SEWER LINE (PUBLIC)
EX. WATER LINE (PUBLIC)
EXISTING FIRE HYDRANT
6' WIDE CONCRETE FLUME
PROPOSED RETAINING WALL. RE: GRADING PLAN
5,000 S.F. RESTAURANT BLDG.
8" STAIRS
2640-
PROPOSED PAD MOUNTED TRANSFORMER
PROPOSED FIRE HYDRANT
FDC
BRICK PAVERS TO BE INSTALLED PER PD-32 STANDARDS
TREE LEAVEOUTS TO BE INSTALLED PER PD-32 STANDARDS (TYP.)
OWNER: EIGHTY TWENTY REAL ESTATE HOLDINGS, LLC.
LOT 5, BLOCK A
HARBOR DISTRICT ADDITION
0.90 AC.
LIMITS OF CONSTRUCTION
EXISTING 15' ONCOR ELECTRIC EASEMENT
N38°26'42"W 276.83
PROPOSED PAD MOUNTED TRANSFORMER
CONNECT TO EXISTING RETAINING WALL. RE: GRADING PLAN
EX. 21" RCP STORM PIPE (PRIVATE)
EX. 8" WATER LINE (PUBLIC
EX. RETAINING WALL
24' FIRELANE, ACCESS AND UTILITY ESMT.
PROPOSED FIRE HYDRANT
15' UTILITY EASEMENT
PROPOSED GREASE TRAP
4" SEWER (PRIVATE)
6" SEWER (PRIVATE)
8" WATER (PUBLIC)
5' SIDEWALK
72.0
BUILDING B FUTURE 4,000 S.F. BUILDING
PARK AREA
2351
2363
2375
2688
2,500 S.F BLDG.
2-STORY 15,200 S.F. BLDG.
11,000 S.F. RESTAURANT BLDG.
PROPOSED RETAINING WALL. RE: GRADING PLAN
PROPOSED HANDICAP PARKING STALLS W/ SIGNAGE
S72°44'07"W 14.00
S72°44'07"W 302.50
S17°15'53"E 100.22
EX. GAS LINE
EXISTING FIRE HYDRANT
EX. 21" RCP STORM PIPE (PUBLIC)
LIMITS OF CONSTRUCTION
HARBOR HEIGHTS DRIVE
EX. SAN. SEWER LINE (PUBLIC)
EX. ELECTRIC DUCT BANK
EX. TELEPHONE DUCT BANK
EX. WATER LINE (PUBLIC)
EXISTING FIRE HYDRANT
BRICK PAVERS TO BE INSTALLED PER PD-32 STANDARDS
EX. ATMOS GAS LINE
TELEPHONE DUCT BANK
TREND
TOWE
107,129
FF 537
FP 536

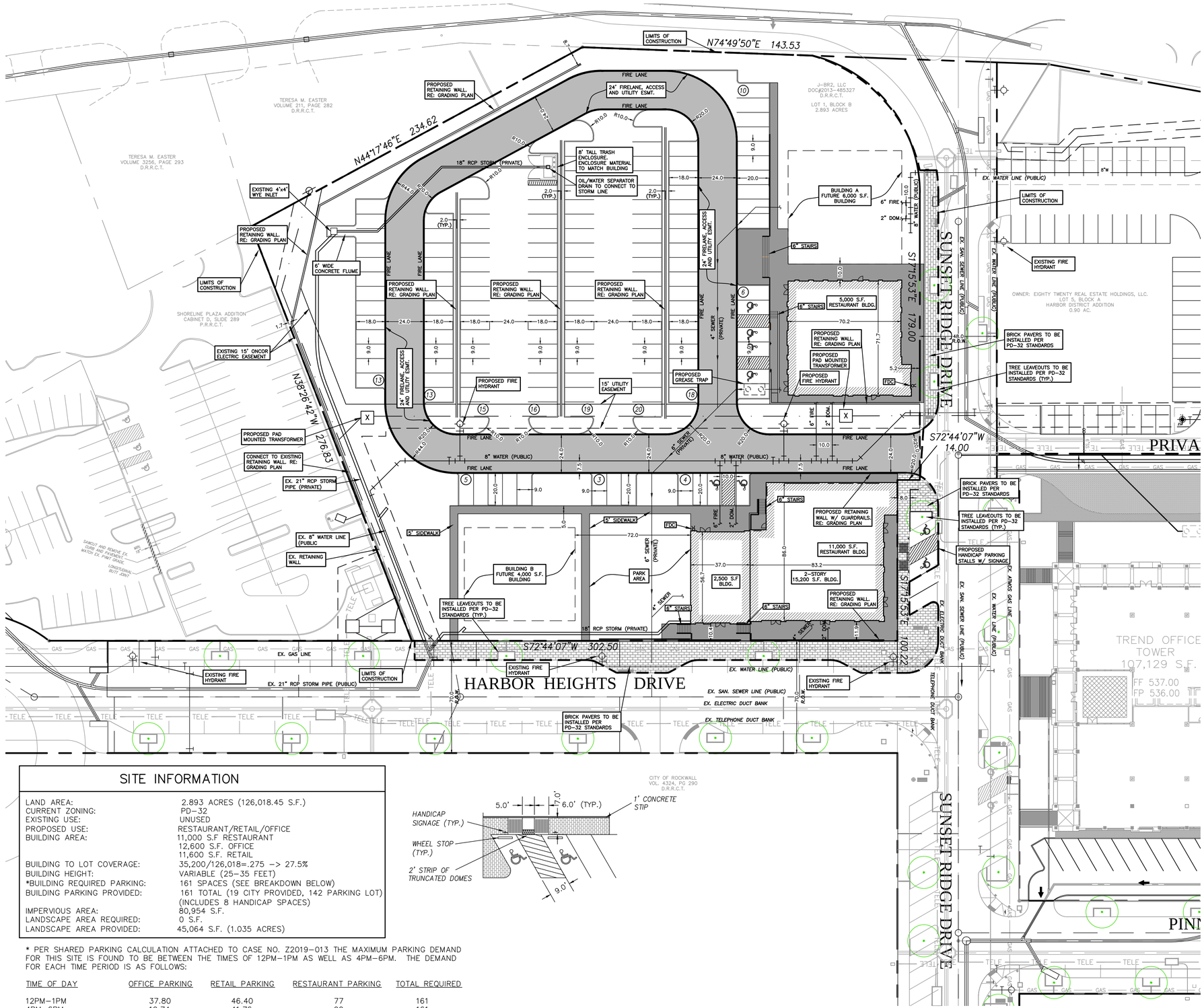


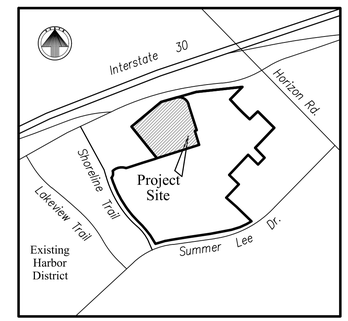
City of Rockwall

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

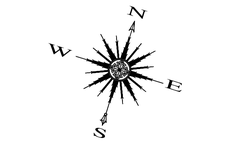
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

Z:\Projects\6-Commercial\Harbor District - Restaurant Pad Sites\1-DRAWINGS\1F-DESIGN-CURRENT\4 - HARBOR RR-SITE PLAN.dwg, 8/16/2019 10:47:26 AM





LOCATION MAP



30 15 0 30 60

1" = 30'

NOTE:

– DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RETAIL/RESTAURANT EXTERIOR.

SITE INFORMATION

LAND AREA:	2.893 ACRES (126,018.45 S.F.)
CURRENT ZONING:	PD–32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT/RETAIL/OFFICE
BUILDING AREA:	11,000 S.F RESTAURANT
	12,600 S.F. OFFICE
	11,600 S.F. RETAIL
BUILDING TO LOT COVERAGE:	35,200/126,018=.275 –> 27.5%
BUILDING HEIGHT:	VARIABLE (25–35 FEET)
*BUILDING REQUIRED PARKING:	161 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	161 TOTAL (19 CITY PROVIDED, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES)
IMPERVIOUS AREA:	80,954 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	45,064 S.F. (1.035 ACRES)

* PER SHARED PARKING CALCULATION ATTACHED TO CASE NO. Z2019-013 THE MAXIMUM PARKING DEMAND FOR THIS SITE IS FOUND TO BE BETWEEN THE TIMES OF 12PM–1PM AS WELL AS 4PM–6PM. THE DEMAND FOR EACH TIME PERIOD IS AS FOLLOWS:

TIME OF DAY	OFFICE PARKING	RETAIL PARKING	RESTAURANT PARKING	TOTAL REQUIRED
12PM–1PM	37.80	46.40	77	161
4PM–6PM	19.74	41.76	99	161

CASE NUMBER: SP2019–XX

NOT FOR CONSTRUCTION

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Revision	Date	Description

Owner:
J-BR2, LLC.
1400 Ridge Road • Rockwall, TX 75087

Harbor Heights
Restaurant and Retail Site
Rockwall, Texas 75032

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

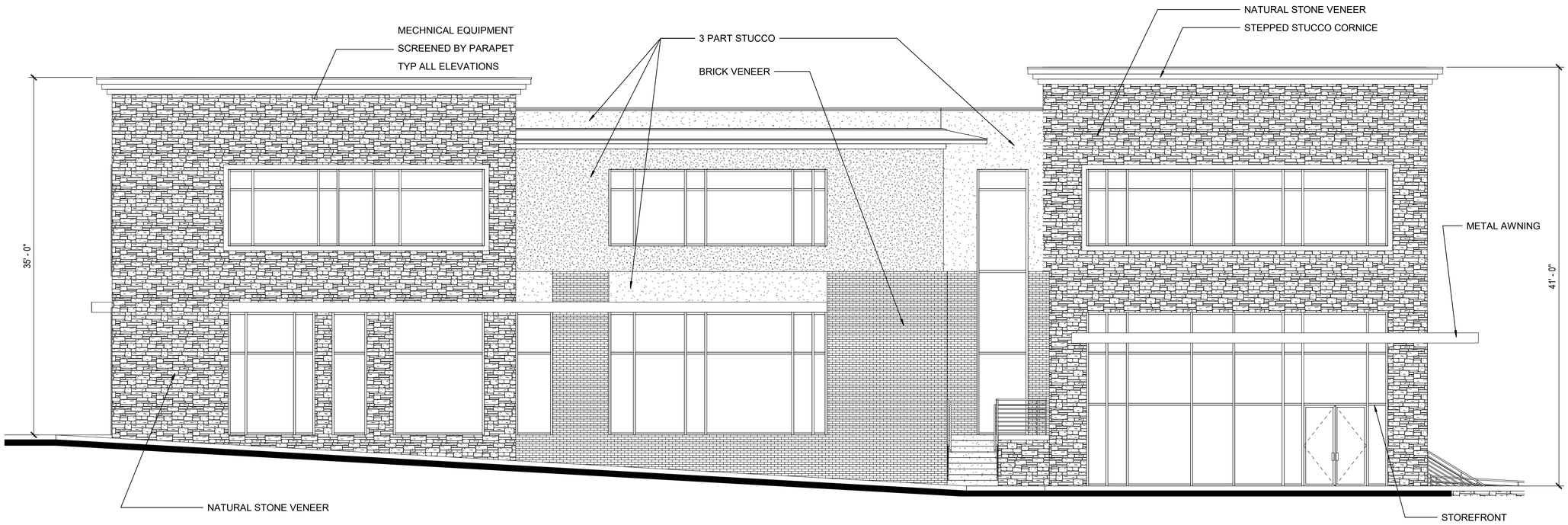
8/16/2019

STATE OF TEXAS
CAMERON A. SLOWN
106317
LICENSED PROFESSIONAL ENGINEER

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 08/19	Project No.: –

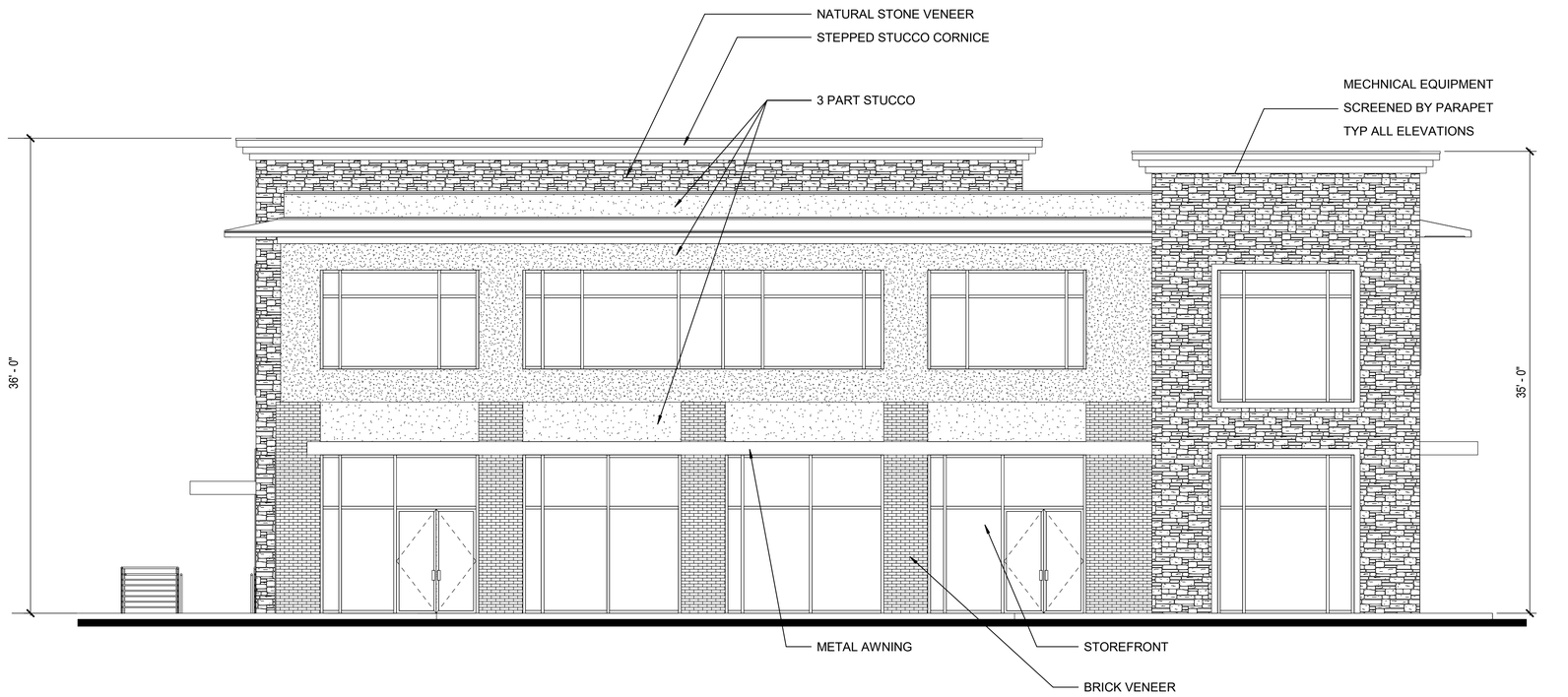
Sheet Title: Site Plan

Scale:	Sheet No.:
1"=30'	1 of 1



2 BUILDING "A" - NORTH

3/16" = 1'-0"



1 BUILDING "A" - EAST

3/16" = 1'-0"

BUILDING A

HHRR — 8/15/19

HARBOR HEIGHTS — FAÇADE MATERIAL CALCULATIONS

NORTH		%	EAST		%
	3,120.0			1,910.0	
BRICK	503.0	16.1%	BRICK	276.0	14.5%
STONE	1,604.0	51.4%	STONE	605.0	31.7%
METAL	184.0	5.9%	METAL	218.0	11.4%
STUCCO	829.0	26.6%	STUCCO	811.0	42.5%
SOUTH		%	**WEST**		%
	2,890.0			2,911.0	
BRICK	527.0	18.2%	BRICK	430.0	14.8%
STONE	1,306.0	45.2%	STONE	1,985.0	68.2%
METAL	220.0	7.6%	METAL	149.0	5.1%
STUCCO	837.0	29.0%	STUCCO	347.0	11.9%

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Consultants:

CIVIL:

STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

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OWNER
J-BR2, LLC
2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

Project Number: HHRR
Drawing Date: 8/15/2019
Drawn: Author
Checked: Checker
Scale: 3/16" = 1'-0"

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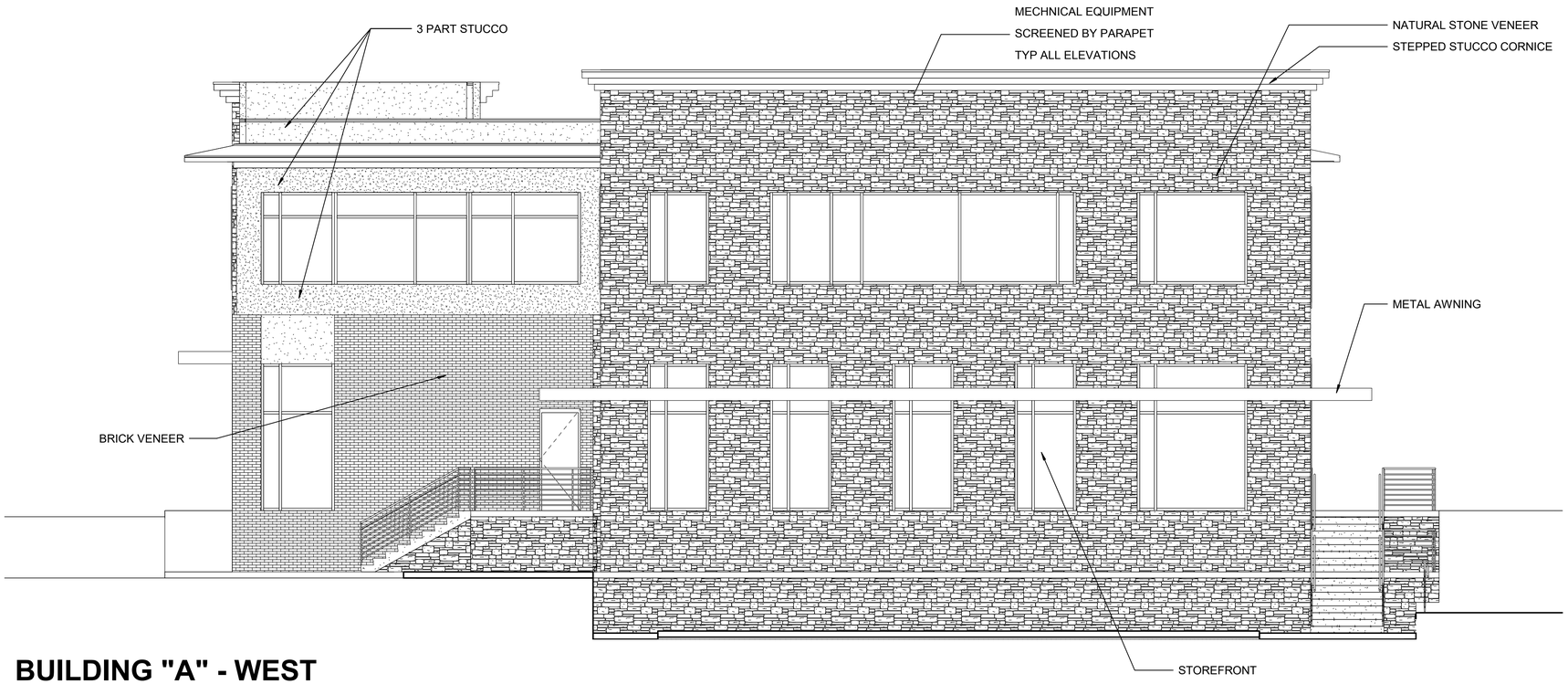
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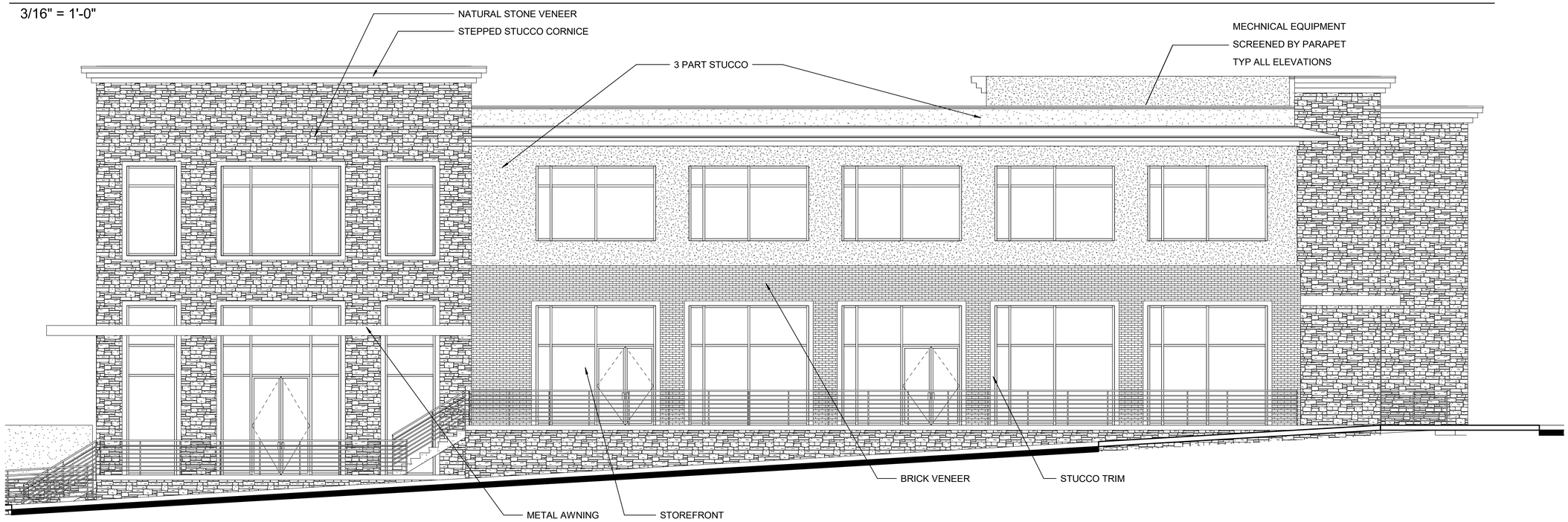
ELEVATIONS - BUILDING "A"

A1



2 BUILDING "A" - WEST

3/16" = 1'-0"



1 BUILDING "A" - SOUTH

3/16" = 1'-0"

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HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

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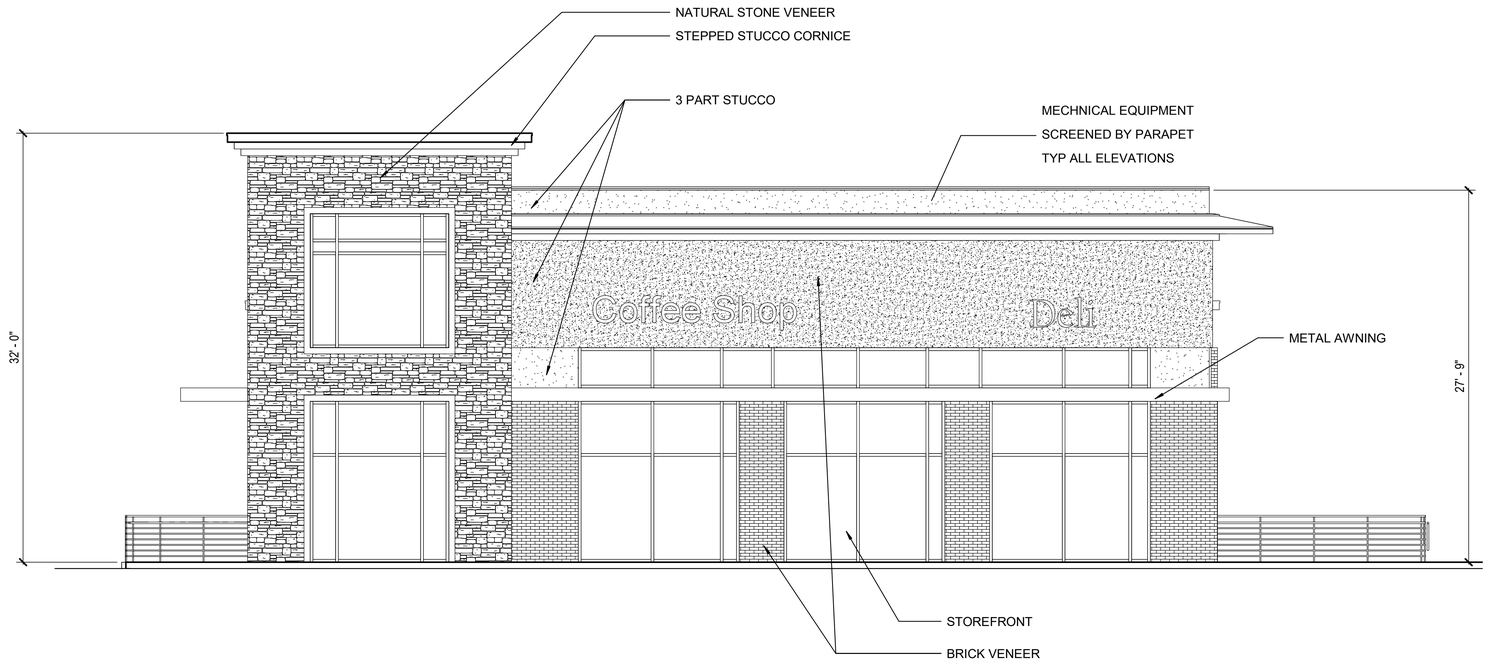
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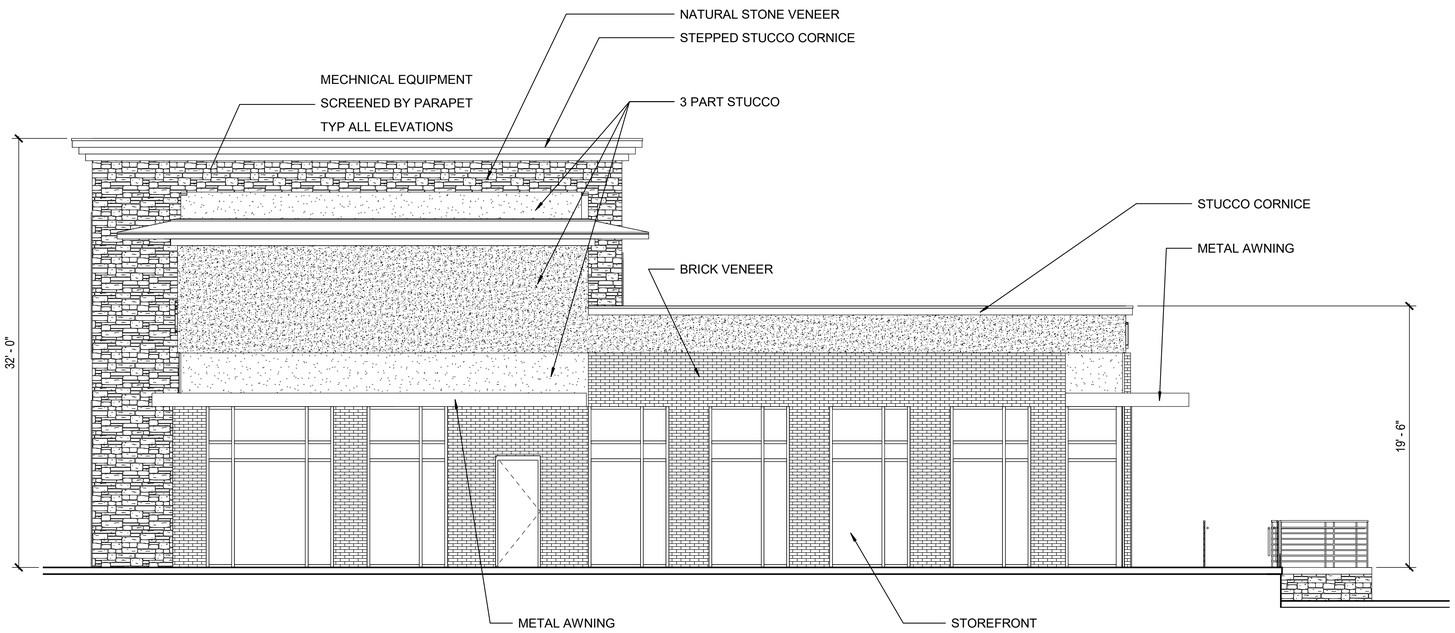
ELEVATIONS - BUILDING "A"

A2



2 BUILDING "B" - EAST

3/16" = 1'-0"



1 BUILDING "B" - NORTH

3/16" = 1'-0"

BUILDING B

HHRR 8/15/19

HARBOR HEIGHTS | FAÇADE MATERIAL CALCULATIONS

NORTH		%	EAST		%
	1,441.0			1,286.0	
BRICK	439.0	30.5%	BRICK	200.0	15.6%
STONE	280.0	19.4%	STONE	333.0	25.9%
METAL	104.0	7.2%	METAL	170.0	13.2%
STUCCO	618.0	42.9%	STUCCO	583.0	45.3%
SOUTH		%	**WEST**		%
	1,326.0			1,416.0	
BRICK	122.0	9.2%	BRICK	382.0	27.0%
STONE	845.0	63.7%	STONE	188.0	13.3%
METAL	72.0	5.4%	METAL	138.0	9.7%
STUCCO	287.0	21.6%	STUCCO	708.0	50.0%

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HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

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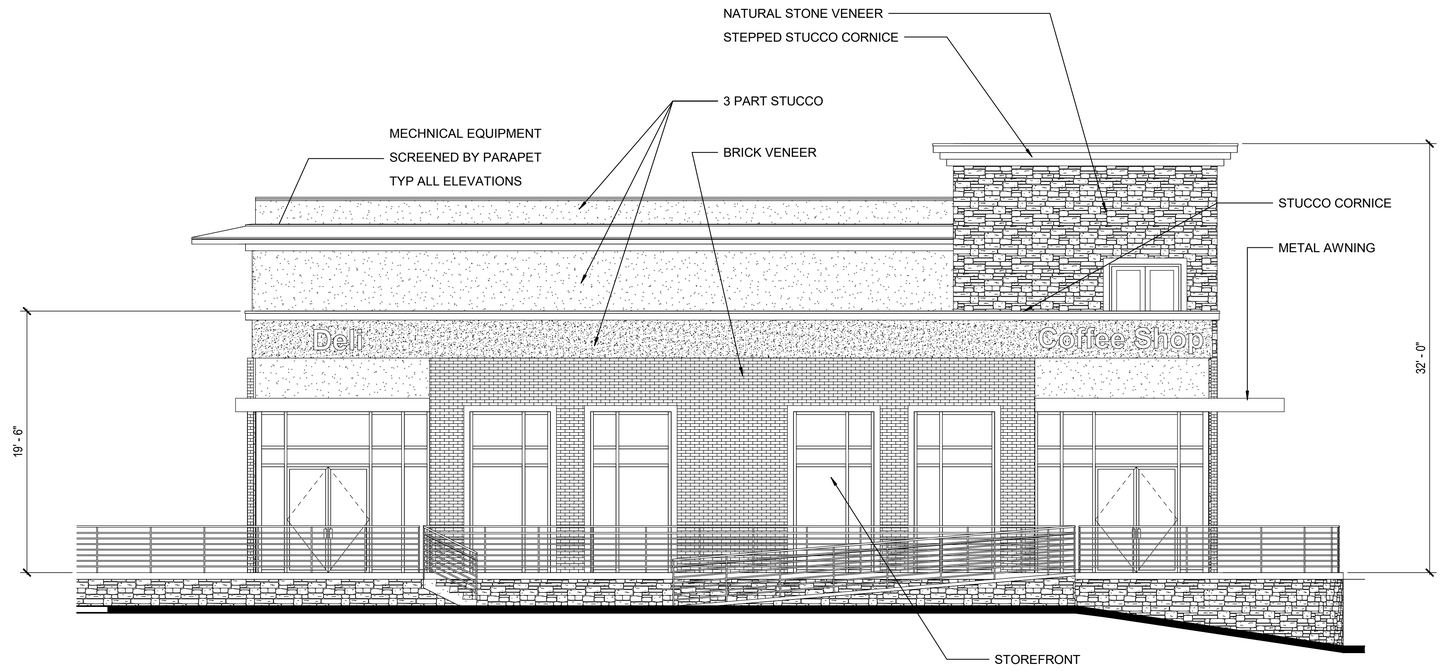
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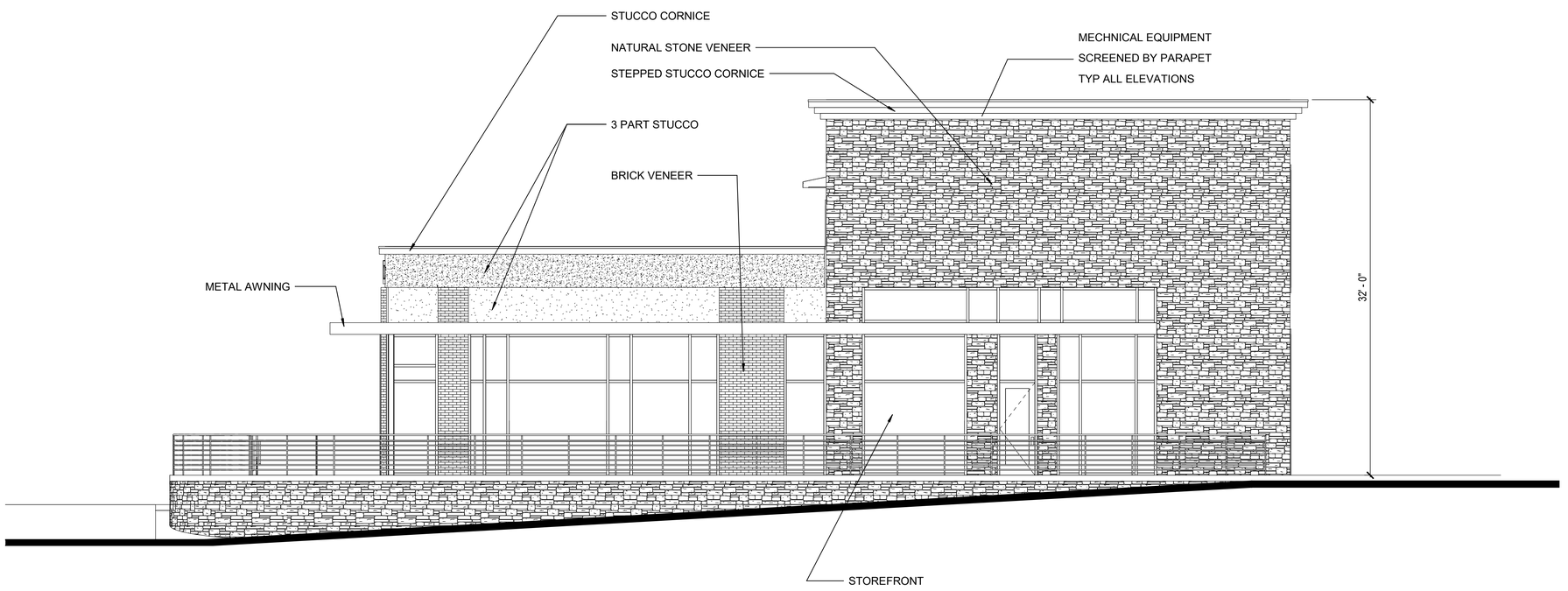
A3

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2 BUILDING "B" - WEST

3/16" = 1'-0"



1 BUILDING "B" - SOUTH

3/16" = 1'-0"

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HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

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Checked: Checker
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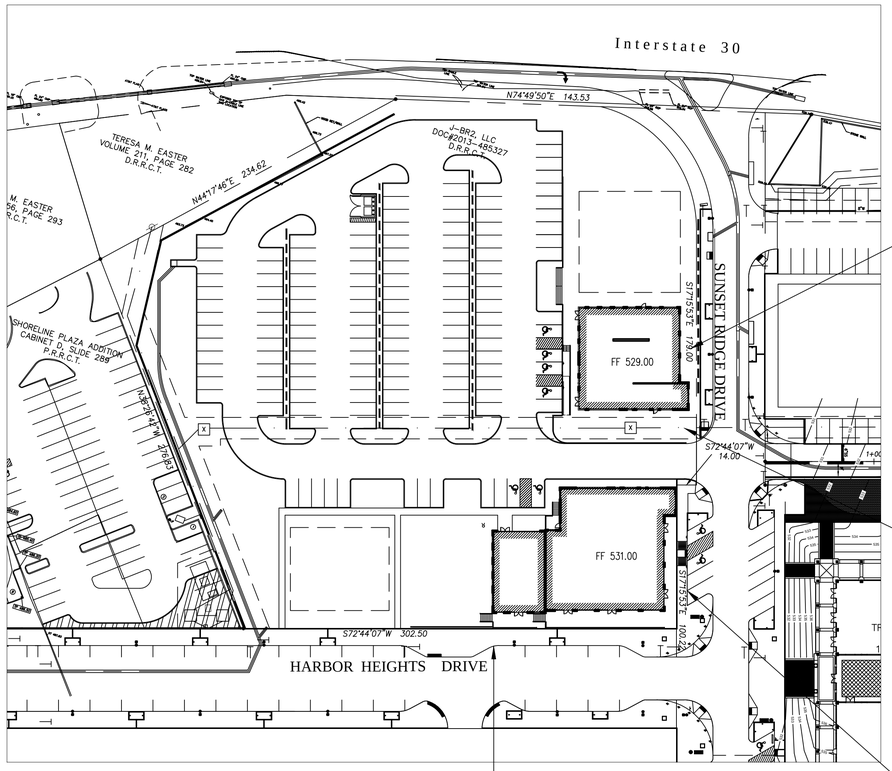
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HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

Project Number: 051302
Drawing Date: 08/15/2019
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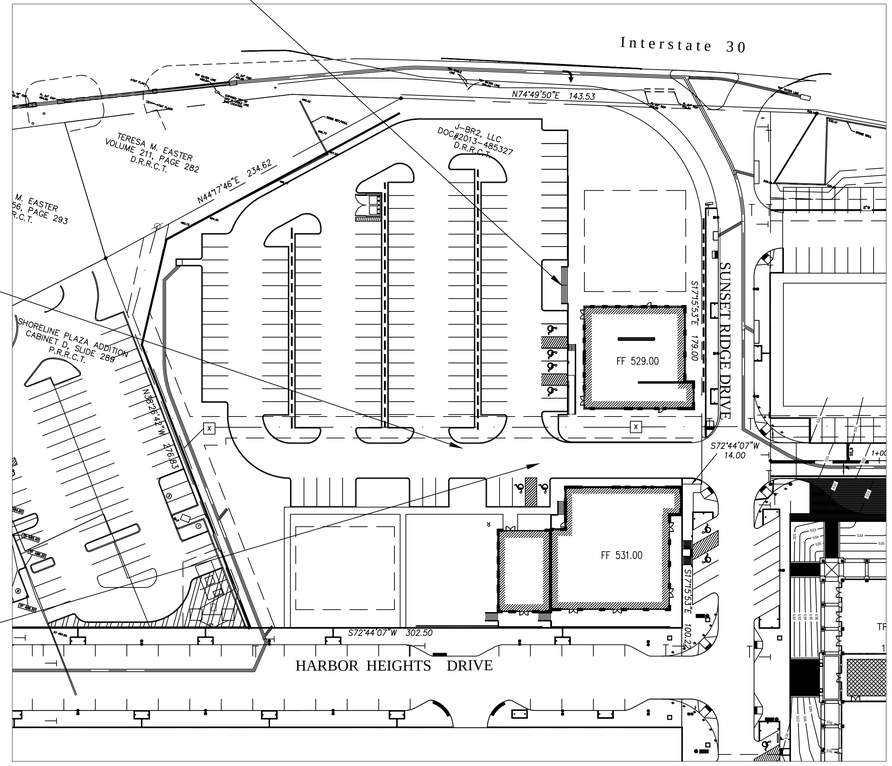
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HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

Project Number: 051302
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Scale:
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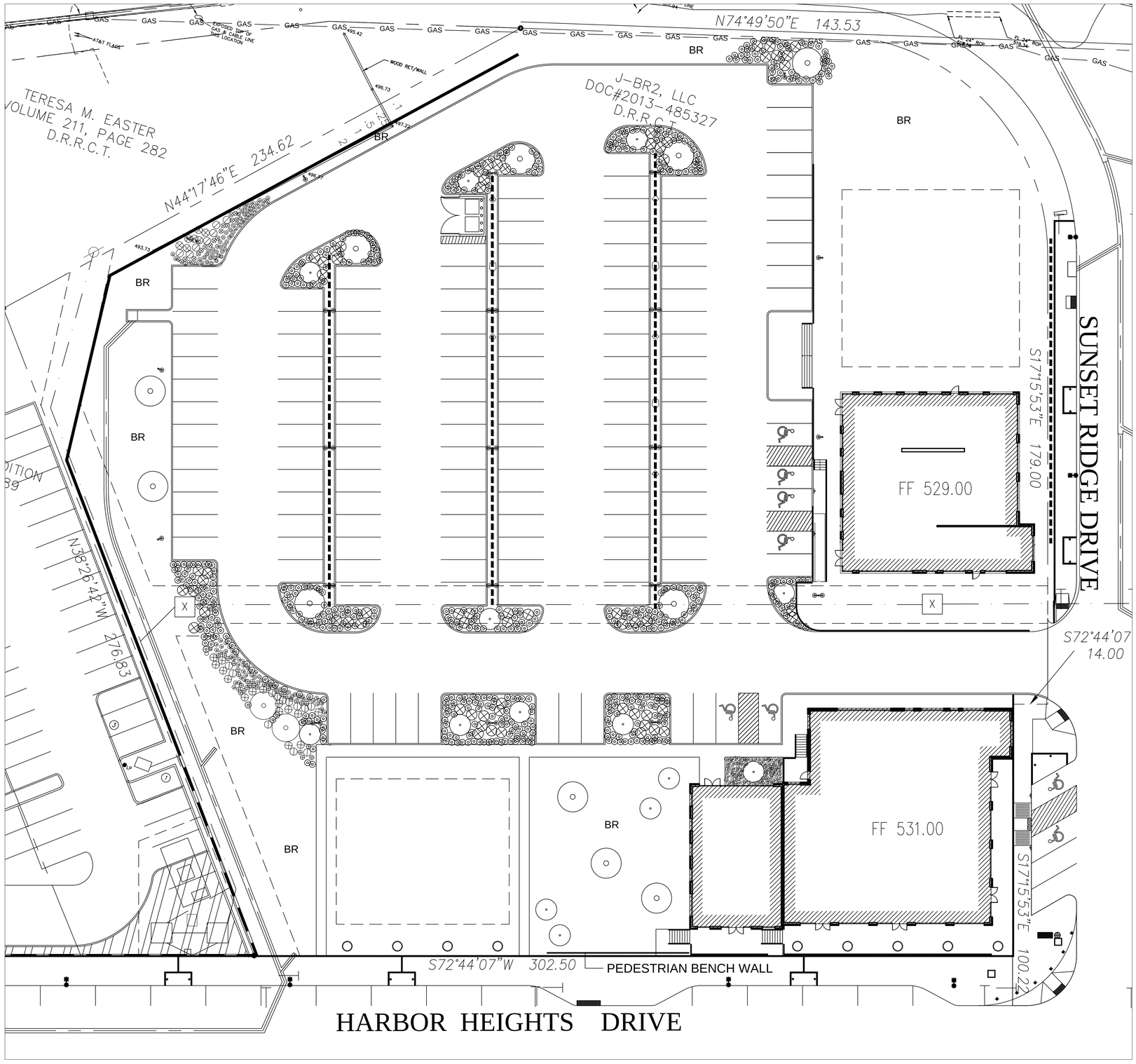
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ELEVATIONS

A-6



LEGEND

- CANOPY TREE
- ORNAMENTAL (ACCENT) TREE
- SHRUB
- GROUND COVER
- PERENNIAL
- BG — BERMUDA GRASS
- PLANTING POTS AT 20' SPACING IN FRONT OF BUILDINGS ALONG HARBOR HEIGHTS DRIVE

LANDSCAPING GENERAL REQUIREMENTS

PROPOSED PARKING SPACES - 142 SPACES
REQUIREMENT - 1 - 3" CALIPER 65 GALLON TREE PER 8 PARKING SPOTS
REQUIRED TREES - 18
PROVIDED - 26 TREES

LANDSCAPING GENERAL NOTES:

1. NO LANDSCAPING TREES SHALL BE WITHIN 5' OF ANY UTILITY.

2. A MINIMUM CLEARANCE OF 5' SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS.

3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

SITE LANDSCAPING SCHEDULE:

1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 4" CALIPER, 60 GALLON, 12'-14' HEIGHT.

2. UNDERSTORY ORNAMENTAL(ACCENT) TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10' HEIGHT.

3. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUICHER ABELIA.

4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.

5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.

6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.

STROHMEYER ARCHITECTS INC.

Consultants:
CIVIL:
STRUCTURAL:
MEP:
FOOD SERVICE:
LANDSCAPING:

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OWNER
J-BR2, LLC
2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS RESTAURANT & RETAIL PADS
ROCKWALL, TEXAS

Project Number: 051302
Drawing Date: 08/15/2019
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Scale:
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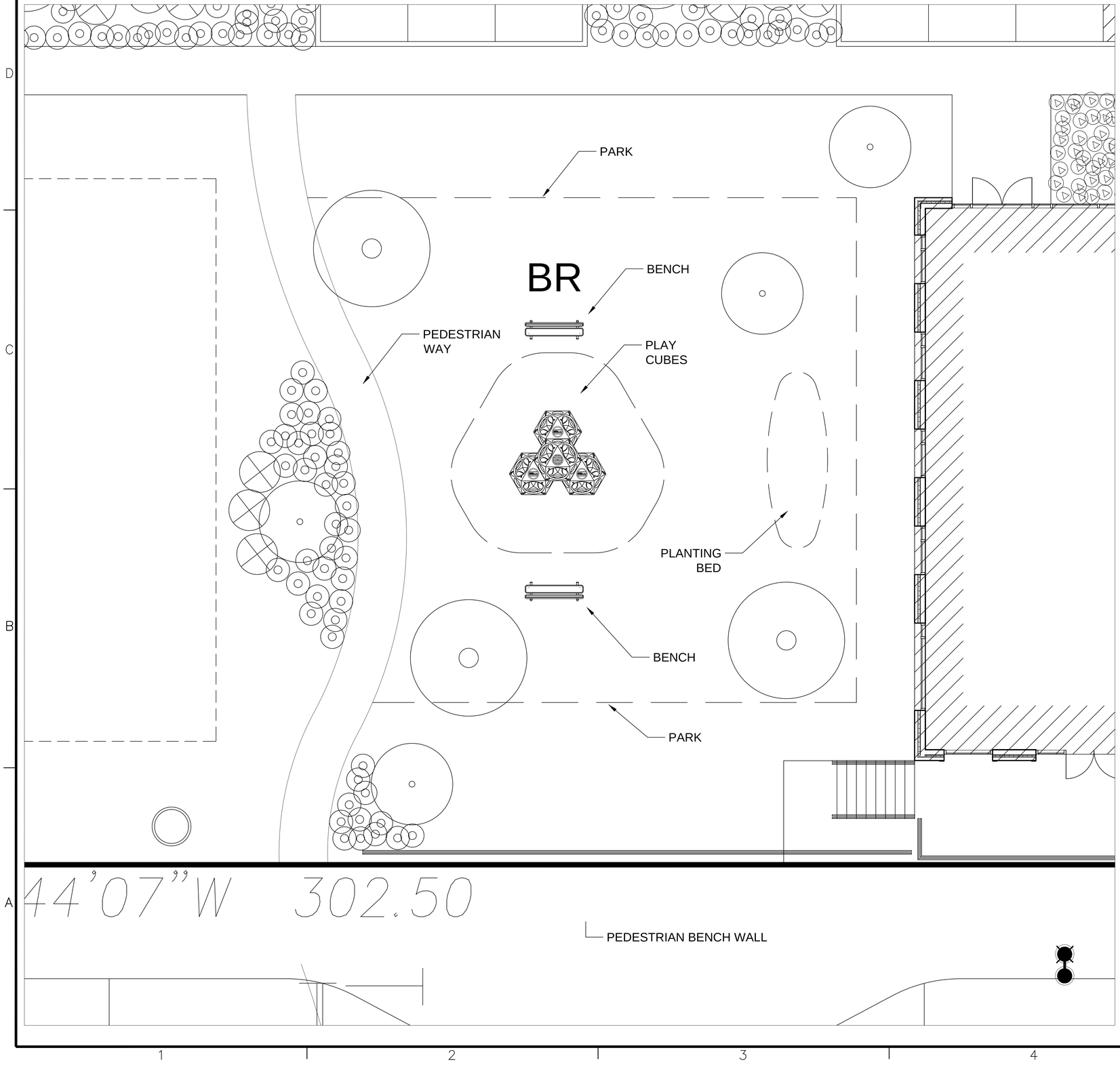
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LANDSCAPING PLAN

LS-1

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LEGEND

- CANOPY TREE
- ORNAMENTAL (ACCENT) TREE
- SHRUB
- GROUND COVER
- PERENNIAL
- BG — BERMUDA GRASS
- PLANTING POTS AT 20' SPACING IN FRONT OF BUILDINGS ALONG HARBOR HEIGHTS DRIVE

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PROVIDED - 26 TREES

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3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

SITE LANDSCAPING SCHEDULE:

1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 4" CALIPER, 60 GALLON, 12'-14' HEIGHT.

2. UNDERSTORY ORNAMENTAL(ACCENT) TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10' HEIGHT.

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6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.

STROHMEYER ARCHITECTS INC.

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STRUCTURAL:
MEP:
FOOD SERVICE:
LANDSCAPING:

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J-BR2, LLC
2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

Project Number: 051302
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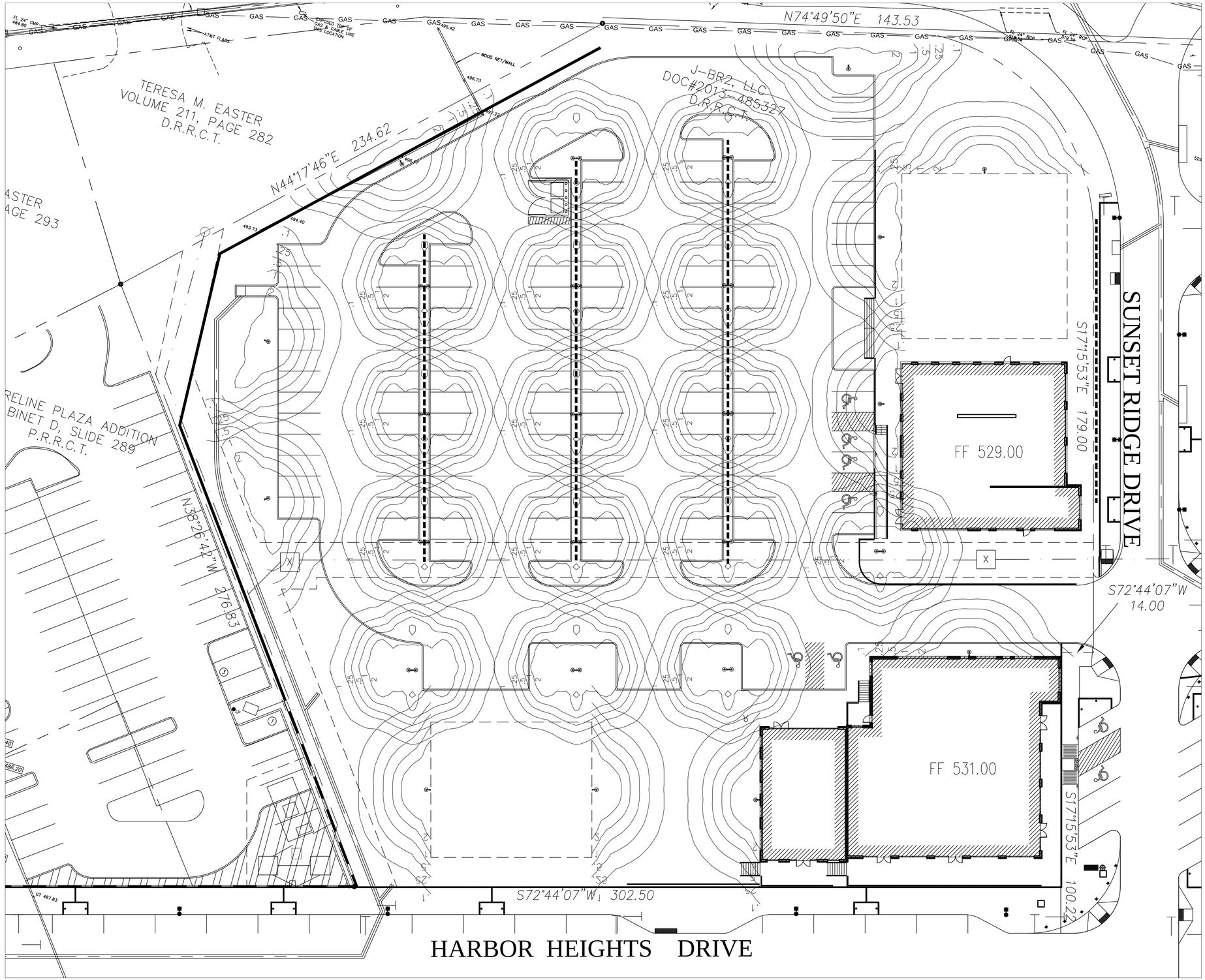
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PARK PLAN

PK-1

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HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

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Revisions:

1	--/--/----	DESCRIPTION

Sheet Title:

PHOTOMETRICS

P-1

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Description

This contemporary styled **D154-TS20 Series** combines a cast aluminum housing, a spun aluminum shade and segmented reflector to create an efficient luminaire with Type III(**HR3**) or Type V(**HR5**) light distribution. Some of the most popular brackets for use with this fixture are shown below, however there are others available in the "Brackets & Wall Luminaires" section of this catalog.

Installation

The luminaire will mount to the bracket as shown on the reverse page. Post top luminaire brackets will mount to a 3" OD post or tenon with (6) 5/16" stainless steel set screws. Wall bracket models have four 3/8" holes for mounting (wall mount hardware is not included).

Electrical

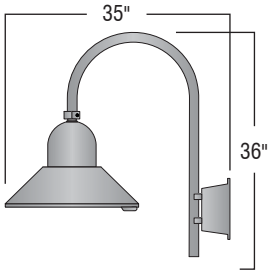
- High power factor ballast (HPF), core and coil type, pre-wired and tested
- Easy ballast pod access
- 4KV pulse rated porcelain socket
- Suitable for wet location

Lens

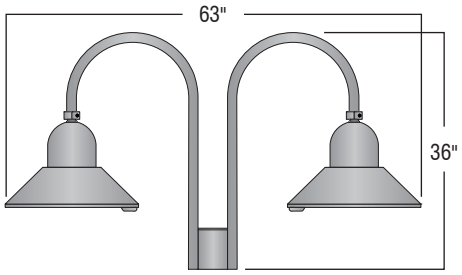
Clear smooth flat tempered glass (**GL**)

Finish

Premium quality thermoset polyester powdercoat (see Finish Selection)



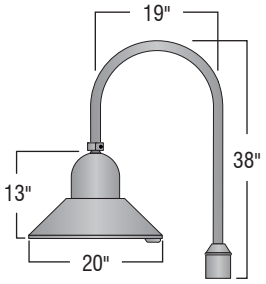
WBR03/D154-TS20



PT12/D154-TS20

EPA: 2.58

Also available in three and four light combinations.



PT01/D154-TS20

EPA: 1.23

Ordering Guide

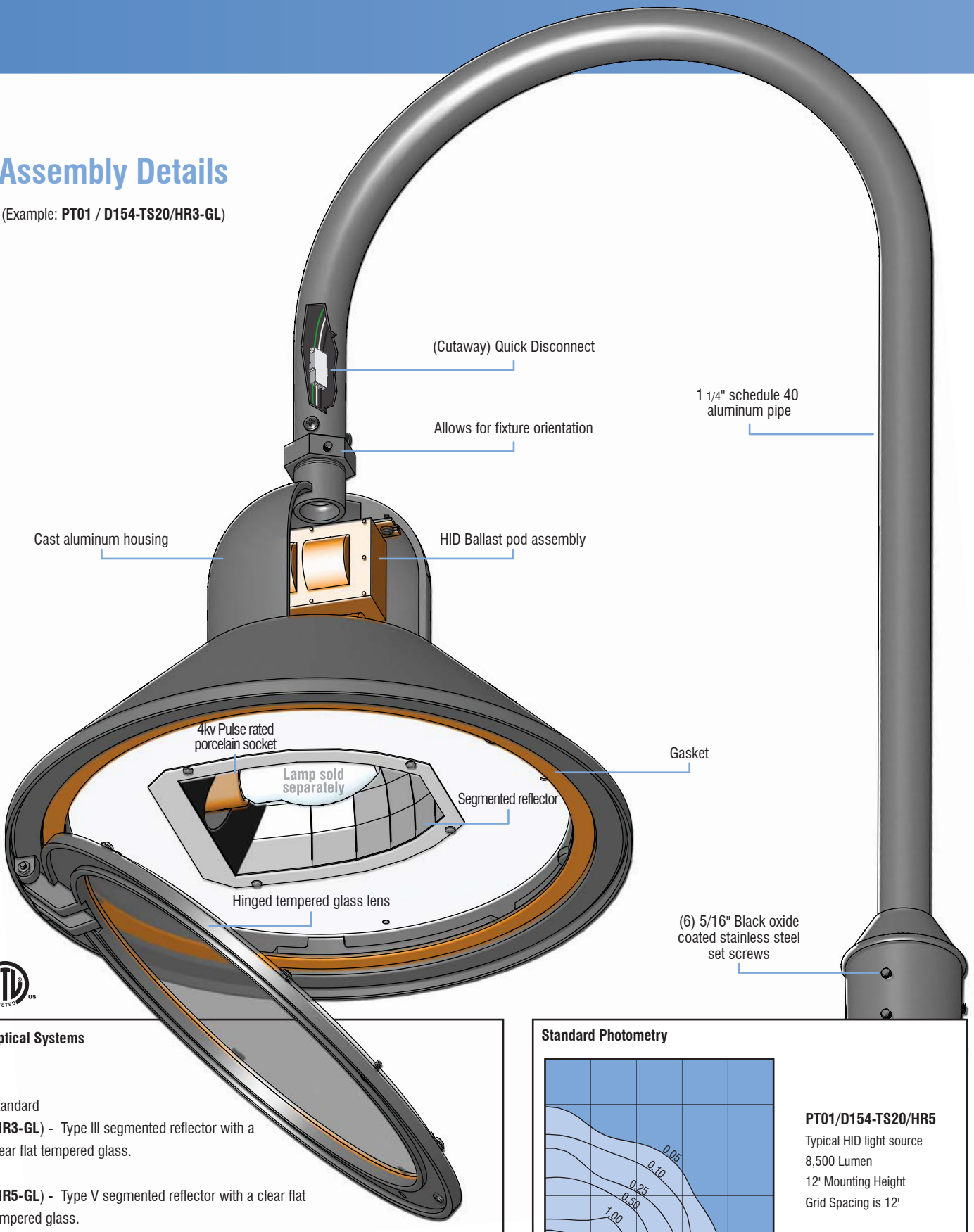
Bracket	Luminaire	Light Distribution	Lens	Light Source	Voltage	Finish	Option
PT01	D154-TS20	HR5	GL	100HPS	120v	BLK	PCL
		HR3		50MH,70MH 100MH,50HPS 70HPS	208v 240v 277v	CLB,GRN WHT,TBK ATC,GTG	

Additional light sources, voltages, and custom colors are available. Contact factory for details.

Light Sources	
Wattage	Socket Type
50MH, 70MH,100MH,150MH	Medium
50HPS,70HPS,100HPS,150HPS	Medium
PL-13	2-pin
CFL 26, 32, or 42	4-pin

Assembly Details

(Example: **PT01 / D154-TS20/HR3-GL**)



Optical Systems

Standard
(**HR3-GL**) - Type III segmented reflector with a clear flat tempered glass.

(**HR5-GL**) - Type V segmented reflector with a clear flat tempered glass.

Standard Photometry

PT01/D154-TS20/HR5
Typical HID light source
8,500 Lumen
12' Mounting Height
Grid Spacing is 12'

AGENDA
CAPITAL IMPROVEMENT ADVISORY COMMITTEE
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 27, 2019
6:30 P.M.

CALL TO ORDER

APPOINTMENTS

1. **MIS2019-001** **(Ryan)**
   Appointment with Eddie Hass of Freese and Nichols, Inc. to discuss the Draft Roadway Impact Fee Report and an appointment with Matt Hickey, PE of Birkhoff, Hendricks & Carter LLP to discuss the Draft Water and Wastewater Impact Fee Report.

DISCUSSION ITEMS

2. Additional discussion concerning the Impact Fee Update and Capital Improvements Advisory Committee issues.

ADJOURNMENT

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

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 23rd day of August 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

City of Rockwall

2019 Update of Roadway Impact Fees

DRAFT
Final Report

Submitted By:

FREESE AND NICHOLS

August 11, 2019

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Chapter 1: Introduction

Shrinking funds available for transportation improvements on city thoroughfares limit many cities from upgrading infrastructure to meet increasing travel demands. To meet the needs of new growth, many cities collect "impact fees" from new development to help fund transportation improvements necessitated by such development. What is unique about impact fees is that they often finance roadway improvements that are considered “offsite” to new development. However, when considering the traffic implications created by new development on the roadway system, impact fees provide a means by which infrastructure may keep pace with new development.

Texas initially authorized the use of impact fees with the 1987 legislature. Now codified in Chapter 395 of the Texas Local Government Codes, the legislation authorizes cities to collect fees from new developments to finance new construction or expansion of capital improvements such as water treatment and distribution facilities, storm and wastewater facilities, and transportation facilities. The law stipulates that all fees collected from new development must not exceed the maximum amount calculated by the methodology described therein.

The law also mandates that impact fee systems be updated periodically to ensure that an appropriate cost per service unit is calculated commensurate with an impact fee capital improvements program. The law also mandates that as new transportation improvements are completed, actual costs are inserted into the cost per service unit calculation to reflect a more accurate reading of service area costs as opposed to estimated costs that were established at the onset of the impact fee system. Finally, new capital improvement projects may be added to the program, subject to meeting eligibility requirements.

In September 2001, Chapter 395 was amended which revised called for several technical and administrative changes of impact fee systems including:

- Expansion of the permissible service area structure for roadway facilities from three to six miles;
- A credit for the portion of ad valorem tax revenues generated by improvements over the program period, or the credit equal to 50% of the total projected cost of implementing the capital improvements plan;
- A city's share of costs on the federal or Texas highway system, including matching funds and costs related to utility line relocation, the establishment of curbs and gutters, sidewalks, drainage appurtenances, and rights-of-way;
- Increase in the time period of update of impact fee land use assumptions and capital improvements plan from a three to five-year period;
- Changes in compliance requirements as they relate to annual reporting; and
- Consolidation of the land use assumptions and capital improvements plan hearings.

The implementation and administration of roadway impact fee systems offers several advantages to both a city and new development among which include: 1) a systematic, structured approach to assessment of fees, 2) a clear, equitable distribution of costs associated with the impact of new development, 3) the ability to pool funds for project initiation within a service area, 4) assurance that fees collected will be spent in the area where new development is occurring, 5) up-front knowledge of fees to be imposed, 6)

credits for developer participation, and 7) ability for developers to demonstrate that, pursuant to city guidelines, specific unit equivalencies (service unit generation) may be different from those presented in the land use equivalency table.

Recognizing the need to provide adequate facilities and desiring to have equitable funding of transportation improvements, the City of Rockwall embarked in the development of a roadway impact fee system in January 2008 and is updating the program to comply with legislative requirements identified in Chapter 395. The program was updated in 2013. This update amends the roadway capital improvements program based on updated land use assumptions as well as, input by the designated impact fee Capital Improvements Advisory Committee. To assist with this study, the City of Rockwall retained Freese and Nichols, Inc. to update the roadway impact fee system.

Study Methodology

To update the roadway impact fee for the City of Rockwall, a series of work tasks were undertaken and are described below:

1. Meetings were held with the City of Rockwall Staff and the Capital Improvement Advisory Committee to discuss the approach and roadway methodology to be used in the study update.

2. Impact fee service areas were reviewed and amended for any city annexations. Roadway service areas are contained to the current city limits.

3. The vehicle-mile of travel (VMT) during the PM peak hour was retained as the unit of measure for the roadway impact fee system.

4. A roadway conditions inventory was conducted on Rockwall thoroughfares for lane geometries, roadway classifications and segment lengths. New arterial and/or collector streets not previously assessed were added to the program database.

5. The existing roadway network was evaluated based on traffic volume count data collected May 2019, to determine roadway capacity, current utilization, and if any capacity deficiencies exist within each impact fee service area.

6. Projected 10-year growth, in terms of vehicle-miles of demand, was calculated for the service areas based on updated land use assumptions (projections of population and employment growth) prepared by Rockwall City Staff in June 2019 and supplemented with the updated land use equivalency table. The Land Use Assumptions for Impact Fees report was reviewed and approved by the Capital Improvements Advisory Committee (CIAC) prior to development of VMT growth projections and capital improvements plan (CIP) update.

7. The existing impact fee CIP was evaluated with updated traffic count data to ensure that excess capacity remained within each impact fee project for retention in the system. The analysis of the existing impact fee CIP revealed excess capacity and therefore could remain in the impact fee program.

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8. A roadway impact fee CIP was reviewed and amended relative to projected growth from the updated land use assumptions, analysis of existing system deficiencies, likelihood of project initiation over the short-term, the Rockwall Comprehensive Plan, and input by the CIAC and City Staff. The CIP was amended for John King Boulevard to include portions of the roadway that were previously out of the city and the addition of several new projects to the program.

9. Roadway costs associated with construction, engineering, right-of-way, and project financing for recoupment projects were provided by the City. Cost estimates for new projects were prepared by Freese and Nichols. Costs for study updates are eligible for recovery and were included in the total project cost. Roadway cost data was compiled and distributed by service area.

10. The cost of capacity supplied, cost attributable to new development and the maximum cost per service unit was calculated for each service area. A credit of 50% was applied to the overall cost of the capital improvements program for use in the calculation of the cost per service unit.

11. This report was prepared to document the procedures, findings, and conclusions of the study.

Organization of Report

This report describes the background information, analysis, and findings of the study in six parts, with a chapter devoted to each:

- Roadway Impact Fee Service Areas (Chapter 2)
- Roadway Impact Fee Service Units (Chapter 3)
- Existing Conditions Analysis (Chapter 4)
- Projected Conditions Analysis (Chapter 5)
- Calculation of Impact Fees (Chapter 6)
- Conclusion (Chapter 7)

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Chapter 2: Roadway Impact Fee Service Areas

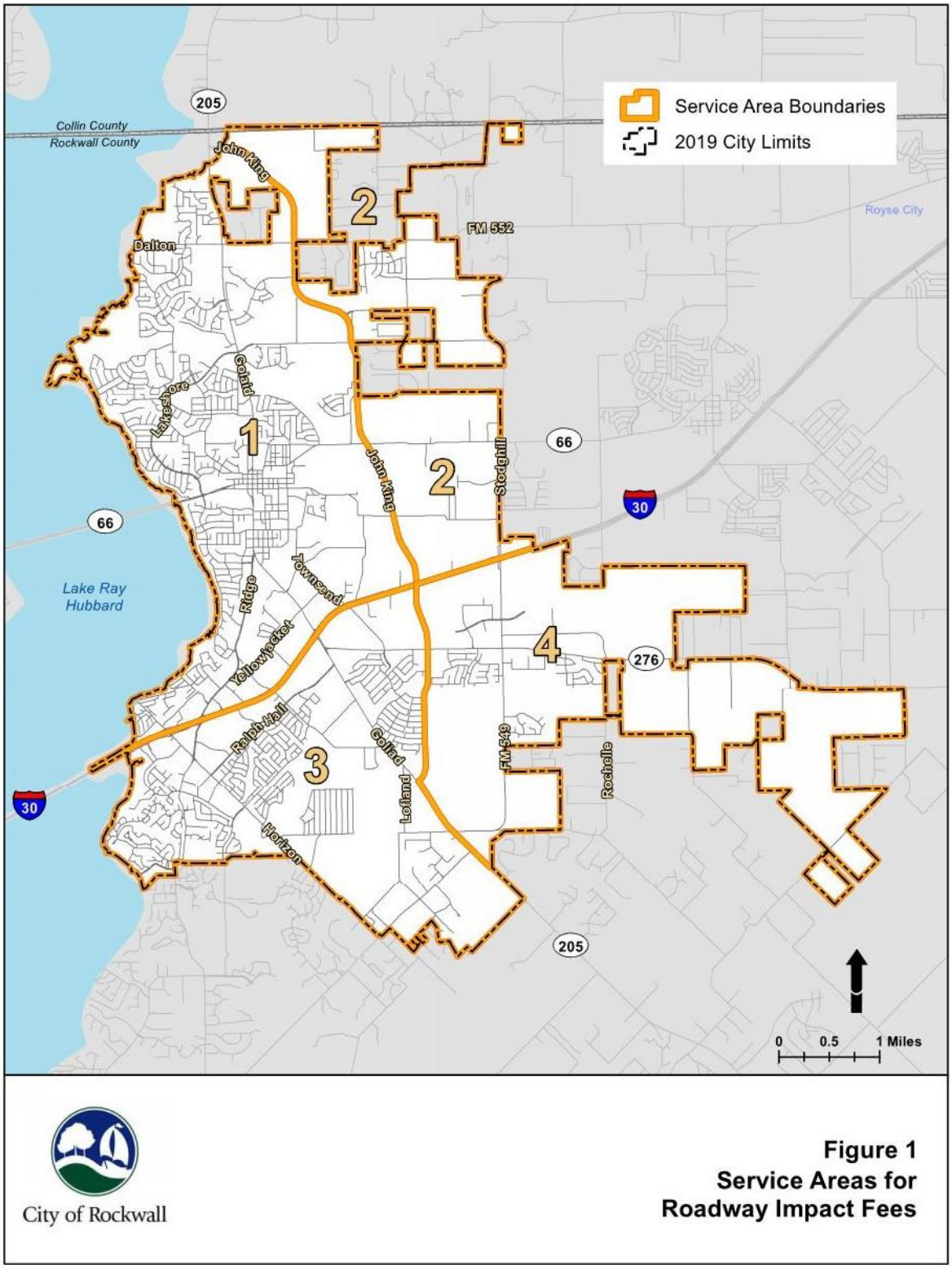
Chapter 395 requires that service areas be defined for impact fees to ensure that facility improvements are in proximity to the area that is generating the need. Legislation mandates that roadway service areas be limited to a six-mile maximum and must be located within the current city limits. Roadway service areas are different from other impact fee service areas, which can include the city limits and Extra-Territorial Jurisdiction (ETJ). This is primarily because roadway systems are "open" to both local and regional use as opposed to a defined limit of service that is provided with water and wastewater systems. The result is that new development can only be assessed an impact fee based on the cost of necessary capital improvements within that service area.

The service area structure was developed using the criteria defined in Chapter 395 as it relates to conformance with city limits and the six-mile boundary limits. Other considerations included use of physical or natural features, potential roadway projects and their relation to undeveloped areas of the community, and the planning areas used in long-range plan efforts (for consideration of service area expansion due to possible annexation).

Four service areas were initially developed for the program in 2007 and have been retained in each of the program updates and are generally delineated by John King Boulevard and IH-30. Changes to the service area structure include city annexations on the northern and southern sector of the city. The service area structure for Rockwall is illustrated in **Figure 1**.

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Figure 1: Service Areas for Roadway Impact Fees



Chapter 3: Roadway Impact Fee Service Units

An important aspect of the impact fee system is the determination of the proper service unit to be used to calculate and assess impact fees for new developments. As defined in Chapter 395, "Service unit means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development in accordance with generally accepted engineering or planning standards for a particular category of capital improvements or facility expansions."

To determine the roadway impact fee for a development, the service unit must accurately identify the impact that the development will have on the transportation system serving the development. This impact is a combination of the number of new trips generated by the development, the peaking characteristics of the land-use(s) within the development, and the length of each new trip on the transportation system.

The correct service unit must also reflect the supply, which is provided by the roadway system, and the demand placed on the system during the time in which peak, or design, conditions are present on the system. Transportation facilities are designed and constructed to accommodate volumes expected to occur during the peak hours (design hours). These volumes typically occur during the morning (AM) and evening (PM) rush hours as motorists travel to and from work.

The vehicle-mile was retained as the service unit for calculating and assessing transportation impact fees in Rockwall. The vehicle-mile as a service unit establishes a way to relate the intensity of land development to the demand on the system with published trip generation data. It also recognizes state legislation requirements with regards to trip length.

The PM peak hour was retained as the time period for assessing impacts because the greatest demand for roadway capacity occurs during this hour. Roadways are sized to meet this demand, and roadway capacity can more easily be defined on an hourly basis. Traffic volume data collected in May 2019 was used as the basis for the system update.

Service Units

Service units create a link between supply (roadway projects) and demand (development). Both can be expressed as a combination of the number of vehicles traveling during the peak hour and the distance traveled by these vehicles in miles.

Service Unit Supply

For roadway capital projects improvement, the number of service units provided during the peak hour is simply the product of the capacity of the roadway in one hour and the length of the project. For example:

> Given a four-lane divided roadway project with a 600 vehicle per hour per lane capacity and a length of two miles, the number of service units provided is:
>
> *600 vehicles per hour per lane x 4 lanes x 2 miles = 4,800 vehicle-miles*

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Service Unit Demand

The demand placed on the system can be expressed in a similar manner. For example, a development generating 100 vehicle trips in the PM peak hour with an average trip length of two miles would generate:

100 vehicle-trips x 2 miles/trip = 200 vehicle-miles

Likewise, the existing demand placed on the roadway network is calculated in the same manner with a known traffic volume (peak hour roadway tube counts) on a street and a given segment length.

Service Units for New Development

An important objective in the development of the impact fee system is the development of a specific service unit equivalency for individual developments. The vehicle-miles generated by a new development are a function of the trip generation and average trip length characteristics of that development. The following describes the process used to develop the vehicle-equivalency table, which relates land use types and sizes to the resulting vehicle-miles of demand created by that development.

Travel characteristics were reviewed and deemed to be similar in nature to the previous system update, and therefore no changes were made to the resultant land use equivalency table.

Trip Generation

Trip generation information for the PM peak hour was based on data published in the Tenth Edition of *Trip Generation* by the Institute of Transportation Engineers (ITE). *Trip Generation* is a reference publication that contains travel characteristics of over 160 land uses across the nation and is based on empirical data gathered from over 4,600 studies that were reported to the Institute by public agencies, developers and consulting firms. Data contained in this publication is generally accepted for use in studies by transportation engineers throughout the nation. Data not available was drawn from other published information. Rates were established for specific land use types within the broader categories of residential, office, commercial, industrial and institutional land uses. Within each of the land use categories, a rate was also established for any land uses not specifically identified.

Adjustments

The actual "traffic impact" of a specific site for impact fee purposes is based on the amount of traffic added to the street system as a result of new development. To accurately estimate new trips generated, adjustments must be made to trip generation rates and equations to account for pass-by and diverted trips. The added traffic is adjusted so that each development is assigned only for a portion of trips associated with a specific development and thus reducing the possibility of over-counting by counting only primary trips generated. Trip generation rates were reduced by percentages presented in **Table 1** to isolate the primary trip purpose.

Pass-by trips are those trips that are already on a route for a different purpose and simply stop at a development on that route. For example, a stop at a convenience store on the way home from the office is a pass-by trip for the convenience store. A pass-by trip does not create an additional burden on the street system and therefore should not be counted in the assessment of impact fees of a convenience store.

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A diverted trip is a similar situation, except that a diversion is made from the regular route to make an interim stop. For example, a trip from work to home using Ridge Road (from IH-30) would be a diverted trip if the travel path were changed Yellow Jacket and Goliad for the purpose of stopping at a retail site. On a system-wide basis, this trip places a slightly additional burden on the street system but in many cases, this burden is minimal.

Table 1 contains the documented estimates of trip rate adjustments used in determining the appropriate rate to use in the impact fee calculation process. Adjustments were based on studies documented in the ITE trip generation manual.

The resulting recommended trip rates are illustrated as part of Table 3 Land Use/Vehicle Mile Equivalency Table illustrated later in this chapter. Rates were developed in lieu of equations to simplify the assessment of impact fees by the City and likewise, the estimation of impact fees by persons who may be required to pay an impact fee in conjunction with a development project.

A local study may also be conducted to confirm rates in *Trip Generation* or change rates to reflect local conditions. In such cases, a minimum of three sites should be counted. Selected sites should be isolated in nature with driveways that specifically serve the development and not other land uses. The results should be plotted on the scatter diagram of the selected land use contained in *Trip Generation* for comparison purposes. It is recommended that no change be approved unless the results show a variation of at least fifteen percent across the range of sample sizes surveyed. *Trip Generation* was used as the primary source of information for this study.

Trip Length

Trip lengths (in miles) are used in conjunction with site trip generation to estimate vehicle-miles of travel. Trip length data was based on information generated in the 1995 North Central Texas Council of Governments (NCTCOG) Workplace Survey and the National Workplace Survey. These travel characteristics were applied to Rockwall to determine average trips lengths for common land use types.

Table 2 summarizes the derived average trip lengths for major land use categories. These trip lengths represent the average distance that a vehicle will travel between an origin and destination of which either the origin or destination contains the land-use category identified below. Data compiled by the Workplace Survey represents the best available information on trip lengths for this area.

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Table 1: Trip Reduction Estimates (PM Peak Hour) *

ITE Code	Land Use Category	Pass-by Trips	Diverted Trips
110	General Light Industrial	0	0
130	Industrial Park	0	0
150	Manufacturing	0	0
151	Mini-Warehousing	0	0
210	Single-Family Detached Housing	0	0
220	Apartment	0	0
250	Retirement Community	0	0
540	Junior/Community College	0	0
560	Church/Place of Worship	0	0
565	Day Care Center	0	0
610	Hospital	0	0
710	General Office Building	0	0
750	Office Park	0	0
760	Research Center	0	0
815	Discount Store	17%	35%
820	Shopping Center	34%	26%
831	Quality Restaurant	44	27
832	High-Turnover Restaurant (Sit-down)	43	26
834	Fast Food Restaurant w/Drive-thru	50	23
843	Auto Parts Sales	41	13
848	Tire Store	36	38
851	Convenience Market	66	22
862	Convenience Market w/Gas Pumps	63	26
862	Home Improvement Store	48	24
863	Electronics Superstore	40	33
880	Pharmacy with Drive-thru	49	13
881	Pharmacy without Drive-thru	49	13
912	Bank with Drive-thru	47	26

DU = Dwelling Unit, GFA = Gross Floor Area; (*) Expressed as percent of total PM peak hour trips generated.
Source: Trip Generation, ITE 10th Edition, 2018

Table 2: Average Trip Lengths

Land Use Category	Average Trip Length (miles)	Localized Trip Length (miles)	Adjusted Trip Length (miles)
General Office	12.06	6.81	3.41
General Retail/Shopping Center	4.12	2.33	1.16
Industrial	9.95	5.62	2.81
Residential	11.16	6.31	3.15
Warehousing	8.84	4.99	2.50
Drive-In Bank	2.62	1.48	0.74
Specialty Retail	2.86	1.62	0.81
Hospital	5.18	2.93	1.46
Medical Office/Clinic	9.63	5.44	2.72
School	4.12	2.33	1.16
Hotel	4.15	2.34	1.17
Restaurant	3.74	2.11	1.06
Fast-Food Restaurant	3.53	1.99	1.00
Day Care Center	1.64	0.93	0.46
Supermarket	1.84	1.04	0.52
Pharmacy without Drive-thru	1.93	1.09	0.55

Source: US Census Bureau, NCTCOG, and Freese and Nichols.

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Adjustments

The assessment of an individual development's impact fee is based on the premise that each vehicle-trip has an origin and a destination and that the development end should pay for one-half of the cost necessary to complete each trip. Thus, the development is charged only for a portion of the vehicle-trip associated with that development.

To prevent double charging, and to fairly attribute the demand placed on the system to each trip end location, the trip length was adjusted to remove travel on the federal roadway system and then divided by two to reflect half of the vehicle trip to and from the development. Data from the NCTCOG travel forecast model was used to compare vehicle-miles of travel (VMT) by roadway functional class. Data revealed 43% of travel to use the federal system and thus the average trip length was reduced by this percentage to reflect localized travel on city streets (reflected in column 2). The average trip length, localized trip length, and adjustment for one-half trip length are illustrated in column 3 of Table 2. Where specific land uses were considered to exhibit different trip length characteristics than those identified in Table 3, engineering judgment was used to estimate the average trip length. Finally, as the service area structure was based on a six-mile boundary, those land uses that exhibited trip lengths greater than six miles were limited to this threshold.

Service Unit Equivalency Table

The result of combining the trip generation and trip length information is an equivalency table which establishes the service unit rate for various land uses. These service unit rates are based on an appropriate development unit for each land use. For example, a dwelling unit is the basis for residential uses, while 1,000 gross square feet of floor area is the basis for office, commercial, and retail uses. Other less common land uses are based on appropriate independent variables.

Separate rates have been established for specific land uses within the broader categories of residential, commercial, industrial and institutional to reflect the differences between land uses within the categories. However, even with these specific land use types, information is not available for every conceivable land use, so limitations do exist.

The updated equivalency table is illustrated in **Table 3**. Table 3 is reflective of adjusted trip rates (detailed in Table 1) and trip lengths (Table 2).

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Table 3: Land-Use Vehicle-Mile Equivalency Table

CATEGORY	LAND USE	DEVELOPMENT UNITS (X)	TRIP RATE	LOCAL TRIP LENGTH (mi.)	TOTAL SERVICE UNITS (VEH-MI / DEV UNIT)
RESIDENTIAL					
	SINGLE-FAMILY DETACHED	D.U.	0.99	3.15	3.12
	APARTMENT/TOWNHOUSE	D.U.	0.56	3.15	1.77
	RETIREMENT COMMUNITY	D.U.	0.16	2.27	0.36
	INDEPENDENT SR. LIVING FACILITY	D.U.	0.30	2.27	0.68
OFFICE					
	GENERAL OFFICE BLDG	1000 GFA	1.15	3.41	3.92
	CORPORATE HEADQUARTERS BLDG	1000 GFA	0.60	3.41	2.05
	MEDICAL-DENTAL OFFICE BLDG	1000 GFA	3.46	2.72	9.42
	U.S. POST OFFICE	1000 GFA	3.36	2.26	7.60
	BUSINESS PARK	1000 GFA	0.42	3.41	1.43
	RESEARCH AND DEVELOPMENT CENTER	1000 GFA	0.49	3.41	1.67
COMMERCIAL					
	RETAIL/SHOPPING CENTER	1000 GLA	1.52	1.16	1.77
	QUALITY RESTAURANT	1000 GFA	3.75	1.06	3.97
	FAST FOOD RESTAURANT WITH DRIVE-THROUGH	1000 GFA	8.82	1.00	8.79
	HIGH TURNOVER RESTAURANT	1000 GFA	3.03	1.10	3.33
	GAS STATION w/CONVENIENCE MARKET	1000 GFA	2.40	0.50	1.20
	CONVENIENCE MARKET WITH GASOLINE PUMPS	1000 GFA	5.42	0.50	2.71
	GROCERY/SUPERMARKET	1000 GFA	2.40	0.52	1.25
	DISCOUNT CLUB	1000 GFA	2.93	1.12	3.29
	AUTO SALES	1000 GFA	2.43	1.26	3.07
	BANK	1000 GFA	7.73	0.74	5.74
	PHARMACY/DRUGSTORE WITH DRIVE-THROUGH	1000 GFA	3.91	0.55	2.13
	APPAREL STORE	1000 GFA	2.88	0.96	2.76
	MOVIE THEATER	SCREENS	14.60	0.93	13.61
	FURNITURE STORE	1000 GFA	0.08	1.32	0.11
	HOME IMPROVEMENT SUPERSTORE	1000 GFA	0.65	1.16	0.76
	HARDWARE/PAINT STORE	1000 GFA	1.23	0.45	0.56
	BUILDING MATERIALS/LUMBER STORE	1000 GFA	1.55	0.45	0.70
	NURSERY (GARDEN CENTER)	1000 GFA	5.21	0.74	3.87
	NURSERY (WHOLESALE)	1000 GFA	3.89	0.74	2.89
	HOTEL	ROOMS	0.38	1.17	0.45
	MOTEL	ROOMS	0.38	1.17	0.45
	ALL SUITES HOTEL	ROOMS	0.36	1.17	0.42
	AUTO CARE CENTER	1000 GFA	3.75	0.81	3.03
	QUICK LUBE SHOP	1000 GFA	2.43	0.81	1.96
	AUTO PARTS SALES	1000 GFA	0.77	0.81	0.62
	TIRE STORE	1000 GFA	3.98	1.16	4.63
	MINI-WAREHOUSE/SELF STORAGE	1000 GFA	0.17	1.79	0.30
INDUSTRIAL					
	GENERAL LIGHT INDUSTRIAL	1000 GFA	0.63	2.81	1.77
	MANUFACTURING	1000 GFA	0.67	2.90	1.95
	INDUSTRIAL PARK	1000 GFA	0.40	2.82	1.13
	WAREHOUSING	1000 GFA	0.19	2.50	0.47
INSTITUTIONAL					
	PRIVATE SCHOOL (K-12)	STUDENTS	0.17	1.16	0.20
	JUNIOR/COMMUNITY COLLEGE	STUDENTS	0.11	1.19	0.13
	UNIVERSITY/COLLEGE	STUDENTS	0.15	1.41	0.21
	DAY CARE CENTER	STUDENTS	0.20	0.46	0.09
	HOSPITAL	BEDS	0.97	1.46	1.42
	NURSING HOME	BEDS	0.59	1.46	0.86
	ASSISTED LIVING CENTER	BEDS	0.26	1.46	0.38
	PLACE OF WORSHIP	1000 GFA	0.49	0.70	0.34

* THIS REPRESENTS TOTAL SERVICE UNIT EQUIVALENCY FOR LAND USES NOT SPECIFIED IN THIS CATEGORY. ACTUAL EQUIVALENCY MAY VARY AND MAY BE DEMONSTRATED BY PROPERTY OWNER TO BE DIFFERENT.

DU = Dwelling Unit
GFA = Gross Floor Area
GLA = Gross Leasable Area

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Chapter 4: Existing Conditions Analysis

Chapter 395 identifies specific requirements necessary in the capital improvements plan for impact fees. The existing conditions, including defining the existing roadway system, and analysis of the total capacity, the level of current usage, and commitments for usage of the existing roadway, are required as part of the capital improvements plan. This chapter discusses the existing conditions.

Existing Conditions

An inventory of the collector and arterial roadway facilities was conducted to determine existing conditions throughout Rockwall. This analysis determines the capacity provided by the existing roadway system, the demand currently placed on the system, and the potential existence of deficiencies on the system. Updated data for the inventory was obtained from traffic volume counts conducted by the City and field reconnaissance of current roadway sections.

The roadways were divided into segments based on volume changes, major intersections, service area boundaries, and capacity changes. For each roadway segment, the length, number of lanes, cross-section, and PM peak hour volume data were obtained. Lane capacities were assigned to each segment based on functional street classification, associated roadway lane capacities and the present number of lanes. Lane capacities used in the analysis are shown in **Table 4.**

Table 4: Roadway Facility Vehicle-Mile Lane Capacities

Roadway Facility	Designation	Hourly Vehicle-Mile Capacity per Lane Mile of Roadway Facility
Divided Arterial	DA	600
Divided Collector	DC	500
Undivided Arterial	UA	575
Undivided Collector	UC	475

Roadway hourly volume capacities are based on information reflecting Level-of-Service “C” operation, as identified in the transportation element of the Rockwall Comprehensive Plan.

Existing Volumes

Existing directional PM peak hour volumes were obtained from automated traffic counts conducted in May 2019 by the City. Automated traffic counts at 25 separate locations were collected on major roadways (as identified in the Thoroughfare Plan as arterial or collector status) throughout Rockwall. To minimize the total number of counts, data was collected at locations where traffic volumes would typify link volumes on the major segments within the immediate area. For segments not counted, existing volumes were used, or estimates were developed based on data from adjoining roadway counts.

Data was compiled for roadway segments throughout the city and entered into the database for use in calculations. A summary of volumes by roadway segment is included in **Appendix D** as part of the existing capital improvements database.

Vehicle-Miles of Existing Capacity Supply

An analysis of the total capacity for each service area was performed. For each roadway segment, the existing vehicle-miles of capacity supplied were calculated using the following equation:

Vehicle-Miles of Capacity = Link capacity per peak hour per lane x Number of lanes x Length of segment (miles)

A summary of the current capacity available on the roadway system is shown in **Table 5**. It is important to note that the roadway capacity depicted in Table 5 is system-wide for most major roadways and not restricted to those roadways proposed in the impact fee capital improvements plan. Directional calculations of capacity were performed separately. For a detailed listing of vehicle-miles of capacity by roadway segment, refer to Appendix D.

Vehicle-Miles of Existing Demand

The level of current usage in terms of vehicle-miles was calculated for each roadway segment. The vehicle-miles of existing demand were calculated by the following equation:

Vehicle-Miles of Demand = PM peak hour volume x Length of segment (miles)

Table 5 also lists total vehicle-miles of demand. Appendix D includes a detailed listing of vehicle-miles of demand by directional roadway segment.

Vehicle-Miles of Existing Excess Capacity and Deficiencies

For each roadway segment, the existing vehicle-miles of excess capacity and/or deficiencies were calculated. Each direction was evaluated to determine if vehicle demands exceeded the available capacity. If demand exceeded capacity in one or both directions, the deficiency is deducted from the supply associated with the impact fee capital improvement plan. A summary of peak hour excess capacity and deficiencies are shown in **Table 6**. A detailed listing of the existing excess capacity and deficiencies by roadway segment is also located in Appendix D.

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Table 5: Peak Hour Vehicle-Miles of Existing Capacity and Demand

Service Area	Capacity (Veh-Mile)	Demand (Veh-Mile)
1	32,508	18,560
2	10,799	4,944
3	21,972	16,417
4	9,674	6,816
Total	74,952	46,738

Table 6: Peak Hour Vehicle-Miles of Excess Capacity and Deficiencies

Service Area	Excess Capacity (Veh-Mile)	Deficiencies (Veh-Mile)
1	15,085	1,137
2	5,854	0
3	6,480	925
4	3,666	808
Total	31,085	2,871

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Chapter 5: Projected Conditions Analysis

Chapter 395 requires a description of all capital improvements or facility expansions and their costs necessitated by and attributable to new development within the service area. This chapter describes the projected growth, vehicle-miles of new demand, capital improvements program, vehicle-miles of new capacity supplied, and costs of the roadway improvements.

Projected Growth

The projected growth for each transportation service area is represented by the increase in the number of new vehicle-miles generated over the 10-year planning period. The basis for the calculation of new demand is the population and employment projections that were prepared as part of a technical report entitled Land Use Assumptions for Roadway Impact Fees by the Rockwall Planning Department in June 2019. Estimates of population and employment were prepared for the years 2019 and 2029.

Population data was provided in terms of the number of dwelling units, households and persons. Employment data is aggregated into three sectors of employees: basic, service and retail. These employment sectors serve as the typical components used in the traffic forecast modeling process. The employment grouping also correlate with the North American Industrial Classification (NAIC) system and include: basic employment (NAIC 210000-422999) generally encompasses the industrial and manufacturing uses; service employment (NAIC 520000-928199) encompasses government, office and professional uses; and retail employment (NAIC 440000-454390) generally includes commercial and retail use.

Projected Vehicle-Miles of New Demand

Projected vehicle-miles of demand were calculated based on the growth expected to occur during the 10-year planning period and the service unit generation for each of the population and employment data components (basic, service and retail). Separate calculations were performed for each data component and were then aggregated for the service area. Vehicle-miles of demand for population growth were based on dwelling units, and vehicle-miles of demand for employment were based on the number of employees and estimates of square footage per employee.

Table 7 lists the projected vehicle-miles of demand over the 10-year planning period for Rockwall. **Appendix C** contains the projected demand calculation worksheet.

Table 7: Vehicle-Miles of New Demand

Service Area	Projected 10-Year Growth (Vehicle-Miles)
1	13,731
2	3,676
3	13,001
4	2,814
Total	33,222

Capital Improvements Program

Evaluation of Existing Impact Fee CIP

At the outset of the update process, capacity of the CIP was evaluated to ensure that excess capacity remained in impact fee projects. Chapter 395 mandates that only CIP projects with excess capacity are eligible for consideration. The initial impact fee program contained only one project, John King Boulevard, which extended from the northern city limit to Goliad Street (SH205) just north of FM549. Traffic volume count data collected at several locations within this corridor was used to determine if excess capacity remains on this project. The analysis revealed all segments of John King Boulevard to contain excess capacity and therefore can be retained in the program.

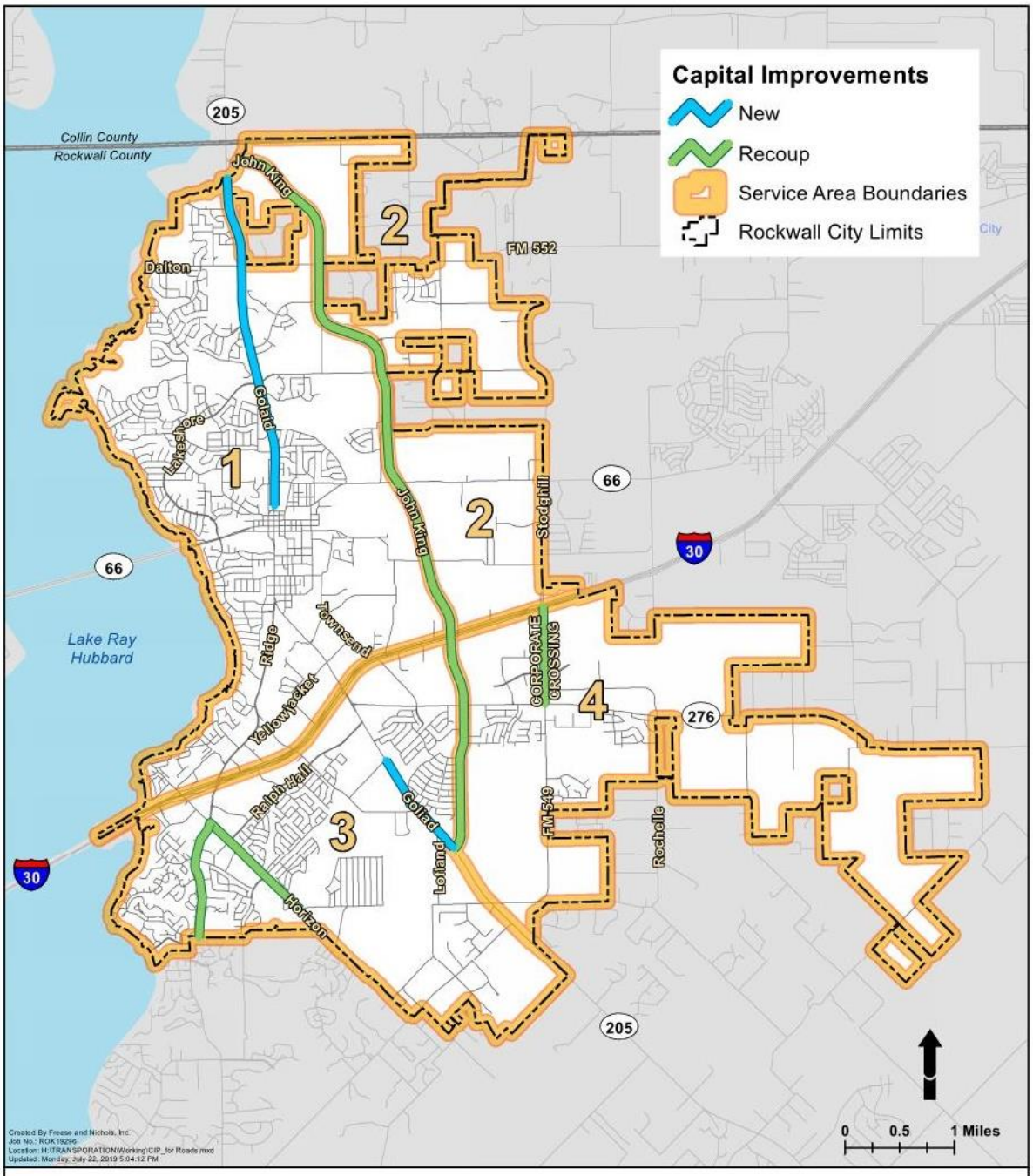
Impact Fee CIP

John King Boulevard was the lone project identified for the initial impact fee program in 2008 and 2013 update. At the time the impact fee system was initiated, not all portions of this roadway in the north were within the city limits. The segment between FM552 and SH205 was within the county and not eligible for impact fee consideration. With annexations in 2013, additional portions of the facility were included in the program. As part of this update, five projects were added to the program. Three of the added projects recently implemented and considered recoupment. Two other projects are planned for implementation in the upcoming years. Costs estimates for new project segments were prepared by Freese and Nichols. Actual costs for project recoupment were provided by City Staff. **Figure 2** illustrates the location of this capital improvement in relation to the city and associated service areas. Project costs were broken into general categories of construction, engineering, right-of-way and finance (debt service). The breakout of costs among the various service areas are listed in **Table 8**.

The cost of the impact fee program is $145.9 million. When considering the state mandated credit (50%), the cost eligible for impact fee consideration totals $72.9 million. The impact fee CIP also includes the cost of two five-year updates estimated at $40,000 each.

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Figure 2: Roadway Impact Fee Capital Improvement Plan



City of Rockwall

Figure 2
Roadway Impact Fee
Capital Improvements Projects

Table 8: Roadway Impact Fee Capital Improvements Plan

2019 Rockwall Roadway Impact Fee Study Update

Serv Area Number	CIP Year	Roadway	From	To	Length (mi)	No. of Lanes	Rdwy. Type	Pct. in Serv. Area	Project Status	Roadway Costs *Engineering*	Roadway Costs *ROW*	Roadway Costs *Construction**	Roadway Costs *Finance*	Project Cost
1/2	2007	John King	City Limit (near G	FM 552	1.28	4	DA	50%	R	$363,513	$893,017	$3,000,276	$3,716,172	$7,972,977
1/2	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	R	$366,353	$899,994	$3,023,715	$3,745,205	$8,035,266
1/2	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	R	$295,354	$725,576	$2,437,724	$3,019,390	$6,478,044
1/2	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	R	$417,472	$1,025,574	$3,445,629	$4,267,792	$9,156,466
1	2019	SH 205 (Goliad St)	Olive	Live Oak	0.33	4	SA	100%	N	$236,600	$17,300	$3,380,500	$0	$3,634,400
1	2019	SH 205 (Goliad St)	Olive	N. City Limit	2.98	4	DA	100%	N	$2,481,248	$314,700	$35,446,400	$0	$38,242,348
Sub-total SA 1					**8.39**					**$4,160,539**	**$3,876,160**	**$50,734,244**	**$14,748,559**	**$73,519,502**
2/1	2007	John King	City Limit (near G	FM 552	1.28	4	DA	50%	R	$363,513	$893,017	$3,000,276	$3,716,172	$7,972,977
2/1	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	R	$366,353	$899,994	$3,023,715	$3,745,205	$8,035,266
2/1	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	R	$295,354	$725,576	$2,437,724	$3,019,390	$6,478,044
2/1	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	R	$417,472	$1,025,574	$3,445,629	$4,267,792	$9,156,466
Sub-total SA 2					**5.08**					**$1,442,691**	**$3,544,160**	**$11,907,344**	**$14,748,559**	**$31,642,754**
3/4	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	R	$107,472	$231,933	$1,098,543	$2,455,941	$3,893,889
3/4	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	R	$162,580	$350,860	$1,661,837	$3,715,260	$5,890,537
3	2019	SH 205 (Goliad St)	Sids	John King Blvd	0.96	6	DA	100%	N	$974,148	$101,900	$13,916,400	$0	$14,992,448
3	2019	FM 3097/Horizon	Ridge Road	County Line Rd	1.13	4	DA	100%	R	$0	$0	$900,000	$0	$900,000
3	2019	FM 740/Ridge Rd	Horizon	S. City Limit	1.10	4	DA	100%	R	$0	$0	$472,902	$0	$472,902
Sub-total SA 3					**5.42**					**$1,244,200**	**$684,694**	**$18,049,682**	**$6,171,201**	**$26,149,776**
4/3	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	R	$107,472	$231,933	$1,098,543	$2,455,941	$3,893,889
4/3	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	R	$162,580	$350,860	$1,661,837	$3,715,260	$5,890,537
4	2019	FM 549 (Corp Crossing)	IH30	SH276	0.87	4	DA	100%	R	$0	$0	$4,724,665	$0	$4,724,665
Sub-total SA 4					**3.09**					**$270,052**	**$582,794**	**$7,485,045**	**$6,171,201**	**$14,509,091**
Totals:					**13.80**					**$7,117,483**	**$8,687,808**	**$88,176,313**	**$41,839,518**	**$145,821,123**

	City portion of construction of John King Blvd. (formerly 205 By-Pass):*	***100%***

Totals:

Engineering Cost	$7,117,483
Right-of-Way Cost	$8,687,808
Construction Cost	$88,176,313
Finance Cost	$41,839,518
TOTAL NET COST	$145,821,123
Future Impact Fee Update C	$80,000
TOTAL IMPLEMENTATION	$145,901,123

Notes: * City's portion of costs incurred. (No particiaption by other agencies.)
Cost figures provided by the City.

Notes:

DA- Divided Arterial

N- New Impact Fee Project

R- Impact Fee Recoupment Project

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Projected Vehicle-Miles Capacity Available for New Growth

The vehicle-miles of new capacity supply were calculated similar to the vehicle-miles of existing capacity supplied. The equation used was:

Vehicle-Miles of New Capacity Supplied = Link capacity per peak hour per lane
x Num. of lanes within Service Area
x Length of segment (miles)

Vehicle-miles of new supply provided by the CIP are listed in **Table 9**. While the project has not been built, there are system deficiencies (by service area) that have been removed from the total supply to properly account for new "net" availability. Table 9 depicts net availability of supply by the CIP. **Appendix E** details capacity calculations provided by the CIP program.

Table 9: Vehicle-Miles of New Capacity Supplied

Service Area	Vehicle-Miles of New Capacity Supplied	Vehicle-Miles of Net New Capacity Supplied
1	13,836	5,869
2	6,096	3,114
3	11,489	4,476
4	4,751	2,405
Total	36,172	15,864

Cost of Roadway Improvements

The total and net cost to implement the roadway improvements plan projects by service area is shown in **Table 10**. If traffic exists on proposed CIP project roadways or there are any deficiencies present in each respective service area, the total system cost is adjusted to reflect the net capacity being made available by the impact fee program. In other words, only the unused portion of the CIP and its associated costs are considered eligible. A detailed listing by project segment in each service area can be found in **Appendix F**. **Appendix G** details system costs by service area.

Table 10: Summary of Roadway Improvements Plan Cost Analysis

Service Area	Actual Cost of Proposed Impact Fee Program	Adjusted Cost (50% Credit) of Proposed Impact Fee Program
1	$73,550,103	$36,775,052
2	$31,656,236	$15,828,118
3	$26,175,186	$13,087,593
4	$14,519,597	$7,259,799
Total	$145,901,123	$72,950,562

State law is specific in identifying that only the portion of the CIP necessitated and attributable to new development is eligible for cost recovery. For example, if only 60% of the net service units supplied by the CIP are needed in the next 10 years, only 60% of the cost (credited at 50% per legislative requirements) may be considered in the calculation of fees. All the capacity provided by the impact fee CIP will be necessitated to address future growth over the 10-year planning period. The cost attributable to new

growth is $31.9 million and represents the citywide cost to implement projects on the impact fee program. **Table 11** depicts CIP costs attributable to new growth by service area.

Table 11: Capital Improvements Plan Costs Attributable to New Development

Service Area	Adjusted Cost (50% Credit) of Net New Capacity	Adjusted Cost (50% Credit) Attributable to New Growth
1	$15,598,596	$15,598,596
2	$8,084,777	$8,084,777
3	$5,098,520	$5,098,520
4	$3,675,714	$3,675,714
Total	$31,993,304	$31,993,304

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Chapter 6: Calculation of Impact Fees

This chapter discusses the calculation of the cost per service unit and the calculation of roadway impact fees. The transportation impact fee will vary by the land use, service area, and size of the development. Examples are included to better illustrate the method by which the transportation impact fees are calculated.

Cost Per Service Unit

The cost per service unit is calculated by dividing the cost of the CIP necessitated and attributable to new demand (net cost) by the projected service units of growth over the 10-year planning period.

Generally, the cost per service unit varies by service area because of variations in cost of CIP, projected growth and the number of service units necessitated by new growth between zones. Where net capacity supplied is greater than demand, the cost per service unit is simply the cost of the net capacity divided by the number of service units provided. In this case, only the portion of the CIP necessitated by new development is used in the calculation. If the net capacity supplied is *less* than projected new demand, then the cost per service unit is calculated by dividing the total cost of net supply by the portion of new demand attributable and necessary by development. The result is generally a decrease in the cost per service unit, because such cost is spread over the larger number of service units of growth.

Table 12 lists the results of the cost per service unit calculation by service area. The actual cost per service unit reflects the true burden to the City for the implementation of the roadway capital improvements program. As per state law, a credit for the portion of ad-valorem tax revenues generated by improvements over the program period, or a credit equal to 50% of the total projected cost of implementing the capital improvements plan must be given. Based on this analysis, the maximum collection rate reflects the maximum amount per service unit that can be charged to follow the state statute. **Appendix G** details the maximum fee per service unit calculation for each service area.

Table 12: Cost Per Service Unit Summary

Service Area	Actual Cost Per Service Unit	Maximum Fee per Service Unit (50% Credit)
1	$2,272.00	$1,136.00
2	$4,398.00	$2,199.00
3	$784.00	$392.00
4	$2,612.00	$1,306.00
Total	$1,926.00	$963.00

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Calculation of Roadway Impact Fees

The calculation of roadway impact fees for new development involves a two-step process. Step one is the calculation of the total number of service units that will be generated by the development. Step two is the calculation of the impact fee due by the new development.

Step 1: Determine number of service units (vehicle-miles) generated by the development using the equivalency table.

No. of Development Units	x	Vehicle-miles per development unit	=	Development's Vehicle-miles

Step 2: Calculate the impact fee based on the fee per service unit for the service area where the development is located.

Development's Vehicle-miles	x	Fee per vehicle-mile	=	Impact Fee due from Development

Examples: The following fees would be assessed to new developments in Service Area 3 if the cost per service unit were retained at the current collection rate $256.00 (adopted in 2008, retained in 2013).

Single-Family Dwelling

1 dwelling unit x 3.12 vehicle-miles/dwelling unit = 3.12 vehicle-miles
3.12 vehicle-miles x $256.00 /vehicle-mile = $798.72

20,000 square foot (s.f.) Office Building

20 (1,000 s.f. units) x 3.92 vehicle-miles/1,000 s.f. units = 78.40 vehicle-miles
78.40 vehicle-miles x $256.00 /vehicle-mile = $20,070.40

100,000 s.f. Retail Center

100 (1,000 s.f. units) x 1.77 vehicle-miles/1,000 s.f. units = 177.00 vehicle-miles
177.00 vehicle-miles x $256.00 /vehicle-mile = 45,312.00

200,000 s.f. Industrial Development

200 (1,000 s.f. units) x 1.77 vehicle-miles/1,000 s.f. units = 354.00 vehicle-miles
354.00 vehicle-miles x $256.00 /vehicle-mile = $90,624.00.

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Chapter 7: Conclusions

Chapter 395 authorizes the assessment and collection of impact fees in Texas for transportation related capital improvements that must be met in order to assess and collect impact fees. This study was conducted to fulfill the requirements of Chapter 395 in developing a transportation-related impact fee for the City of Rockwall.

Three service areas were created for Rockwall. This service area structure was configured so that no point is greater than the six-mile maximum set forth by law. The six-mile limit ensures that roadway improvements are near the development paying the fees that it serves.

Vehicle-miles of travel in the PM peak hour are used as the service unit for calculating and assessing impact fees. Vehicle-miles establish a relationship between the intensity of land development and the demand on the roadway system using published trip generation data and average trip length. The PM peak hour is used as the time period for assessment because typically the greatest demand for roadway capacity occurs during this hour. Additionally, roadways are sized to meet this demand and roadway capacity can more accurately be defined on an hourly basis.

The service units (vehicle-miles) for new development are a function of trip generation and the average trip length for specific land uses. Trip generation information was based on data published by the Institute of Transportation Engineers as reported in the initial study. Where appropriate, trip generation rates were adjusted to reflect the primary trip purpose. This ensures that new development is assigned for the portion of trips associated with that specific development. Average trip length data was based on information compiled by NCTCOG and based on data from a NCTCOG Workplace Survey, statistics from the US Census Bureau National Workplace Survey and tailored to Rockwall.

The result of combining trip generation and trip length information is an equivalency table that establishes a service unit rate for various land uses. Separate rates were established for specific land uses within the broader categories of residential, community, industrial and institutional uses.

An analysis of existing conditions revealed that the current roadway system provides over 74,952 vehicle-miles of capacity. The existing demand placed on the system was determined to be 46,738 vehicle-miles. Evaluation of the existing roadway system found 2,871 vehicle-miles of deficiencies on the existing roadway network.

Projected growth, in terms of vehicle-miles over the 10-year planning period, was based on population and employment data that was prepared in the Land Use Assumptions for Roadway Impact Fees dated August 2019 by the City Planning Department. Based on this growth, the projected vehicle-miles of demand calculated to be 33,222.

Rockwall City Staff identified the roadway impact fee capital improvements program for the 10-year planning period. Projects eligible for this CIP include arterial and collector streets that have been designated on the officially adopted Thoroughfare Plan of the City. Developer funded roadways are not eligible for inclusion in calculating impact fees. Projects totaling $145.9 million, was identified for impact fee consideration based on need, projected growth, project affordability and achievability, financial

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considerations, jurisdictional issues, the Thoroughfare Plan, and staff recommendation. The credited (50%) cost attributable to new growth is $72.94 million and represents 100% of the net capacity made available for development by impact fee roadway projects. The recommended CIP program will provide 15,864 vehicle-miles of new net capacity.

The *actual* cost per service unit was calculated to be between $784.00 and $4,398.00 and was based on the total cost of net capacity supplied by the CIP and the demand attributable to new development over the 10-year planning period. State legislation requires that a credit for the portion of ad-valorem tax revenues generated by improvements over the program period, or a credit equal to 50% of the total projected cost of implementing a roadway impact fee capital improvements program be given. Based on a 50% credit, the cost per service unit ranges between $392.00 and $2,199.00.

The determination of fees due from new development is based upon the size of development, its associated service unit generation (equivalency table) and the cost per service unit derived or adopted for each service area.

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APPENDICES

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A. Roadway Impact Fee Definitions

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ROADWAY IMPACT FEE DEFINITIONS

Average Trip Length - the average actual travel distance between two points. The average trip length by specific land use varies.

Diverted Trip - similar to pass-by trip, but a diversion is made from the regular route to make an interim stop.

Impact Fee - a charge or assessment imposed by a city against new development to generate revenue for funding or recouping roadway improvements necessitated and attributable to new development.

Maximum Fee Per Service Unit - the highest impact fee that may be collected by the City per vehicle-mile of supply. Calculated by dividing the costs of the capital improvements by the total number of vehicle-miles of demand expected in the 10-year planning period.

Pass-by Trip - a trip made as an intermediate stop on the way from an origin to a primary trip destination. For example, a stop at a convenience store on the way to office from home.

PM Peak Hour - the hour when the highest volume of traffic typically occurs. Data collection (May 2019) revealed the peak hour of travel between 5:00 and 6:00 pm for Rockwall.

PM Peak Hour Traffic Counts - the number of vehicles passing a certain point during the peak hours of travel. Traffic counts are conducted during the PM peak hour because the greatest demand for roadway capacity occurs during this hour.

Primary Trip - a trip made for the specific purpose of visiting a destination; for example, from home to office.

Roadway Demand - the demand placed on the roadway network as a result of development. Determined by multiplying the trip generation of a specific land use by the average trip length.

Roadway Supply (or Capacity) - the number of service units provided by a segment of roadway over a period of time. Determined by multiplying the lane capacity by the roadway length.

Service Area - the area within the city boundaries to be served by capital improvements. Criteria for developing the service area structure include; 1) restricted to six-mile limit by legislation (to ensure proximity of roadway improvements to development), 2) conforms to census or forecast model boundaries, 3) projects on CIP as boundaries, 4) effort to match roadway supply with projected demand, or 5) city limit boundaries.

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Service Unit - a measure of use or generation attributable to new development for roadway improvements. Also used to measure supply provided by existing and proposed roadway improvements.

Trip - a single, one-direction vehicle movement from an origin to a destination.

Trip Generation - the total trip ends for a land use over a given period or the total of all trips entering and exiting a site during that designated time. Used in the development of 10-year traffic demand projections and the equivalency table for Rockwall. Based primarily on data prepared by the Institute of Transportation Engineers (ITE).

Vehicle - for impact fee purposes, any motorized appurtenance that carries passengers and/or goods on the roadway system during peak periods of travel.

Vehicle-mile - a unit used to express both supply and demand provided by, and placed on, the roadway system. A combination of a number of vehicles traveling during a given time period and the distance in which these vehicles travel in miles.

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B. Land Use Definitions

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LAND USE DEFINITIONS

Residential

Single-Family Detached - Any single-family detached home on an individual lot is included in this category. A typical example of this land use is a home in a suburban subdivision. Also included are duplex residential units and manufactured homes and other residential land uses not specified above.

Multi-Family - This land use includes both low-rise ("walk-up" dwellings) and high-rise multi-family apartments. An apartment is defined as a dwelling unit that is located within the same building with three or more dwelling units. Also included in this land use are residential condominiums, townhomes, triplex and quadplex units. Residential condominiums and townhomes are defined as single-family units that have at least one other single-family unit within the same building structure.

Independent Senior Living Facility - Retirement communities - restricted to adults or senior citizens - contain residential units like apartments or condominiums and are usually self-contained villages. They may also contain special services such as medical facilities, dining facilities, and some limited supporting retail facilities.

Office

General Office Building - A general office building houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, and professional activity are conducted. The building or buildings may be limited to one tenant or contain a mixture of tenants including professional services, insurance companies, investment brokers, company headquarters, and services for the tenants such as a bank or savings and loan, a restaurant or cafeteria, and several retail facilities. Also included in this category are office parks, and other office uses not specified above.

Medical Office Building – A building that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

Commercial/Retail

General Retail – General retail includes a variety of land uses that include shopping centers, home improvement stores, hardware stores selling a complete assortment of food, household goods and materials, apparel, servicing items. A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. It is related to its market area in terms of size, location, and type of store. Shopping centers provide on-site parking facilities. Some centers may include non-merchandising uses such as small office professional services, post offices, banks, health clubs, video rentals, and recreational facilities such as ice-skating rinks or video arcades.

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Restaurant - This land use consists of sit-down eating establishments. Quality and high-turnover (sit-down) restaurants are included in this category. Quality restaurants usually have a turnover rate of at least one hour or longer. The turnover rate for a high-turnover (sit-down) restaurant is usually less than one hour.

Fast Food Restaurant - This category includes fast food restaurants with or without drive-through windows, such as McDonalds, Burger King, Dunkin Donuts, and Taco Bell. Some establishments may include an indoor or outdoor playground.

Convenience Store/Gas Station - Any convenience market that sells convenience foods, newspapers, magazines, and often, beer and wine and may have gasoline pumps. Gas stations generally are located at intersections or freeway interchanges and may include facilities for servicing, repairing, fueling motor vehicles and may have convenience stores. Convenience stores/gas stations that have a fast-food restaurant contained within should be calculated on a separate basis based on the appropriate independent variable.

Bank - This land use includes walk-in and drive-in banks. Walk-in banks are generally free-standing buildings with their own parking lots. These banks do not have drive-in windows. Drive-in banks provide banking facilities for the motorist while in a vehicle; many also serve patrons who walk into the building. Savings and loan companies should also be included in this category.

Hotel/Motel – A place of lodging that provides sleeping accommodations, small restaurants, lounges, and meeting spaces. Some hotels or motels may provide banquet rooms or other retail and service shops.

Furniture and Appliance Sales - A store specializing in the sale of furniture, household appliances and goods and often, carpeting.

Theater – This land use consists of a movie or live theater and contains audience seating, single or multiple auditoriums, lobby, offices and refreshment stands.

Self-Storage Facilities - A self-serve storage unit or vault that is rented for the storage of goods. Each unit is physically separated from other units and access is usually provided through an overhead door or other common access point.

Industrial

General Industrial – General industrial includes a variety of land uses such as light industrial, manufacturing, salvage, facilities for preparation/assembly and warehouse/distribution of goods. Other uses include materials testing laboratories, high-tech facilities and assemblers of technical equipment. Most facilities are free standing and devoted to a single use. Also included in this category are any other industrial uses not specified above.

Manufacturing – Facilities where the primary activity is the conversion or fabrication of raw materials to finished products. In addition to production of goods, manufacturing facilities may also have ancillary office, warehouse and associated functions.

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Warehousing – These facilities are primarily devoted to the storage of materials. These facilities differ from mini warehouse in that they are generally not self-service in nature.

Institutional

Private School - Private schools serve students between the kindergarten and middle school or high school levels. Private schools are usually centrally located in residential communities in order to facilitate student access and have no student drivers.

Community College - Community college provides two and four-year advanced degrees. Vocational and technical schools are other uses that may fall under this category.

Day Care Center - A day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas, and playgrounds. Some centers also provide after-school care for older children.

Hospital - A hospital is any institution where medical or surgical care is given to non-ambulatory and ambulatory patients, and overnight accommodations are provided.

Nursing Home - A nursing home is any facility whose primary purpose is to care for persons who are unable to care for themselves. The term applies to rest homes, chronic care, and convalescent homes.

Religious Facilities – Churches, synagogues or houses of worship that provide public worship services, and generally house an assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining, catering, or party facilities.

Activity Centers – A recreational center or private club such as a YMCA that may offer classes and clubs for adults and children; a day care or a nursery school, meeting rooms, swimming pools and whirlpools; saunas, tennis, racquetball and handball courts, exercise classes, weightlifting equipment and locker rooms. Some may offer a small restaurant or snack bar within.

U.S. Post Office – A building that contains service windows for mailing packages and letters, post office boxes, offices, sorting and distributing facilities for mail and vehicle storage areas.

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C. Calculation of Vehicle-Miles of New Demand

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2019-2029 Vehicle-Mile Trip Generation, Rockwall Roadway Impact Fee Study

Based on June 2019 Land Use Assumptions by City of Rockwall; ITE 10th-Trip Gen., NCTCOG Avg. Trip Lengths; FNI employee densities.

Estimated Residential Growth Vehicle-Mile Trip Generation

Service Area	Added Dwelling Units	Vehicle-Miles per DU	Total Vehicle-Miles
1	1,740	3.12	5426
2	917	3.12	2860
3	2,030	3.12	6331
4	757	3.12	2361

Land Use Equivalency
3.12
1.77
3.92
1.77

Estimated Basic Employment Growth Vehicle-Mile Generation

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	750	1500	1,125,000	1.77	1,992
2	102	1500	153,000	1.77	271
3	9	1500	13,500	1.77	24
4	0	1500	0	1.77	0

Estimated Service Employment Growth Vehicle-Mile Generation

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	1,726	500	863,000	3.92	3,384
2	130	500	65,000	3.92	255
3	2,242	500	1,121,000	3.92	4,396
4	169	500	84,500	3.92	331

Estimated Retail Employment Growth Vehicle-Mile Generation

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	1,654	1000	1,654,000	1.77	2,929
2	164	1000	164,000	1.77	290
3	1,271	1000	1,271,000	1.77	2,251
4	69	1000	69,000	1.77	122

2013-2023 Vehicle-mile Generation Summary

Service Area	Residential Growth Vehicle-Miles	Basic Growth Vehicle-Miles	Service Growth Vehicle-Miles	Retail Growth Vehicle-Miles	Total Growth Vehicle-Miles
1	5,426	1,992	3,384	2,929	**13,731**
2	2,860	271	255	290	**3,676**
3	6,331	24	4,396	2,251	**13,001**
4	2,361	0	331	122	**2,814**
Total	16,977	2,286	8,367	5,592	**33,222**

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D. Existing Capital Improvements

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EXISTING CAPITAL IMPROVEMENTS

Definitions

LANES	The total number of lanes in both directions available for travel.
TYPE	The type of roadway (used in determining capacity): DA = divided arterial UA = undivided arterial UC = undivided collector
PK-HR VOLUME	The existing volume of cars on the roadway segment traveling during the afternoon (P.M.) peak hour of travel. A and B indicate the two directions of travel. Direction A is a northbound or eastbound and direction B is southbound or westbound. If only one half of the roadway is located within the service area (see % in service area), the opposing direction will have no volume in the service area.
% IN SERVICE AREA	If the roadway is located on the boundary of the service area (with the city limits running along the centerline of the roadway), then half of the roadway is inventoried in the service area and the other half is not. This value is either 50% or 100%.
VEH-MI SUPPLY PK-HR	The number of total service units (vehicle-miles) supplied within the service area, based on the length and established capacity of the roadway type.
VEH-MI TOTAL DEMAND PK-HR	The total service unit (vehicle-mile) demand created by existing traffic on the roadway segment in the afternoon peak hour.
EXCESS CAPACITY PK-HR VEH-MI	The number of service units supplied but unused by existing traffic in the afternoon peak hour.
EXISTING DEFICIENCIES PK-HR VEH-MI	The number of service units of demand in excess of the service units supplied.

NOTE: Excess capacity and existing deficiencies are calculated separately for each direction. It is possible to have excess capacity in one direction and an existing deficiency in the other. When both directions have excess capacity or deficiencies, the total for both directions are presented.

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2019 Rockwall Roadway Impact Fee Study Update
Existing Capital Improvements Analysis

Serv Area	Roadway	From	To	Length (mi)	No. of Lanes	Type	PM Pk Cap per Lane	Pct. in Serv. Area	IF on CIP	Peak Hour Volume A	B	Total	VMT Supply Pk Hr Total	VMT Demand Pk Hr Total	Excess VMT Capacity	Exist. VMT Deficiency
1	Goliad	N . City Limit	FM 552	0.57	2	UA	575	100%	N	300	300	600	656	342	314	0
1	Goliad	FM 552	Ridge Road W.	0.67	2	UA	575	100%	N	450	460	910	771	610	161	0
1	Goliad	Ridge Road W.	Quail Run	0.45	2	UA	575	100%	N	600	618	1218	518	548	0	31
1	Goliad	Quail Run	Caruth	0.48	2	UA	575	100%	N	830	804	1634	556	790	0	234
1	Goliad	Caruth	Heath	1.00	2	UA	575	100%	N	850	820	1670	1146	1664	0	518
1	Goliad	Heath	Olive	0.27	2	UA	575	100%	N	900	900	1800	311	486	0	176
1	Goliad	Olive	Washington	0.18	6	DA	600	100%	N	1135	1088	2223	650	401	249	0
1	Goliad	Washington	Ridge Road	0.65	6	DA	600	100%	N	1810	1040	2850	2355	1864	497	7
1	Goliad	Ridge Road	IH 30 WB FR	0.99	6	DA	600	100%	N	1158	642	1800	3554	1777	1777	0
1	Ridge Road	Goliad	Yellow Jacket	0.58	4	DA	600	100%	N	1275	900	2175	1384	1254	173	43
1	Ridge Road	Yellow Jacket	IH 30 WB FR	0.61	4	DA	600	100%	N	1371	1138	2509	1464	1530	38	104
1	John King	City Limit (near Goliad)	FM552	1.28	4	DA	600	50%	Y	0	275	275	1536	352	1184	0
1	John King	FM 552	Quail Run	1.29	4	DA	600	50%	Y	0	500	500	1548	645	903	0
1	John King	Quail Run	SH 66	1.04	4	DA	600	50%	Y	0	550	550	1248	572	676	0
1	John King	SH 66	IH 30 WB FR	1.47	4	DA	600	50%	Y	0	615	615	1764	904	860	0
1	Yellow Jacket	Ridge Road	Goliad	0.89	4	DC	500	100%	N	228	274	502	1780	447	1333	0
1	Yellow Jacket	Goliad	T.L. Townsend	0.28	4	DC	500	100%	N	126	87	213	560	60	500	0
1	Townsend	IH 30 WB FR	Yellow Jacket	0.27	4	DA	600	100%	N	160	142	302	648	82	566	0
1	FM 552	Goliad	E. City Limits	0.71	2	UA	575	100%	N	359	355	714	817	507	310	0
1	Lakeshore	Goliad	Lake Forest	0.95	4	DC	500	100%	N	391	319	710	1900	675	1226	0
1	Lakeshore	Lake Forest	Rusk	1.29	4	DC	500	100%	N	195	159	354	2580	457	2123	0
1	Quail Run	Goliad	John King Blvd	1.13	2	UA	575	100%	N	168	172	340	1300	384	915	0
1	Heath	Goliad	SH 66	0.60	2	UC	475	100%	N	176	101	277	567	165	402	0
1	Rusk	Lake Ray Hubbard	Cemetery	0.53	4	DA	600	100%	N	1161	675	1836	1277	977	300	0
1	Rusk	Cemetery	Goliad	0.22	6	DA	600	100%	N	1361	875	2236	802	498	304	0
1	Rusk	Goliad	Fanin	0.10	4	DA	600	100%	N	330	330	660	236	65	171	0
1	SH66	Heath	John King Blvd	0.51	2	UA	575	100%	N	623	371	994	584	505	104	24
Sub-Total SA1				*5.08*									*32,508*	*18,560*	*15,085*	*1,137*
2	Cornelius	FM 1141	FM 549	1.04	2	UC	475	100%	N	50	50	100	988	104	884	0
2	FM 1141	City Limit (Clem)	FM 552	0.64	2	UA	575	100%	N	61	60	121	736	77	659	0
2	FM 1141	John King Blvd	Cornelius	0.40	2	UA	575	100%	N	120	80	200	460	80	380	0
2	John King	City Limit (near Goliad)	FM552	1.28	4	DA	600	50%	Y	300	0	300	1536	384	1152	0
2	John King	FM 552	Quail Run	1.29	4	DA	600	50%	Y	550	0	550	1548	710	839	0
2	John King	Quail Run	SH 66	1.04	4	DA	600	50%	Y	650	0	650	1248	676	572	0
2	John King	SH 66	IH 30 WB FR	1.47	4	DA	600	50%	Y	825	0	825	1764	1213	551	0
2	SH66	John King Blvd	Stodghill (FM 549)	1.31	2	UA	575	100%	N	550	245	795	1507	1041	465	0
2	Stodghill (FM 549)	IH 30 WB FR	SH 66	0.88	2	UA	575	100%	N	449	300	749	1012	659	353	0
Sub-Total SA2				*9.35*									*10,799*	*4,944*	*5,854*	*0*
3	Ridge	IH 30 EB FR	Horizon	0.63	4	DA	600	100%	N	892	1031	1923	1512	1211	301	0
3	Ridge	Horizon	S. City Limit	1.24	4	DA	600	100%	N	880	955	1835	2976	2275	701	0
3	Horizon	IH 30 EB FR	Ridge	0.31	4	DA	600	100%	N	700	800	1500	744	465	279	0
3	Horizon	Ridge	Ralph Hall	0.23	4	DA	600	100%	N	719	816	1535	552	353	199	0
3	Horizon	Ralph Hall	Tubbs	0.48	4	DA	600	100%	N	611	775	1386	1152	665	487	0
3	Horizon	Tubbs	FM 549	1.85	2	UA	575	100%	N	411	494	905	2128	1674	453	0
3	Ralph Hall	Horizon	Market Center	0.68	4	DA	600	100%	N	890	950	1840	1632	1251	381	0
3	Ralph Hall	Market Center	Goliad	0.36	4	DA	600	100%	N	892	957	1849	864	666	198	0
3	Goliad	IH 30 EB FR	SH 276	0.13	6	DA	600	100%	N	1550	1700	3250	452	408	44	0
3	Goliad	SH 276	Ralph Hall	0.20	6	DA	600	100%	N	1355	1587	2942	713	582	130	0
3	Goliad	Ralph Hall	Sids	0.41	6	DA	600	100%	N	805	1089	1894	1473	775	698	0
3	Goliad	Sids	John King Blvd	1.01	2	UA	575	100%	N	680	807	1487	1162	1502	0	340
3	Goliad	John King Blvd	FM 549	0.88	2	UA	575	50%	N	0	825	825	504	723	0	219
3	Goliad	FM 549	S. City Limit	0.28	2	UA	575	50%	N	0	1025	1025	160	285	0	125
3	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	600	50%	Y	0	871	871	1063	772	291	0
3	John King Blvd	SH 276	Goliad	1.34	4	DA	600	50%	Y	0	225	225	1608	302	1307	0
3	S. FM549	Goliad	Horizon (FM3097)	1.28	2	UA	575	100%	N	398	413	811	1472	1038	434	0
3	SH 276	Goliad	John King Blvd	1.01	2	UA	575	100%	N	645	743	1388	1162	1402	0	240
3	T.L. Townsend	IH 30 EB FR	SH 276	0.56	2	UA	575	100%	N	33	86	119	644	67	577	0
Sub-Total SA 3				*2.23*									*21,972*	*16,417*	*6,480*	*925*
4	SH 276	John King Blvd	FM 549	0.74	2	UA	575	100%	N	600	820	1420	854	1055	0	201
4	SH 276	FM 549	Rochelle	1.01	2	UA	575	100%	N	545	969	1514	1162	1529	30	398
4	SH 276	Rochelle	E. City Limits	0.68	2	UA	575	100%	N	245	475	720	779	488	291	0
4	Goliad	John King Blvd	FM 549	0.88	2	UA	575	50%	N	805	0	805	504	706	0	202
4	Goliad	FM 549	S. City Limit	0.28	2	UA	575	50%	N	605	0	605	160	168	0	8
4	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	600	50%	Y	656	0	656	1063	581	482	0
4	John King Blvd	SH 276	Goliad	1.34	4	DA	600	50%	Y	225	0	225	1608	302	1307	0
4	FM 549	IH 30 EB FR	SH 276	0.89	2	UA	575	100%	N	346	409	755	1019	669	350	0
4	FM 549	SH 276	FM 1139	1.84	2	UA	575	100%	N	268	275	543	2116	999	1117	0
4	FM 1139	Goliad (SH205)	E. City Limits	0.43	2	UC	475	100%	N	368	375	743	409	320	89	0
Sub-Total SA 4				8.96746									*9674*	*6816*	*3666*	*808*
Total				**25.62**									**74,952**	**46,738**	**31,085**	**2,871**

Notes:
DA- Divided Arterial
UA- Undivided Arterial
UC- Undivided Collector

E. Roadway Improvement Plan Projects

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ROADWAY IMPROVEMENTS PLAN PROJECTS

Definitions

LANES	The total number of lanes in both directions available for travel.
TYPE	The type of roadway (used in determining capacity): DA = divided arterial
PK-HR VOLUME	the existing volumes of cars on the roadway segment traveling during the afternoon (P.M.) peak hour of travel.
% IN SERVICE AREA	If the roadway is located on the boundary of the service area (with the city limits running along the centerline of the roadway), then half of the roadway is inventoried in the service area and the other half is not. This value is either 50% or 100%.
VEH-MI SUPPLY TOTAL	The number of total service units (vehicle-miles) supplied within the service area, based on the length and established capacity of the roadway type.
VEH-MI TOTAL DEMAND PK-HR	The total service unit (vehicle-mile) demand created by existing traffic on the roadway segment in the afternoon peak hour.
EXCESS CAPACITY PK-HR VEH-MI	The number of service units supplied but unused by existing traffic in the afternoon peak hour.

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2019 Rockwall Roadway Impact Fee Study Update
Roadway Capital Improvements Plan

Serv Area Number	CIP Year	Roadway	From	To	Length (mi)	No. of Lanes	Rdwy. Type	Pct. in Serv. Area	VMT Supply Pk Hr Total	VMT Demand Pk Hr Total	Excess VMT Capacity	CIP VMT Deficiency	Project Status	Roadway Costs				Project Cost
														Engineering	*ROW*	*Construction**	*Finance*	
1/2	2007	John King	City Limit (near Gr	FM552	1.28	4	DA	50%	1536	352	1184	0	R	$363,513	$893,017	$3,000,276	$3,716,172	$7,972,977
1/2	2007	John King	FM552	Quail Run	1.29	4	DA	50%	1548	645	903	0	R	$366,353	$899,994	$3,023,715	$3,745,205	$8,035,266
1/2	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	1248	572	676	0	R	$295,354	$725,576	$2,437,724	$3,019,390	$6,478,044
1/2	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	1764	904	860	0	R	$417,472	$1,025,574	$3,445,629	$4,267,792	$9,156,466
1	2019	SH 205 (Goliad St)	Olive	Live Oak	0.33	4	SA	100%	588	567	21	0	N	$236,600	$17,300	$3,380,500	$0	$3,634,400
1	2019	SH 205 (Goliad St)	Olive	N. City Limit	2.98	4	DA	100%	7152	3791	3362	0	N	$2,481,248	$314,700	$35,446,400	$0	$38,242,348
Sub-total SA 1					**8.39**				**13836**	**6831**	**7006**	**0**		**$4,160,539**	**$3,876,160**	**$50,734,244**	**$14,748,559**	**$73,519,502**
2/1	2007	John King	City Limit (near Gr	FM552	1.28	4	DA	50%	1536	384	1152	0	R	$363,513	$893,017	$3,000,276	$3,716,172	$7,972,977
2/1	2007	John King	FM552	Quail Run	1.29	4	DA	50%	1548	710	839	0	R	$366,353	$899,994	$3,023,715	$3,745,205	$8,035,266
2/1	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	1248	676	572	0	R	$295,354	$725,576	$2,437,724	$3,019,390	$6,478,044
2/1	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	1764	1213	551	0	R	$417,472	$1,025,574	$3,445,629	$4,267,792	$9,156,466
Sub-total SA 2					**5.08**				**6096**	**2982**	**3114**	**0**		**$1,442,691**	**$3,544,160**	**$11,907,344**	**$14,748,559**	**$31,642,754**
3/4	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	1063	772	291	0	R	$107,472	$231,933	$1,098,543	$2,455,941	$3,893,889
3/4	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	1608	302	1307	0	R	$162,580	$350,860	$1,661,837	$3,715,260	$5,890,537
3	2019	SH 205 (Goliad St)	Sids	John King Blvd	0.96	6	DA	100%	3474	1435	2039	0	N	$974,148	$101,900	$13,916,400	$0	$14,992,448
3	2019	FM3097/Horizon	Ridge Road	County Line Rd	1.13	4	DA	100%	2705	1562	1143	0	R	$0	$0	$900,000	$0	$900,000
3	2019	FM740/Ridge Rd	Horizon	S. City Limit	1.10	4	DA	100%	2640	2019	622	0	R	$0	$0	$472,902	$0	$472,902
Sub-total SA 3					**5.42**				**11489**	**6088**	**5401**	**0**		**$1,244,200**	**$684,694**	**$18,049,682**	**$6,171,201**	**$26,149,776**
4/3	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	1063	581	482	0	R	$107,472	$231,933	$1,098,543	$2,455,941	$3,893,889
4/3	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	1608	302	1307	0	R	$162,580	$350,860	$1,661,837	$3,715,260	$5,890,537
4	2019	FM 549 (Corp Crossing)	IH30	SH276	0.87	4	DA	100%	2080	654	1425	0	R	$0	$0	$4,724,665	$0	$4,724,665
Sub-total SA 4					**3.09**				**4751**	**1537**	**3214**	**0**		**$270,052**	**$582,794**	**$7,485,045**	**$6,171,201**	**$14,509,091**
Totals:					**13.80**				**36,172**	**17,438**	**18,734**	**0**		**$7,117,483**	**$8,687,808**	**$88,176,313**	**$41,839,518**	**$145,821,123**

Notes:

DA- Divided Arterial

N- New Impact Fee Project

R- Impact Fee Recoupment Project

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A

City of Rockwall

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205

Olive St to Live Oak St

Roadway Information:			
Functional Classification:	Arterial	No. of Lanes:	4
Length (lf):	1,725		
Right-of-Way Width (ft.):	70		
Median Type:	None		
Pavement Width (BOC to BOC):	45		
Description:	Widen existing roadway to thoroughfare standard		

Roadway Construction Cost Estimate:

I. Paving Construction Cost Estimate

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	0	SF	$ 1.00	$ -
2	Right of Way Preparation	18	STA	$ 4,000.00	$ 72,000
3	Remove Existing Pavement	18	STA	$ 1,000.00	$ 18,000
4	Unclassified Street Excavation	3,200	CY	$ 20.00	$ 64,000
5	8" Lime Stabilized Subgrade	9,100	SY	$ 10.00	$ 91,000
6	Lime for Stabilization (48 lb/SY)	200	TON	$ 180.00	$ 36,000
7	10" Concrete Pavement w/ Integral Curb	8,700	SY	$ 75.00	$ 652,500
8	4" Concrete Sidewalk and Ramps	20,700	SY	$ 55.00	$ 1,138,500
9	Solid Sod	22,400	SY	$ 5.00	$ 112,000
				Paving Estimate Subtotal:	**$ 2,184,000**

II. Non-Paving Construction Components

Item No.	Item Description	Pct. Of Paving	Item Cost
10	Pavement Markings & Signage	2%	$ 43,700
11	Traffic Control	4%	$ 87,400
12	Erosion Control	3%	$ 65,600
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	$ 436,800
14	Utility Adjustments	5%	$ 109,200
	Other Components Estimate Subtotal:		**$ 742,700**

III. Special Construction Components

Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	None	$ -	$ -
16	Bridge Structures	None	$ -	$ -
17	Traffic Signals	None	$ -	$ -
		Special Components Estimate Subtotal:		**$ -**

I, II, & III Construction Subtotal:		$ 2,926,700
Mobilization	5%	$ 146,400
Contingency	10%	$ 307,400
Construction Cost Estimate Total:		**$ 3,380,500**

Impact Fee Cost Estimate Summary

Item Description	Notes	Allowance	Item Cost
Construction		-	$ 3,380,500
Engineering/Survey/Testing		7.0%	$ 236,600
Right-of-Way Acquisition	Cost per sq. ft.: $ 1.00	$ 17,300	$ 17,300
	Impact Fee Project Cost Estimate Total:		**$ 3,634,400**
	Estimated Finance Cost (11.9%; i.e. 3% over 10 years)		**$ 432,400**

2019 Roadway Impact Fee
City of Rockwall

Freese and Nichols, Inc.
Updated: 7/2019

B

City of Rockwall

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205

Live Oak St to N. City Limit

Roadway Information:			
Functional Classification:	Arterial	No. of Lanes:	4
Length (lf):	15,735		
Right-of-Way Width (ft.):	85		
Median Type:	Raised		
Pavement Width (BOC to BOC):	50		
Description:	Widen existing roadway to thoroughfare standard		

Roadway Construction Cost Estimate:

I. Paving Construction Cost Estimate

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	157,400	SF	$ 1.00	$ 157,400
2	Right of Way Preparation	158	STA	$ 4,000.00	$ 632,000
3	Remove Existing Pavement	158	STA	$ 1,000.00	$ 158,000
4	Unclassified Street Excavation	32,100	CY	$ 20.00	$ 642,000
5	8" Lime Stabilized Subgrade	94,500	SY	$ 10.00	$ 945,000
6	Lime for Stabilization (48 lb/SY)	1,990	TON	$ 180.00	$ 358,200
7	10" Concrete Pavement w/ Integral Curb	87,500	SY	$ 75.00	$ 6,562,500
8	4" Concrete Sidewalk and Ramps	188,820	SY	$ 55.00	$ 10,385,100
9	Solid Sod	361,900	SY	$ 5.00	$ 1,809,500
				Paving Estimate Subtotal:	**$ 21,492,300**

II. Non-Paving Construction Components

Item No.	Item Description	Pct. Of Paving	Item Cost
10	Pavement Markings & Signage	2%	$ 429,900
11	Traffic Control	4%	$ 859,700
12	Erosion Control	3%	$ 644,800
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	$ 4,298,500
14	Utility Adjustments	5%	$ 1,074,700
	Other Components Estimate Subtotal:		**$ 7,307,600**

III. Special Construction Components

Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	1 minor	$ 150,000	$ 150,000
16	Bridge Structures	175' long bridge south of Lakeshore Blvd	$ 1,139,600	$ 1,139,600
17	Traffic Signals	3 Existing Signals; 1 new @ N John King	$ 600,000	$ 600,000
		Special Components Estimate Subtotal:		**$ 1,889,600**

I, II, & III Construction Subtotal:		$ 30,689,500
Mobilization	5%	$ 1,534,500
Contingency	10%	$ 3,222,400
Construction Cost Estimate Total:		**$ 35,446,400**

Impact Fee Cost Estimate Summary

Item Description	Notes	Allowance	Item Cost
Construction		-	$ 35,446,400
Engineering/Survey/Testing		7.0%	$ 2,481,200
Right-of-Way Acquisition	Cost per sq. ft.: $ 1.00	$ 314,700	$ 314,700
	Impact Fee Project Cost Estimate Total:		**$ 38,242,300**
	Estimated Finance Cost (11.9%; i.e. 3% over 10 years)		**$ 4,550,800**

2019 Roadway Impact Fee
City of Rockwall

Freese and Nichols, Inc.
Updated: 7/2019

C

City of Rockwall

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205

Sids Rd to John King Blvd

Roadway Information:			
Functional Classification:	Arterial	No. of Lanes:	6
Length (lf):	5,095		
Right-of-Way Width (ft.):	120		
Median Type:	Raised		
Pavement Width (BOC to BOC):	74		
Description:	Widen existing roadway to thoroughfare standard		

Roadway Construction Cost Estimate:

I. Paving Construction Cost Estimate

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	101,900	SF	$ 1.00	$ 101,900
2	Right of Way Preparation	51	STA	$ 4,000.00	$ 204,000
3	Remove Existing Pavement	51	STA	$ 1,000.00	$ 51,000
4	Unclassified Street Excavation	15,400	CY	$ 20.00	$ 308,000
5	8" Lime Stabilized Subgrade	44,200	SY	$ 10.00	$ 442,000
6	Lime for Stabilization (48 lb/SY)	930	TON	$ 180.00	$ 167,400
7	10" Concrete Pavement w/ Integral Curb	41,900	SY	$ 75.00	$ 3,142,500
8	4" Concrete Sidewalk and Ramps	61,140	SY	$ 55.00	$ 3,362,700
9	Solid Sod	173,200	SY	$ 5.00	$ 866,000
				Paving Estimate Subtotal:	**$ 8,543,600**

II. Non-Paving Construction Components

Item No.	Item Description	Pct. Of Paving	Item Cost
10	Pavement Markings & Signage	2%	$ 170,900
11	Traffic Control	4%	$ 341,800
12	Erosion Control	3%	$ 256,400
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	$ 1,708,800
14	Utility Adjustments	5%	$ 427,200
		Other Components Estimate Subtotal:	**$ 2,905,100**

III. Special Construction Components

Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	2 Minor crossings	$ 300,000	$ 300,000
16	Bridge Structures	None	$ -	$ -
17	Traffic Signals	1 Existing @ John King; 1 new @ Sids	$ 300,000	$ 300,000
		Special Components Estimate Subtotal:		**$ 600,000**

I, II, & III Construction Subtotal:		$ 12,048,700
Mobilization	5%	$ 602,500
Contingency	10%	$ 1,265,200
Construction Cost Estimate Total:		**$ 13,916,400**

Impact Fee Cost Estimate Summary

Item Description	Notes	Allowance	Item Cost
Construction		-	$ 13,916,400
Engineering/Survey/Testing		7.0%	$ 974,100
Right-of-Way Acquisition	Cost per sq. ft.: $ 1.00	$ 101,900	$ 101,900
	Impact Fee Project Cost Estimate Total:		**$ 14,992,400**
	Estimated Finance Cost (11.9%; i.e. 3% over 10 years)		**$ 1,784,000**

2019 Roadway Impact Fee
City of Rockwall

Freese and Nichols, Inc.
Updated: 7/2019

D

City of Rockwall

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205

John King Blvd to S. City Limit

Roadway Information:			
Functional Classification:	Arterial	No. of Lanes:	6
Length (lf):	13,358		
Right-of-Way Width (ft.):	120		
Median Type:	Raised		
Pavement Width (BOC to BOC):	74		
Description:	Widen existing roadway to thoroughfare standard		

Roadway Construction Cost Estimate:

I. Paving Construction Cost Estimate

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	267,200	SF	$ 1.00	$ 267,200
2	Right of Way Preparation	134	STA	$ 4,000.00	$ 536,000
3	Remove Existing Pavement	134	STA	$ 1,000.00	$ 134,000
4	Unclassified Street Excavation	40,300	CY	$ 20.00	$ 806,000
5	8" Lime Stabilized Subgrade	115,800	SY	$ 10.00	$ 1,158,000
6	Lime for Stabilization (48 lb/SY)	2,440	TON	$ 180.00	$ 439,200
7	10" Concrete Pavement w/ Integral Curb	109,900	SY	$ 75.00	$ 8,242,500
8	4" Concrete Sidewalk and Ramps	160,300	SY	$ 55.00	$ 8,816,500
9	Solid Sod	454,200	SY	$ 5.00	$ 2,271,000
				Paving Estimate Subtotal:	**$ 22,403,200**

II. Non-Paving Construction Components

Item No.	Item Description	Pct. Of Paving	Item Cost
10	Pavement Markings & Signage	2%	$ 448,100
11	Traffic Control	4%	$ 896,200
12	Erosion Control	3%	$ 672,100
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	$ 4,480,700
14	Utility Adjustments	5%	$ 1,120,200
	Other Components Estimate Subtotal:		**$ 7,617,300**

III. Special Construction Components

Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	1 Minor crossing, 2 major crossing	$ 750,000	$ 750,000
16	Bridge Structures	None	$ -	$ -
17	Traffic Signals	1 Existing Signal @ Lofland Cir	$ 150,000	$ 150,000
		Special Components Estimate Subtotal:		**$ 900,000**

I, II, & III Construction Subtotal:		$ 30,920,500
Mobilization	5%	$ 1,546,100
Contingency	10%	$ 3,246,700
Construction Cost Estimate Total:		**$ 35,713,300**

Impact Fee Cost Estimate Summary

Item Description	Notes	Allowance	Item Cost
Construction		-	$ 35,713,300
Engineering/Survey/Testing		7.0%	$ 2,499,900
Right-of-Way Acquisition	Cost per sq. ft.: $ 1.00	$ 267,200	$ 267,200
	Impact Fee Project Cost Estimate Total:		**$ 38,480,400**
	Estimated Finance Cost (11.9%; i.e. 3% over 10 years)		**$ 4,579,100**

2019 Roadway Impact Fee
City of Rockwall

Freese and Nichols, Inc.
Updated: 7/2019

F. Roadway Improvements Plan Cost Analysis

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ROADWAY IMPROVEMENTS PLAN COST ANALYSIS

Definitions

LANES	The total number of lanes in both directions available for travel.
TYPE	The type of roadway (used in determining capacity): DA = divided arterial
% IN SERVICE AREA	If the roadway is located on the boundary of the service area (with the city limits running along the centerline of the roadway), then half of the roadway is inventoried in the service area and the other half is not. This value is either 50% or 100%.
TOTAL SEGMENT COST	The estimated cost (in dollars) of the entire segment of the proposed improvement.
TOTAL COST IN SERVICE AREA	The estimated cost (in dollars) of the portion of the proposed roadway improvement within the service area.

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2019 Rockwall Roadway Impact Fee Study Update
Roadway Capital Improvements Plan

Serv Area Number	CIP Year	Roadway	From	To	Length (mi)	No. of Lanes	Rdwy. Type	Pct. in Serv. Area	*Actual Project Cost*	*Study Update Cost*	*Serv Area Total Cost*	***Project Cost 50% Credit***
1/2	2007	John King	City Limit (near G	FM552	1.28	4	DA	50%	$7,972,977	$3,397	$7,976,374	$3,988,187
1/2	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	$8,035,266	$3,424	$8,038,690	$4,019,345
1/2	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	$6,478,044	$2,760	$6,480,804	$3,240,402
1/2	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	$9,156,466	$3,901	$9,160,368	$4,580,184
1	2019	SH 205 (Goliad St)	Olive	Live Oak	0.33	4	SA	100%	$3,634,400	$1,301	$3,635,701	$1,817,850
1	2019	SH 205 (Goliad St)	Olive	N. City Limit	2.98	4	DA	100%	$38,242,348	$15,818	$38,258,166	$19,129,083
Sub-total SA 1					**8.39**				**$73,519,502**	**$30,601**	**$73,550,103**	**$36,775,052**
2/1	2007	John King	City Limit (near G	FM552	1.28	4	DA	50%	$7,972,977	$3,397	$7,976,374	$3,988,187
2/1	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	$8,035,266	$3,424	$8,038,690	$4,019,345
2/1	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	$6,478,044	$2,760	$6,480,804	$3,240,402
2/1	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	$9,156,466	$3,901	$9,160,368	$4,580,184
Sub-total SA 2					**5.08**				**$31,642,754**	**$13,482**	**$31,656,236**	**$15,828,118**
3/4	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	$3,893,889	$2,351	$3,896,240	$1,948,120
3/4	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	$5,890,537	$3,556	$5,894,093	$2,947,047
3	2019	SH 205 (Goliad St)	Sids	John King Blvd	0.96	6	DA	100%	$14,992,448	$7,683	$15,000,131	$7,500,065
3	2019	FM3097/Horizon	Ridge Road	County Line Rd	1.13	4	DA	100%	$900,000	$5,981	$905,981	$452,991
3	2019	FM740/Ridge Rd	Horizon	S. City Limit	1.10	4	DA	100%	$472,902	$5,839	$478,741	$239,370
Sub-total SA 3					**5.42**				**$26,149,776**	**$25,410**	**$26,175,186**	**$13,087,593**
4/3	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	$3,893,889	$2,351	$3,896,240	$1,948,120
4/3	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	$5,890,537	$3,556	$5,894,093	$2,947,047
4	2019	FM 549 (Corp Crossing)	IH30	SH276	0.87	4	DA	100%	$4,724,665	$4,599	$4,729,264	$2,364,632
Sub-total SA 4					**3.09**				**$14,509,091**	**$10,506**	**$14,519,597**	**$7,259,799**
Totals:					**13.80**				**$145,821,123**	**$80,000**	**$145,901,123**	**$72,950,562**

Notes:

DA- Divided Arterial

N- New Impact Fee Project

R- Impact Fee Recoupment Project

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G. Service Area Analysis Summary

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2019 Rockwall Roadway Impact Fee Study

Service Area Analysis Summary (John King @ 4D + Project Additions)

	1	2	3	4	5	6	7	8	9	10	11	12	13
Service Area	**Capacity Supplied by CIP (veh-mi)**	**Existing Utilization**	**Existing Deficiencies**	**Net Capacity Supplied by CIP**	**Total Project Cost of CIP**	**Project Cost of CIP with 50% Credit**	**Cost of Net Capacity Supplied**	**Cost to Meet Existing Utilization**	**Projected 10yr Demand (veh-miles)**	**Pcnt. of CIP Attributable to New Dev. (10-yr)**	**Cost Attributable to New Dev.**	**Fee per Service Unit @ 50% Discount**	***Actual Cost per Service Unit (veh-mi)***
1	13,836	6,831	1,137	5,869	$73,550,103	$36,775,052	$15,598,596	$21,176,456	13,731	100.0	$15,598,596	$1,136.00	*$2,272.00*
2	6,096	2,982	0	3,114	$31,656,236	$15,828,118	$8,084,777	$7,743,341	3,676	100.0	$8,084,777	$2,199.00	*$4,398.00*
3	11,489	6,088	925	4,476	$26,175,186	$13,087,593	$5,098,520	$7,989,073	13,001	100.0	$5,098,520	$392.00	*$784.00*
4	4,751	1,537	808	2,405	$14,519,597	$7,259,799	$3,675,714	$3,584,085	2,814	100.0	$3,675,714	$1,306.00	*$2,612.00*
Totals	36,172	17,438	2,871	15,864	$145,901,123	$72,950,562	$31,993,304	$40,957,258	33,222	100.0	$31,993,304	$963.00	*$1,926.00*

Dbase D + Project Additions

1. TOTAL VEH-MI OF CAPACITY SUPPLIED BY CIP (TVMCAP)
2. TOTAL VEH-MI OF EXISTING DEMAND (VMEXT)
3. TOTAL VEH-MI OF EXISTING DEFICENCIES (VMDEF)
4. NET AMOUNT OF ROADWAY CAPACITY SUPPLIED (NVMCAP) =
   NVMCAP =TVMCAP-VMEXT-VMDEF
5. TOTAL COST OF CIP WITHIN STUDY AREA (TVMCOST)
6. TOTAL COST OF CIP IN SERVICE AREA w/50% CREDIT (TVMCOST)
7. COST OF NET CAPACITY SUPPLIED (NCVMCAP) =
   NCVMCAP = (NVMCAP/TVMCAP)*TVMCOST
8. COST TO MEET EXISTING NEEDS AND USAGE (EXCOST) =
   EXCOST = TVMCOST-NCVMCAP
9. TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS (TNEWDEM)
10. PERCENT OF CIP ATTRIBUTABLE TO NEW DEVELOPMENT (NPCNT) =
    IF TNEWDEM > NVMCAP, NPCNT = 100%
    IF TNEWDEM < NVMCAP, NPCNT = (TNEWDEM / NVMCAP)*100
11. COST OF CIP ATTRIBUTABLE TO NEW DEVELOPMENT (NCVMDEM) =
    NCVMDEM = (TNEWDEM / NVMCAP) * NCVMCAP
12. MAXIMUM FEE PER SERVICE UNIT (50%) =
    MAX FEE = NCVMDEM / TNEWDEM
13. ACTUAL COST PER SERVICE UNIT (100%)

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2019 – 2029 WATER & WASTEWATER IMPACT FEE UPDATE

DRAFT

Submitted To

CITY OF ROCKWALL

Submitted By

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526

August 2019

CITY OF ROCKWALL
2019 - 2029 WATER & WASTEWATER IMPACT FEE UPDATE

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CITY OF ROCKWALL
2019 – 2029 WATER & WASTEWATER IMPACT FEE UPDATE

SECTION I – INTRODUCTION

A. GENERAL

In accordance with the requirements of Chapter 395.052 of the Local Government Code, this report establishes the City of Rockwall's Capital Improvement Plan for water and wastewater impact fees and calculates the maximum allowable fee for each. Land use assumptions for impact fees were generated under a separate document prepared by the City of Rockwall's Planning Department.

Chapter 395, of the Local Government Code is an act that provides guidelines for financing capital improvements required by new development in municipalities, counties, and certain other local governments. The basis for determination of an impact fee requires the preparation and adoption of a land use plan and growth assumption, and the preparation of a 10-year capital improvement plan. The capital improvement plan requires an analysis of total capacity, the level of current usage and commitments of capacity of existing capital improvements. From these two phases, a maximum impact fee is calculated.

The Act allows the maximum impact fee to be charged if revenues from future ad valorem taxes, and water and sewer bills are included as a credit in the analysis. If not, the Act allows the maximum fee to be set at 50% of the calculated maximum fee. The following items were included in the impact fee calculation:

1. The portion of the cost of the new infrastructure that is to be paid by the City, including engineering, property acquisition and construction cost.

2. Existing excess capacity in lines and facilities that will serve future growth and which were paid for in whole or part by the City.

3. Engineering and quality control fees for construction projects.

4. Interest and other finance charges on bonds issued by the City to cover its portion of the cost. 5% is assumed for this analysis.

The engineering analysis portion of the Water and Wastewater Fee determines utilized capacity cost of the major water distribution and wastewater collection facilities between the year 2019 and the year 2029. Facilities in this analysis include, water pump stations, water storage tanks, water transmission lines and wastewater collection lines. The North Texas Municipal Water District (NTMWD) water treatment, and water distribution components were excluded from this analysis. The study period is a ten-year period with 2019 as the base year. The impact fee calculations for the water and wastewater systems are based on land use assumptions prepared by the City of Rockwall. Prior to this impact fee update, the City's Water Distribution and Wastewater Collection hydraulic models were updated for 2019, 2029 and buildout conditions. The hydraulic model results are available for review from the City of Rockwall. The equivalency factors utilized in this analysis conform to the American Water Works Association Standards (C700 - C703).

B. WATER & WASTEWATER IMPACT FEE GLOSSARY

1. Advisory Committee means the capital improvements advisory committee established by the City for purposes of reviewing and making recommendations to the City Council on adoption of the City's impact fee program.

2. Area-Related Facility means a capital improvement or facility expansion which is designated in the impact fee capital improvements plan and which is not a site-related facility. Area-Related Facility may include capital improvements that are located off-site, or within or on the perimeter of the development site.

3. Assessment means the determination of the amount of the maximum impact fee per service unit that can be imposed on new development.

4. Capital Improvement means either a water facility or a wastewater facility with a life expectancy of three or more years, to be owned and operated by or on behalf of the City.

5. City means the City of Rockwall, Texas.

6. Credit means the amount of the reduction of an impact fee due, determined under this ordinance or pursuant to administrative guidelines that is equal to the value of area-related

facilities provided by a property owner pursuant to the City's subdivision or zoning regulations or requirements, for the same type of facility.

7. Debt Service means the 20-year financing costs of projects applied to all eligible existing and proposed water and wastewater facilities.

8. Facility Expansion means either a water facility expansion or a sewer facility expansion.

9. Impact Fee means either a fee for water facilities or a fee for wastewater facilities, imposed on new development by the City pursuant to Chapter 395 of the Texas Local Government Code in order to generate revenue to fund or recoup the costs of capital improvements or facility expansion necessitated by and attributable to such new development. Impact fees do not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements, imposed pursuant to the City's zoning or subdivision regulations.

10. Impact Fee Capital Improvements Plan means either a water capital improvements plan or a wastewater capital improvement plan adopted or revised pursuant to the impact fee regulations.

11. Land Use Assumptions means the projections of population and growth, and associated changes in land uses, densities and intensities over at least a ten-year period, as adopted by the City and as may be amended from time to time, upon which the capital improvements plans are based.

12. Land Use Equivalency Table means a table converting the demands for capital improvements generated by various land uses to numbers of service units, as may be amended from time to time.

13. New Development means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.

14. Recoupment means the imposition of an impact fee to reimburse the City for capital improvements that the City had previously oversized to serve new development.

15. Service Area means either a water service area or wastewater service area which impact fees for capital improvements or facility expansion will be collected for new development occurring within such area, and within which fees so collected will be expended for those types of improvements or expansions identified in the type of capital improvements plan applicable to the service area.

16. Service Unit means the applicable standard units of measure shown on the land use equivalency table in the Impact Fees Capital Improvements Plan that can be converted to water meter equivalents, for water or for wastewater facilities, which serves as the standardized measure of consumption, use or generation attributable to the new unit of development.

17. Site-Related Facility means an improvement or facility which is for the primary use or benefit of a new development, and/or which is for the primary purpose of safe and adequate provision of water or wastewater facilities to serve the new development, and which is not included in the impact fees capital improvements plan and for which the property owner is solely responsible under subdivision or other applicable development regulations.

18. Utility Connection means installation of a water meter for connecting a new development to the City's water system, or connection to the City's wastewater system.

19. Wastewater Facility means a wastewater interceptor or main, lift station or other facility included within and comprising an integral component of the City's collection system for wastewater. Wastewater facility includes land, easements or structure associated with such facilities. Wastewater facility excludes site-related facilities.

20. Wastewater Facility Expansion means the expansion of the capacity of any existing wastewater improvement for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing sewer facility to serve existing development.

21. Wastewater Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the wastewater facilities or wastewater expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.

22. Water Facility means a water main, pump station, storage tank or other facility included within and comprising an integral component of the City's water storage or distribution system. Water facility includes CCN acquisition, land, easements or structures associated with such facilities. Water facility excludes site-related facilities.

23. Water Facility Expansion means the expansion of the capacity of any existing water facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water improvement to serve existing development.

24. Water Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.

25. Water Meter means a device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

C. LAND USE ASSUMPTIONS *(Prepared By: City of Rockwall Planning Department)*

The impact fee land use assumptions utilized in this update were prepared by the City of Rockwall's Planning Department and are presented in a separate document. The land use assumptions projected an ultimate residential population of approximately 149,525 in the City of Rockwall's ultimate planning boundary.

The residential and non-residential growth provided by the City for the year 2019 through 2029 is summarized in Table No. 1.

TABLE NO. 1

Residential and Non-Residential Growth from 2019 to 2029

Year	LUA Residential Population *	Residential Population Served **	Non-Residential Uses*** Employees	
2019	49,616	44,748	25,369	
2029	73,228	64,768	34,064	
Res. Growth Rate	**1.48**		**Non-Res. Growth Rate**	**1.34**

** Residential Population Inside Planning Boundary*
*** Residential Population Served Inside Existing City of Rockwall City Limit Boundary*
**** Basic – Industrial Land Uses*
**** Service – Office & Institutional Land Uses*
**** Retail – Commercial Land Uses*

As shown in Table No. 1, increases in the residential population and non-residential uses will occur during the 10-year capital recovery period. The water demand and wastewater flows from the residential and non-residential uses dictate the ultimate size of facilities, while the rate of growth is important to determine the timing of system improvements to meet the City's growing needs. The eligible water impact fee facilities are shown **on Exhibit 1**. The eligible wastewater facilities are shown on **Exhibit 2** in this report.

SECTION II

WATER & WASTEWATER C.I.P. AND IMPACT FEE ANALYSIS

A. DEFINITION OF A SERVICE UNIT – WATER AND WASTEWATER

Chapter 395 of the Local Government Code requires that impact fees be based on a defined service unit. A "service unit" means a standardized measure of consumption, use generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards. This impact fee defines a water and wastewater service unit to be a *5/8-inch water meter* and has referred to this service unit as a Single Family Living Unit Equivalent (SFLUE). The SFLUE is based on the continuous duty capacity of a 5/8-inch water meter. This is the City of Rockwall's typical meter used for a single family detached dwelling, and therefore is considered to be equivalent to one "living unit". Other meter sizes can be compared to the 5/8-inch meter through a ratio of water flows as published by the American Water Works Association as shown in **Table No. 2** below. This same ratio is then used to determine the proportional water and wastewater impact fee amount for each water meter size.

TABLE NO. 2

Living Unit Equivalencies For Various Types and Sizes of Water Meters

Meter Type	Meter Size	Continuous Duty Maximum Rate (gpm) [(a)]	Ratio to 5/8" Meter
Simple	5/8"	10	1.0
Simple	1"	25	2.5
Simple	1-1/2"	50	5.0
Simple	2"	80	8.0
Compound	2"	80	8.0
Turbine (Irrigation)	2"	160	16.0
Compound	3"	160	16.0
Turbine (Irrigation)	3"	350	35.0
Compound	4"	250	25.0
Turbine (Irrigation)	4"	650	65.0
Compound	6"	500	50.0
Turbine (Irrigation)	6"	1,400	140.0
Compound	8"	800	80.0
Turbine (Irrigation)	8"	2,400	240.0
Turbine	10"	3,500	350.0
Turbine	12"	4,400	440.0

[(a)] *Source: AWWA Standard C700 - C703*

B. CALCULATION OF WATER & WASTEWATER - LIVING UNIT EQUIVALENTS

The City of Rockwall provided the existing water meter count by size category as of December 2018. In total, there are 15,680 domestic water and irrigation meters serving an existing population of 49,616 residents and business. **Table No. 3** shows the number of existing meters, the living unit equivalent factor and the total number of living unit equivalents for each sized water meter.

Similar, the City provided the number of wastewater accounts by corresponding water meter size. This number of wastewater accounts is 15,053. **Table No. 4** illustrates the existing wastewater accounts and the SFLUE's. The difference between the water and wastewater accounts is irrigation meters are not included in the wastewater accounts.

The residential growth rate of 1.48 in **Table 1** was applied to 5/8-inch through 1-1/2-inch meters. The non-residential growth rate of 1.34 in **Table 1** was applied to 2-inch through 12-inch meters. Utilizing these growth rates in a straight-line extrapolation of the existing water and wastewater accounts, the numbers of new accounts was calculated for the year 2029. City records indicate the historical growth of 5/8-inch and 1-inch meters is approximately 96% 5/8-inch meters and 4% 1-inch meters for the base meter sizes. These percentages were applied to the total growth of 5/8-inch and 1-inch meters. Living unit equivalents were then applied to the water meters and wastewater accounts for 2019 and 2029, resulting in a total number of living units. The difference in the total number of 2019 and 2029 living units results in the new living unit equivalents during the impact fee period. The calculation of living unit equivalents is summarized in **Table 3 and Table 4**.

TABLE NO. 3

Water Living Unit Equivalents 2019 – 2029

Meter Size	2019			2029			New Living Unit Equivalents During Impact Fee Period
	Number of Water Meters	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	Number of Water Meters	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	
5/8"	14,261	1.0	14,261	21,108	1.0	21,108	6,847
1"	597	2.5	1,493	882	2.5	2,205	712
1-1/2"	188	5.0	940	278	5.0	1,390	450
2"	617	8.0	4,936	827	8.0	6,616	1,680
3"	5	16.0	80	7	16.0	112	32
4"	10	25.0	250	13	25.0	325	75
6"	2	50.0	100	3	50.0	150	50
8"	0	80.0	0	0	80.0	0	0
10"	0	350.0	0	0	350.0	0	0
12"	0	440.0	0	0	440.0	0	0
Totals	**15,680**		**22,060**	**23,118**		**31,906**	**9,846**

TABLE NO. 4

Wastewater Living Unit Equivalents 2019 – 2029

Meter Size	2019			2029			New Living Unit Equivalents During Impact Fee Period
	Number of Wastewater Accounts	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	Number of Water Meters	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	
5/8"	14,179	1.0	14,179	20,956	1.0	20,956	6,777
1"	377	2.5	943	587	2.5	1,468	525
1-1/2"	126	5.0	630	186	5.0	930	300
2"	358	8.0	2,864	480	8.0	3,840	976
3"	5	16.0	80	7	16.0	112	32
4"	6	25.0	150	8	25.0	200	50
6"	2	50.0	100	3	50.0	150	50
8"	0	80.0	0	0	80.0	0	0
10"	0	350.0	0	0	350.0	0	0
12"	0	440.0	0	0	440.0	0	0
Totals	**15,053**		**18,946**	**22,227**		**27,656**	**8,710**

C. COST OF FACILITIES

Unit costs for proposed water and wastewater lines larger than 12 inches in diameter that are anticipated to be constructed between 2019 and 2029 by private development include the City's oversize cost participation only. These water and wastewater lines are colored green on **Exhibits 1 and 2**. Oversize cost participation from City is based on availability of funds. For City participation, the developer must bid the 12-inch as a base and the oversize as an additive alternate. City initiated water and wastewater lines include the full cost of the proposed facility. These water and wastewater lines are colored red on **Exhibits 1 and 2**. Developer initiated water and wastewater line projects which are 12 inches or less in diameter are not included in this Impact Fee analysis, as the cost for these size lines are the responsibility of the developer. These water and wastewater lines are colored light blue (cyan) on **Exhibits 1 and 2**.

Actual construction costs of the various existing elements of the water and wastewater systems were utilized where the information was known. The existing cost of facilities was determined from Contractor's final pay requests, City purchase orders, bid tabulation forms and developer's agreements. Existing water and wastewater facilities included in the impact fee analysis are only those with excess capacity available for future growth are colored dark blue on **Exhibits 1 and 2**.

Cost data for existing water and wastewater facilities included in the impact fee analysis were provided by the City. A 5% debt service, over a period of 20-years, has been added to all projects. Actual costs were used for those existing projects where records were available.

D. WATER DISTRIBUTION SYSTEM

Computer hydraulic models for the years 2019, 2029 and Buildout were prepared and analyzed by Birkhoff, Hendricks & Carter, L.L.P. The models were developed and water demand distributed from residential population and non-residential land use projections prepared by the City of Rockwall's Planning Department. The projected developed land areas from the City's Land Use Assumptions follow closely to the construction of major facilities in the system. These facilities include pump stations, storage tanks, and major distribution lines. All computer models were run for the Maximum Hourly Demands in a three-day extended period simulation to ensure proper sizing of the facilities to meet peak demands.

1. Existing Pump Stations, Ground Storage Reservoirs & Elevated Storage Tanks

The existing water distribution system included in the impact fee analysis (As of December 2018) includes the facilities summarized in **Table No. 5** and **Table No. 6**.

TABLE NO. 5

Water Distribution System -- Existing Pump Stations & Ground Storage

Pump Station	Number of Pumps	Rated Capacity (MGD)	Number of Ground Storage Tanks	Total Ground Storage Available (Gallons)
Heath Street 698.75	6	17.7	1	3,000,000
Eastside 698.75	6	25.9	1	3,000,000
698.75 Subtotal:	**12**	**43.6**	**2**	**6,000,000**
Eastside 780	3	8.6	1	1,000,000
780 Subtotal:	**3**	**8.6**	**1**	**1,000,000**
Total:	**15**	**52.2**	**3**	**7,000,000**

TABLE NO. 6

Existing Elevated Storage Tanks

Elevated Storage Tanks	Capacity in Million Gallons
Southside Elevated Storage Tank	1.0
Country Lane Elevated Storage Tank	2.0
Springer Elevated Storage Tank	2.0
Total	**5.0**

The pump stations and ground storage facilities were analyzed with the maximum daily demand, while elevated storage acts dynamically and therefore was analyzed utilizing the difference between the Maximum Hourly Demand and the Maximum Daily Demand.

2. Distribution Lines

The distribution lines consist of all lines within the Service Area planning boundary supplying water to customers in the City of Rockwall. Existing and proposed distribution lines vary in size from 5/8-inch services to 48-inch transmission lines and pump station piping. The cost of water lines includes construction cost, appurtenances (water valves, fire hydrants, taps and the like), utility relocations, purchase of easements and engineering costs. Financing cost over a 20-year term is included for each project.

Unit cost for proposed capital improvement water lines 12-inches and larger in diameter classified as City initiated, or City participation in oversize water lines. Developer's initiated water line projects, 12 inches or less in diameter were not included in this Impact Fee analysis, as the cost for these size lines are the responsibility of the developer.

3. Water Supply

The City of Rockwall currently receives all of its water supply from the North Texas Municipal Water District (NTMWD). Rockwall's allocation of the capital cost of services as a Member of the NTMWD was specifically excluded from the impact fee analysis.

If included, Rockwall's share of the NTMWD capital cost could include the original construction cost, expansion cost and financing cost of the following components:

a) Water Rights Cost in Lake Lavon and other Sources

b) Raw Water Intake Structures

c) Raw Water Pump Stations

d) Treatment Plant and Expansion

e) High Service Pump Stations

f) Transmission Lines

g) NTMWD Owned Ground Storage Facilities

NTMWD has indicated that determining Rockwall's portion of cost for these items would not be possible, thus these costs have not been included in this analysis.

4. Water Distribution System Capital Improvement Projects for Impact Fees

In order to meet the demands of the anticipated growth over the next 10-years, as provided in the Land Use Assumptions prepared by the City of Rockwall, certain water distribution system improvements are required. **Exhibit 1** shows the recommended water system improvements and **Table No. 7** itemizes each project and the project cost in 2019 dollars. These recommended improvements form the basis for the water system impact fee calculation.

The capital improvement plan for impact fees provides for system improvements within the defined Service Area Planning Boundary. Most of the capital improvements are within the city limits, as requested by the City due to new State of Texas Annexation Laws.

CITY OF ROCKWALL
WATER DISTRIBUTION SYSTEM IMPACT FEE
2019-2029 CAPITAL IMPROVEMENT PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
DALLAS, TEXAS
FIRM F-526

AUGUST 2019

DRAFT

NOT TO SCALE

HEATH ST. PUMP STATION
FIRM PUMPING CAPACITY:
EXIST. CAPACITY - 14.4 MGD
GROUND STORAGE:
EXIST. CAPACITY - 3 MG
2021 - ELECTRICAL IMPROVEMENTS TO INCREASE CAPACITY
20

EASTSIDE PUMP STATION
FIRM PUMPING CAPACITY:
EXIST. CAPACITY - 24.2 MGD
2029 - ADD 2.9 MGD PUMP
24
GROUND STORAGE:
EXIST. CAPACITY - 4 MG
2024 - ADD 2 MG
22

EXISTING SOUTHSIDE 1.0 MG ELEVATED TANK

EXISTING COUNTRY LN 2.0 MG ELEVATED TANK

EXISTING SPRINGER 2.0 MG ELEVATED TANK

PROPOSED (2022) MIMS RD. 1.5 MG ELEVATED TANK
21

PROPOSED S.H. 276 PUMP STATION LAND ACQUISITION (2025)
23

4 2023

2 2023

3 2023

5 2025

6 2029

7 2029

1 2022

LEGEND

- EXISTING WATER LINE
- EXISTING WATER LINE (IMPACT FEE)
- PROP. WATER LINE (DEVELOPER CONSTRUCTED 12-INCH UNLESS OTHERWISE NOTED)
- PROP. IMPACT FEE WATER LINE (DEVELOPER INITIATED - CITY OVERSIZE PARTICIPATION)
- PROPOSED IMPACT FEE WATER LINE (CITY INITIATED & CONSTRUCTED)
- CITY LIMITS
- PLANNING BOUNDARY
- EXISTING PUMP STATION
- PROPOSED PUMP STATION
- EXISTING ELEVATED STORAGE TANK
- PROPOSED ELEVATED STORAGE TANK
- 1 2019 — CIP PROJECT ID NUMBER & YEAR

EXHIBIT 1

Table No. 7

10-Year Water System Capital Improvement Plan for Impact Fees

PROPOSED WATER LINES

CIP #	Year	1=City Participation in Cost Oversize 2=City Initiated and Funded	Service Area	Water Line Projects (X) = Water Line CIP Project ID Number	Length (FT)	Size	Opinion of Construction Cost (A)	Debt Service (B)	Total Project Cost
1	2022	2	698.75	Mims Road / County Line Road Looping Water Lines (Pipes 2096, 2097, 2118)	6,151	20"	$ 1,402,428	$ 736,275	$ 2,138,703
2	2023	2	780	IH-30 - F.M. 3549/Corporate Crossing (Pipes 4039, 4124)	1,287	12"-16"	$ 531,800	$ 279,195	$ 810,995
3	2023	2	780	John King Blvd. 780 Water Lines North (Pipes 4123)	423	16"	$ 274,950	$ 144,349	$ 419,299
4	2023	2	780	S.H. 66 - F.M. 3549 780 Service Area Loop (Pipes 4007, 4008, 4009)	6,394	12"	$ 767,280	$ 402,822	$ 1,170,102
5	2025	1	698.75	S.H. 205 Water Lines (Pipes 2117, 2136)	2,496	16"	$ 149,760	$ 78,624	$ 228,384
6	2029	1	780	Springer Ln. 16" Water Line (Pipe 4043)	2,714	16"	$ 162,840	$ 85,491	$ 248,331
7	2029	1	780	S.H. 276 Pump Station Transmission Main West (Pipes 4071, 4072, 4073)	3,329	16"	$ 270,300	$ 141,908	$ 412,208
				Subtotal: Proposed Water Lines			**$ 3,559,358**	**$ 1,868,664**	**$ 5,428,022**

PROPOSED PUMPING AND STORAGE FACILITIES

CIP #	Year	Service Area	Pump Station, Ground Storage & Elevated Storage Project		Added Capacity	Opinion of Construction Cost (A)	Debt Service (B)	Total Project Cost
20	2021	698.75	Heath Street Pump Station Improvements		7.0 MGD	$ 2,730,000	$ 1,433,250	$ 4,163,250
21	2022	780	Mims 1.5 MG EST & Purchase 2-Acres		1.5 MG	$ 3,421,075	$ 1,796,064	$ 5,217,139
22	2024	698.75/780	Eastside Ground Storage Reservoir No. 3		2.0 MG	$ 2,855,600	$ 1,499,190	$ 4,354,790
23	2025	780	Proposed SH 276 Pump Station Land Acquisition		10 Acres	$ 590,340	$ 309,929	$ 900,269
24	2029	698.75/780	Eastside 780 Service Area 2.9 MGD Pump		2.9 MGD	$ 1,878,025	$ 985,963	$ 2,863,988
			Subtotal: Proposed Pumping and Storage Facilities			**$ 11,475,040**	**$ 6,024,396**	**$ 17,499,436**

PLANNING EXPENSES

Year		Project Description			Engineering Services	Debt Service (B)	Total Project Cost
2019		Water & Wastewater System Master Plan & Impact Fee Analysis			$ 74,675		$ 74,675
		Subtotal: Planning Expenses			**$ 74,675**	**$ -**	**$ 74,675**
		GRAND TOTAL: WATER DISTRIBUTION 10-YEAR CIP			**$ 15,109,073**	**$ 7,893,060**	**$ 23,002,133**

(A) Opinion of Cost includes:
a) Engineer's Opinion of Construction Cost
b) Professional Services Fees (Survey, Engineering, Testing, Legal)
c) Cost of Easement or Land Acquisitions

(B) Debt Service Based on 20-Year Simple Interest Bonds at 5%

5. Utilized Capacity

Utilized capacity for the water distribution system was calculated based on the water line size required for each model year (2019, 2029 and buildout). Analysis of the water distribution system is based on the maximum daily demand, maximum hourly demand, and the minimum hourly demand. Pump station capacity is generally based on the maximum daily system demand while transmission and distribution facilities are sized based on either the maximum hourly demand or the minimum hourly demand, whichever demand is greater for a particular water line. Often times, the capacity of water lines are determined by the flows generated by the minimum hourly demand. The minimum hourly flows are usually higher in those lines that are used to refill elevated storage. For each line segment in the water distribution model, the maximum buildout flow rate in the line was compared to the flow rate in the same line segment for the 2019 and the 2029 models.

The percent utilized capacity was then calculated for each year based on the buildout capacity. The utilized capacity during the Impact Fee period is the difference between the year 2029 capacity and the year 2019 capacity. **Table No. 8** below summarizes the project cost and utilized capacity cost over the Capital Recovery Period (CRP) of 2019 - 2029 for each element of the Water Distribution System. The utilized capacity for each water distribution facility, both existing and proposed, is presented in detail in Impact Fee Capacity Calculation **Table Nos. 9, 10, 11, 12, 13 and 14.**

Table No. 8

Summary of Eligible Water Distribution Project Cost and Utilized Capacity Cost

Water System Facility	20-Year Project Cost	Utilized Capacity ($) In the CRP
Existing Pump Stations & Storage	$24,635,679	$8,804,864
Existing Transmission/Distribution Lines	$14,222,504	$2,863,156
Proposed Pump Stations & Storage	$17,499,436	$15,502,253
Proposed Transmission/Distribution Lines	$5,428,022	$3,005,499
CCN Acquisition	$5,048,042	$656,510
Planning Expenses	$74,675	$74,675
Total:	**$66,908,358**	**$30,906,957**

TABLE NO. 9
Water Pump Station Facilities

Pump Station Improvements			Year Const.	Projected Capacity (MGD)	Pump Station Cost ($) Const.	Engineering & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	Capacity Utilized (%) 2019	2029	In The CRF Period	Capacity Utilized ($) 2019	2029	In The CRF Period
PUMP STATIONS														
Existing Pump Station Facilities														
Heath Street Original Construction	[6]		Unknown	7.7	$ 1,363,700		$ 715,943	$ 2,079,643	49%	100%	51%	$ 1,013,029	$ 2,079,643	$ 1,066,614
Eastside 698.75 Original Pump Station	[5]		1992	8.0	$ 1,245,503		$ 653,889	$ 1,899,392	100%	100%	0%	$ 1,899,392	$ 1,899,392	$ -
Eastside 698.75 Replace Pump 1 & 2, Install Pump 4	[3]		1999	9.9	$ 357,909	$ 39,000	$ 208,377	$ 605,286	100%	100%	0%	$ 605,286	$ 605,286	$ -
Eastside 698.75 Install Pump 6	[1]		2004	7.5	$ 130,000	$ 143,080	$ 143,367	$ 416,447	100%	100%	0%	$ 416,447.0	$ 416,447.0	$ -
Eastside 780 Pump Station	[3]		2007	8.7	$ 1,629,000	$ 226,522	$ 974,149	$ 2,829,671	42%	96%	54%	$ 1,188,462	$ 2,716,484	$ 1,528,022
Existing Pump Station Subtotal:					**$ 4,726,112**	**$ 408,602**	**$ 2,695,725**	**$ 7,830,439**				**$ 5,122,616**	**$ 7,717,252**	**$ 2,594,636**
Proposed Pump Station Facilities														
Heath St. Electrical Improvements & Emergency Generators to Increase Pump Capacity	[1]	**	2021	+7	$ 2,481,818	$ 248,182	$ 1,433,250	$ 4,163,250	0%	100%	100%	$ -	$ 4,163,250	$ 4,163,250
Proposed SH 276 Land Acquisition (10-Acres)	[1]		2025		$ 550,340	$ 40,000	$ 309,929	$ 900,269	0%	100%	100%	$ -	$ 900,269	$ 900,269
Eastside 780 Install Pump 4	[1]	**	2029	+2.9	$ 1,707,295	$ 170,730	$ 985,963	$ 2,863,988	0%	96%	96%	$ -	$ 2,749,428	$ 2,749,428
Proposed Pump Station Subtotal:					**$ 4,739,454**	**$ 458,911**	**$ 2,729,142**	**$ 7,927,507**				**$ -**	**$ 7,812,947**	**$ 7,812,947**
Pump Station Grand Total					**$ 9,465,566**	**$ 867,513**	**$ 5,424,867**	**$ 15,757,946**				**$ 5,122,616**	**$ 15,530,199**	**$ 10,407,583**

* Includes Property Acquisition
** 10% of Construction Assumed for Engineering and Testing
(1) Estimated Cost in 2019 Dollars
[4] Number of Pumps

TABLE NO. 10
Ground Storage Reservoirs

Pump Station		Year Const.	Capacity (MG)	Capital Cost ($) Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	Capacity Utilized (%) 2019	2029	In the CRF Period	Capacity Utilized ($) 2019	2029	In the CRF Period
EXISTING GROUND STORAGE RESERVOIRS													
Eastside No. 2	1	2006	4.0	$ 2,420,695	$ 67,524	$ 1,306,315	$ 3,794,534	67.0%	78.0%	11.0%	$ 2,542,338	$ 2,959,737	$ 417,399
Heath St. No. 1	1	1986	3.0	$ 825,810		$ 433,550	$ 1,259,360	77.0%	100.0%	23.0%	$ 969,707	$ 1,259,360	$ 289,653
Existing Ground Storage Subtotal			**7.00**	**$ 3,246,505**	**$ 67,524**	**$ 1,739,865**	**$ 5,053,894**				**$ 3,512,045**	**$ 4,219,097**	**$ 707,052**
PROPOSED GROUND STORAGE RESERVOIRS													
Eastside No. 3 (Tank Buried)	2*	2024	2.0	$ 2,596,000	$ 259,600	$ 1,499,190	$ 4,354,790	0.0%	78%	78.3%	$ -	$ 3,411,252	$ 3,411,252
Proposed Ground Storage Subtotal			**2.00**	**$ 2,596,000**	**$ 259,600**	**$ 1,499,190**	**$ 4,354,790**				**$ -**	**$ 3,411,252**	**$ 3,411,252**
Ground Storage Grand Total			**9.00**	**$ 5,842,505**	**$ 327,124**	**$ 3,239,055**	**$ 9,408,684**				**$ 3,512,045**	**$ 7,630,349**	**$ 4,118,304**

* 10% of Construction Assumed for Engineering and Testing

(1) Actual Cost

(2) Estimated Cost in 2019 Dollars

TABLE NO. 11
Elevated Storage Tanks

Elevated Storage		Pressure Divide	Year Const.	Storage Capacity (MGD)	Capital Cost ($)				Capacity Utilized (%)			Capacity Utilized ($)		
					Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	2019	2029	In the CRF Period	2019	2029	In the CRF Period
EXISTING ELEVATED STORAGE TANKS														
Southside	2	698.75	1992	1.0	$ 1,363,700	$ -	$ 715,943	$ 2,079,643	100.0%	100.0%	0.0%	$ 2,079,643	$ 2,079,643	$ -
Springer	1	698.75	2004	2.0	$ 2,158,000	$ 215,800	$ 1,246,245	$ 3,620,045	16.0%	51.0%	35.0%	$ 579,207	$ 1,846,223	$ 1,267,016
Country Ln.	1	780	2008	2.0	$ 3,863,300	$ 105,000	$ 2,083,358	$ 6,051,658	30.0%	100.0%	70.0%	$ 1,815,497	$ 6,051,658	$ 4,236,161
Existing Elevated Storage Subtotal				**5.0**	**$ 7,385,000**	**$ 320,800**	**$ 4,045,546**	**$ 11,751,346**				**$ 4,474,348**	**$ 9,977,524**	**$ 5,503,176**
PROPOSED ELEVATED STORAGE TANKS														
Mims	2*	698.75	2022	2.0	$ 3,110,068	$ 311,007	$ 1,796,064	$ 5,217,139	0.0%	82.0%	82.0%	$ -	$ 4,278,054	$ 4,278,054
Existing Elevated Storage Subtotal				**2.0**	**$ 3,110,068**	**$ 311,007**	**$ 1,796,064**	**$ 5,217,139**				**$ -**	**$ 4,278,054**	**$ 4,278,054**
Elevated Storage Grand Total				**5.0**	**$ 10,495,068**	**$ 631,807**	**$ 5,841,610**	**$ 16,968,485**				**$ 4,474,348**	**$ 14,255,578**	**$ 9,781,230**

* 10% of Construction Assumed for Engineering and Testing

(1) Actual Cost

(2) Estimated Cost in 2019 Dollars

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2019	2029	During Fee Period	2019	2029	During Fee Period
FM 552 WATER LINE (SH 205 TO MIDDLE SCHOOL)																
2	P1138	698.75	652	16		$82.70	$53,918		$28,307	$82,225	100%	100%	0%	$82,225	$82,225	$0
2	P1139	698.75	371	16		$82.70	$30,680		$16,107	$46,787	100%	100%	0%	$46,787	$46,787	$0
2	P1140	698.75	1,125	16		$82.70	$93,034		$48,843	$141,877	100%	100%	0%	$141,877	$141,877	$0
2	P1141	698.75	1,803	16		$82.70	$149,102		$78,278	$227,380	100%	100%	0%	$227,380	$227,380	$0
Subtotal:			**3,951**		**2007**		**$326,734**	**5%**	**$171,535**	**$498,269**				**$498,269**	**$498,269**	**$0**
FM 552 WATER LINE (MIDDLE SCHOOL TO FM 1141)																
1	P1142	698.75	1,823	16		$3.98	$7,257		$3,810	$11,067	100%	100%	0%	$11,067	$11,067	$0
1	P1143	698.75	358	16		$3.98	$1,425		$748	$2,173	100%	100%	0%	$2,173	$2,173	$0
1	P1144	698.75	968	16		$3.98	$3,854		$2,023	$5,877	100%	100%	0%	$5,877	$5,877	$0
1	P1145	698.75	1,197	16		$3.98	$4,765		$2,502	$7,267	100%	100%	0%	$7,267	$7,267	$0
1	P1811	698.75	1,492	16		$3.98	$5,940		$3,119	$9,059	100%	100%	0%	$9,059	$9,059	$0
1	P1812	698.75	266	16		$3.98	$1,059		$556	$1,615	100%	100%	0%	$1,615	$1,615	$0
Subtotal:			**6,104**		**2006**		**$24,300**	**5%**	**$12,758**	**$37,058**				**$37,058**	**$37,058**	**$0**
FM 1141 WATER LINE (FM 552 TO COUNTRY LANE)																
1	P1149	698.75	432	16		$19.92	$8,605		$4,518	$13,123	100%	100%	0%	$13,123	$13,123	$0
1	P1150	698.75	1,285	16		$19.92	$25,595		$13,437	$39,032	100%	100%	0%	$39,032	$39,032	$0
Subtotal:			**1,717**		**2006**		**$34,200**	**5%**	**$17,955**	**$52,155**				**$52,155**	**$52,155**	**$0**
FM 1141 WATER LINE (COUNTRY LANE TO CLEM ROAD)																
2	P1155	698.75	1,674	16		$125.19	$209,566		$110,022	$319,588	100%	100%	0%	$319,588	$319,588	$0
2	P1156	698.75	724	16		$125.19	$90,637		$47,584	$138,221	23%	45%	22%	$31,791	$62,199	$30,409
2	P1157	698.75	1,063	16		$125.19	$133,076		$69,865	$202,941	22%	45%	23%	$44,647	$91,323	$46,676
Subtotal:			**3,461**		**2008**		**$433,279**	**5%**	**$227,471**	**$660,750**				**$396,026**	**$473,110**	**$77,085**

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2019	2029	During Fee Period	2019	2029	During Fee Period
COUNTRY LANE WATER LINE (FM 1141 TO COUNTRY LANE ELEVATED STORAGE TANK)																
2	P1151	698.75	1,158	20		$109.56	$126,874		$66,609	$193,483	100%	100%	0%	$193,483	$193,483	$0
2	P1810	698.75	611	24		$109.56	$66,943		$35,145	$102,088	100%	100%	0%	$102,088	$102,088	$0
	Subtotal:		**1,769**		**2008**		**$193,817**	**5%**	**$101,754**	**$295,571**				**$295,571**	**$295,571**	**$0**
700 SERVICE AREA WATER LINE IMPROVEMENTS																
16" Country Ln. from Country Ln. EST to FM 549; 16" FM 549 from Country Ln. to Clem Road; 12" Clem Rd. from FM549 to FM 1141; 16" & 12" FM 1441 from Clem Rd. to SH 205 Bypass)																
2	P1152	698.75	2,128	16		$61.16	$130,142		$68,325	$198,467	100%	100%	0%	$198,467	$198,467	$0
2	P1153	698.75	2,026	16		$61.16	$123,904		$65,050	$188,954	100%	100%	0%	$188,954	$188,954	$0
2	P1154	698.75	3,019	12		$61.16	$184,633		$96,932	$281,565	84%	89%	5%	$236,515	$250,593	$14,078
2	P1158	698.75	2,686	16		$61.16	$164,268		$86,241	$250,509	41%	58%	17%	$102,709	$145,295	$42,587
2	P1249	698.75	1,965	12		$61.16	$120,174		$63,091	$183,265	94%	100%	6%	$172,269	$183,265	$10,996
2	P1814	698.75	242	12		$61.16	$14,800		$7,770	$22,570	100%	100%	0%	$22,570	$22,570	$0
2	P1822	698.75	221	16		$61.16	$13,516		$7,096	$20,612	100%	100%	0%	$20,612	$20,612	$0
2	P1823	698.75	1,509	16		$61.16	$92,286		$48,450	$140,736	54%	83%	29%	$75,997	$116,811	$40,813
2	P3099	780	1,486	12		$61.16	$90,879		$47,711	$138,590	100%	100%	0%	$138,590	$138,590	$0
2	P3100	780	1,382	16		$61.16	$84,519		$44,372	$128,891	100%	100%	0%	$128,891	$128,891	$0
	Subtotal:		**16,664**		**2008**		**$1,019,122**	**5%**	**$535,038**	**$1,554,159**				**$1,285,574**	**$1,394,048**	**$108,474**
HAYS ROAD WATER LINE (FM 552 TO QUAIL RUN ROAD)																
2	P1162	698.75	894	20		$210.52	$188,201		$98,806	$287,007	40%	45%	5%	$114,803	$129,153	$14,350
2	P1163	698.75	1,505	20		$210.52	$316,826		$166,334	$483,160	63%	65%	2%	$304,391	$314,054	$9,663
2	P1819	698.75	684	20		$210.52	$143,993		$75,596	$219,589	36%	39%	3%	$79,052	$85,640	$6,588
2	P1833	698.75	816	20		$210.52	$171,781		$90,185	$261,966	57%	63%	6%	$149,321	$165,039	$15,718
	Subtotal:		**3,899**		**2002**		**$820,800**	**5%**	**$430,921**	**$1,251,722**				**$647,567**	**$693,886**	**$46,319**
QUAIL RUN ROAD WATER LINE I (SH 205 (GOLIAD) TO HAYS ROAD)																
1	P1164	698.75	482	20		$15.88	$7,654		$4,018	$11,672	81%	85%	4%	$9,454	$9,921	$467
1	P1165	698.75	419	16		$15.88	$6,654		$3,493	$10,147	80%	85%	5%	$8,118	$8,625	$507
1	P1166	698.75	1,211	16		$15.88	$19,231		$10,096	$29,327	77%	84%	7%	$22,582	$24,635	$2,053
1	P1167	698.75	1,005	16		$15.88	$15,960		$8,379	$24,339	77%	84%	7%	$18,741	$20,445	$1,704
	Subtotal:		**3,117**		**2002**		**$49,500**	**5%**	**$25,986**	**$75,485**				**$58,895**	**$63,626**	**$4,731**
QUAIL RUN ROAD WATER LINE II (HAYS ROAD TO SH 205 BYPASS)																
2	P1161	698.75	1,541	12		$85.74	$132,122		$69,364	$201,486	100%	100%	0%	$201,486	$201,486	$0
2	P1815	698.75	1,394	12		$85.74	$119,518		$62,747	$182,265	100%	100%	0%	$182,265	$182,265	$0
	Subtotal:		**2,935**		**2008**		**$251,640**	**5%**	**$132,111**	**$383,751**				**$383,751**	**$383,751**	**$0**

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2019	2029	During Fee Period	2019	2029	During Fee Period
QUAIL RUN ROAD WATER LINE III (SH 205 BYPASS TO FM 1141)																
2	P1159	698.75	1,888	12		$92.26	$174,185		$91,447	$265,632	100%	100%	0%	$265,632	$265,632	$0
2	P1160	698.75	1,582	12		$92.26	$145,954		$76,626	$222,580	50%	61%	11%	$111,290	$135,774	$24,484
2	P1820	698.75	985	16		$92.26	$90,875		$47,709	$138,584	100%	100%	0%	$138,584	$138,584	$0
	Subtotal:		**4,455**		**2008**		**$411,014**	**5%**	**$215,782**	**$626,796**				**$515,506**	**$539,990**	**$24,484**
SH 205 WATER LINE (DARRIN DRIVE TO QUAIL RUN ROAD)																
2	P1228	698.75	449	24		$132.11	$59,316		$31,141	$90,457	73%	85%	12%	$66,034	$76,888	$10,855
2	P1229	698.75	1,865	24		$132.11	$246,380		$129,349	$375,729	73%	85%	12%	$274,282	$319,370	$45,087
2	P1230	698.75	1,613	24		$132.11	$213,089		$111,872	$324,961	72%	90%	18%	$233,972	$292,465	$58,493
	Subtotal:		**3,927**		**2003**		**$518,785**	**5%**	**$272,362**	**$791,147**				**$574,288**	**$688,723**	**$114,435**
IH 30 EASTBOUND SERVICE ROAD WATER LINE (WEST OF SH 205 BYPASS TO FM 549)																
2	P1771	698.75	609	16		$153.22	$93,313		$48,989	$142,302	100%	100%	0%	$142,302	$142,302	$0
2	P1806	698.75	136	16		$153.22	$20,838		$10,940	$31,778	100%	100%	0%	$31,778	$31,778	$0
2	P3000	780	1,404	16		$153.22	$215,125		$112,941	$328,066	58%	100%	42%	$190,278	$328,066	$137,788
2	P3001	780	2,768	16		$153.22	$424,120		$222,663	$646,783	48%	100%	52%	$310,456	$646,783	$336,327
2	P3002	780	808	16		$153.22	$123,804		$64,997	$188,801	36%	59%	23%	$67,968	$111,393	$43,424
	Subtotal:		**5,725**		**2004**		**$877,200**	**5%**	**$460,530**	**$1,337,730**				**$742,782**	**$1,260,322**	**$517,539**
IH 30 WESTBOUND SERVICE ROAD WATER LINE (FM 549 TO ENTERPRISE)																
2	P1532	698.75	685	16		$115.23	$78,934		$41,440	$120,374	95%	100%	5%	$114,355	$120,374	$6,019
2	P1533	698.75	2,506	16		$115.23	$288,773		$151,606	$440,379	100%	100%	0%	$440,379	$440,379	$0
2	P1827	698.75	187	16		$115.23	$21,548		$11,313	$32,861	100%	100%	0%	$32,861	$32,861	$0
2	P3101	780	648	16		$115.23	$74,671		$39,202	$113,873	100%	100%	0%	$113,873	$113,873	$0
2	P3102	780	1,285	16		$115.23	$148,074		$77,739	$225,813	100%	100%	0%	$225,813	$225,813	$0
	Subtotal:		**5,311**		**2004**		**$612,000**	**5%**	**$321,300**	**$933,300**				**$927,281**	**$933,300**	**$6,019**
TOWNSEND DRIVE WATER LINE (EASTSIDE PS TO SH 276)																
2	P3091	780	2,646	20		$181.55	$480,393		$252,206	$732,599	43%	74%	31%	$315,018	$542,123	$227,106
	Subtotal:		**2,646**		**2007**		**$480,393**	**5%**	**$252,206**	**$732,599**				**$315,018**	**$542,123**	**$227,106**

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2019	2029	During Fee Period	2019	2029	During Fee Period
SPRINGER ROAD WATER LINE (FM 549 TO SPRINGER ELEVATED STORAGE TANK)																
2	P3020	780	2,669	16		$76.53	$204,256		$107,234	$311,490	72%	76%	4%	$224,273	$236,732	$12,460
Subtotal:			**2,669**		**2004**		**$204,256**	**5%**	**$107,234**	**$311,490**				**$224,273**	**$236,732**	**$12,460**
SPRINGER ELEVATED STORAGE TANK WATER LINE (SPRINGER ROAD TO SH 276)																
2	P3071	780	225	24		$147.72	$33,238		$17,450	$50,688	32%	38%	6%	$16,220	$19,261	$3,041
2	P3072	780	861	24		$147.72	$127,189		$66,774	$193,963	57%	67%	10%	$110,559	$129,955	$19,396
Subtotal:			**1,086**		**2004**		**$160,427**	**5%**	**$84,224**	**$244,651**				**$126,779**	**$149,216**	**$22,437**
MIMS ROAD WATER LINE (SIDS ROAD TO SH 205)																
2	P1739	698.75	2,233	16		$100.71	$224,876		$118,060	$342,936	100%	100%	0%	$342,936	$342,936	$0
2	P1828	698.75	1,340	12		$100.71	$134,946		$70,847	$205,793	77%	100%	23%	$158,461	$205,793	$47,332
Subtotal:			**3,573**		**2008**		**$359,822**	**5%**	**$188,907**	**$548,729**				**$501,397**	**$548,729**	**$47,332**
FM 549 WATER LINE I (FONTANNA RANCH ADDITION TO OAKS OF BUFFALO WAY ADDITION)																
2	P3061	780	2,835	12		$90.67	$257,043		$134,948	$391,991	18%	59%	41%	$70,558	$231,275	$160,716
2	P3062	780	1,124	12		$90.67	$101,911		$53,503	$155,414	100%	100%	0%	$155,414	$155,414	$0
2	P3063	780	1,435	12		$90.67	$130,108		$68,307	$198,415	47%	50%	3%	$93,255	$99,208	$5,952
2	P3106	780	806	12		$90.67	$73,078		$38,366	$111,444	49%	61%	12%	$54,608	$67,981	$13,373
3	P3110	780	594	12		$90.67	$53,857		$28,275	$82,132	31%	48%	17%	$25,461	$39,423	$13,962
4	P3111	780	821	12		$90.67	$74,438		$39,080	$113,518	100%	100%	0%	$113,518	$113,518	$0
Subtotal:			**7,615**		**2008**		**$690,436**	**5%**	**$362,479**	**$1,052,914**				**$512,814**	**$706,819**	**$194,003**

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											2019	2029	During Fee Period	2019	2029	During Fee Period
FM 549 WATER LINE II (STANDING OAK LANE TO JEFF BOYD DRIVE)																
2	P1821	698.75	475	12		$32.08	$15,238		$8,000	$23,238	13%	30%	17%	$3,021	$6,971	$3,950
2	P3067	780	1,260	12		$32.08	$40,422		$21,221	$61,643	10%	38%	28%	$6,164	$23,424	$17,260
2	P3068	780	2,252	12		$32.08	$72,246		$37,929	$110,175	14%	20%	6%	$15,425	$22,035	$6,611
	Subtotal:		**3,987**		**2008**		**$127,907**	**5%**	**$67,150**	**$195,056**				**$24,610**	**$52,430**	**$27,821**
FM 3097 WATER LINE (BUFFALO CREEK WWTPP TO WALLACE LANE)																
2	P1663	698.75	2,324	12		$95.50	$221,938		$116,517	$338,455	22%	70%	48%	$74,460	$236,919	$162,458
2	P1664	698.75	2,335	12		$95.50	$222,988		$117,069	$340,057	5%	78%	73%	$17,003	$265,244	$248,242
2	P1829	698.75	1,457	12		$95.50	$139,141		$73,049	$212,190	0%	72%	72%	$0	$152,777	$152,777
	Subtotal:		**6,116**		**2008**		**$584,067**	**5%**	**$306,635**	**$890,702**				**$91,463**	**$654,940**	**$563,477**
COUNTY LINE ROAD WATER LINE I (FM 3097 TO RANCH TRAIL)																
2	P1734	698.75	2,324	12		$95.79	$222,625		$116,878	$339,503	37%	81%	44%	$125,616	$274,997	$149,381
	Subtotal:		**2,324**		**2008**		**$222,625**	**5%**	**$116,878**	**$339,503**				**$125,616**	**$274,997**	**$149,381**
JOHN KING / BREEZY HILL WATER LINE (FM 552 TO BREEZY HILL)																
1	P1868	698.75	2,632	16		$18.04	$47,493		$24,934	$72,427	21%	77%	56%	$15,210	$55,769	$40,559
1	P1869	698.75	2,662	16		$18.04	$48,035		$25,218	$73,253	16%	67%	51%	$11,720	$49,080	$37,359
	Subtotal:		**5,294**		**2014**		**$95,528**	**5%**	**$50,152**	**$145,680**				**$26,930**	**$104,849**	**$77,918**
BOYDSTUN STREET WATER LINE (FROM GOLIAD STREET TO CLARK STREET)																
2	P1376	698.75	171	12		$225.86	$38,622		$20,277	$58,899	84%	100%	16%	$49,475	$58,899	$9,424
2	P1377	698.75	403	12		$225.86	$91,020		$47,786	$138,806	85%	100%	15%	$117,985	$138,806	$20,821
2	P1378	698.75	1,194	12		$225.86	$269,673		$141,579	$411,252	96%	100%	4%	$394,802	$411,252	$16,450
	Subtotal:		**1,768**		**2018**		**$399,315**	**5%**	**$209,642**	**$608,957**				**$562,262**	**$608,957**	**$46,695**
COUNTY LINE ROAD WATER LINE II (FROM LYNNE DRIVE TO RENEE DRIVE)																
2	P2098	698.75	1,782	12		$240.78	$429,069		$225,261	$654,330	2%	93%	91%	$13,087	$608,527	$595,440
	Subtotal:		**1,782**		**2019**		**$429,069**	**5%**	**$225,261**	**$654,330**				**$13,087**	**$608,527**	**$595,440**
EXISTING TOTAL:			**101,895**				**$9,326,237**		**$4,896,271**	**$14,222,504**				**$8,938,972**	**$11,802,128**	**$2,863,156**

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

**Average Unit Costs are Based in 2019 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.*

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity 2019	(%) Utilized Capacity 2029	(%) Utilized Capacity During Fee Period	($) Utilized Capacity 2019	($) Utilized Capacity 2029	($) Utilized Capacity During Fee Period
1 - MIMS ROAD / COUNTY LINE ROAD LOOPING WATER LINES															
Pipes P2096 & P2097 Along Future Thouroghfare and Renee Drive from Mims Road South to County Line Road; Pipe 2118 Along Mims Road to Goliad Street															
2 P2096 *	698.75	2,162	20		$228.00	$492,936		$258,792	$751,728	0%	97%	97%	$0	$729,176	$729,176
2 P2097 *	698.75	2,459	20		$228.00	$560,652		$294,342	$854,994	0%	95%	95%	$0	$812,244	$812,244
2 P2118 *	698.75	1,530	20		$228.00	$348,840		$183,141	$531,981	0%	71%	71%	$0	$377,707	$377,707
Subtotal:		**6,151**		**2022**		**$1,402,428**	**5%**	**$736,275**	**$2,138,703**				**$0**	**$1,919,127**	**$1,919,127**
2 - I.H.-30 - FM 3549/CORPORATE CROSSING															
Creating 780 Service Area North of IH-30 (*16" Diameter Cost Based on Bore Across IH-30 & FM549*)															
2 P4039 *	780	575	12		$120.00	$69,000		$36,225	$105,225	0%	28%	28%	$0	$29,463	$29,463
2 P4124 *	780	712	16		$650.00	$462,800		$242,970	$705,770	0%	33%	33%	$0	$232,904	$232,904
		1,287		**2023**		**$531,800**	**5%**	**$279,195**	**$810,995**				**$0**	**$262,367**	**$262,367**
3 - JOHN KING BLVD 780 WATER LINES NORTH															
Pipe P4123 is a Bore Across IH-30															
2 P4123 *	780	423	16		$650.00	$274,950		$144,349	$419,299	0%	21%	21%	$0	$88,053	$88,053
		423		**2023**		**$274,950**	**5%**	**$144,349**	**$419,299**				**$0**	**$88,053**	**$88,053**
4 - S.H. 66 - F.M. 3549 780 SA LOOP															
From the Termination of the Existing S.H. 66 12" Water Line East to F.M. 549, South Along F.M. 549 from S.H. 66 to Eastridge Church of Christ 16" Existing Water Line															
2 P4007 *	780	3,439	12		$120.00	$412,680		$216,657	$629,337	0%	38%	38%	$0	$239,148	$239,148
2 P4008 *	780	2,174	12		$120.00	$260,880		$136,962	$397,842	0%	11%	11%	$0	$43,763	$43,763
2 P4009 *	780	781	12		$120.00	$93,720		$49,203	$142,923	0%	12%	12%	$0	$17,151	$17,151
Subtotal:		**6,394**		**2023**		**$767,280**	**5%**	**$402,822**	**$1,170,102**				**$0**	**$300,062**	**$300,062**
5 - S.H. 205 WATER LINES															
Pipe P2117 southwest from Graystone Drive to S.H. 205. Pipe P2136 southeast along S.H. 205.															
1 P2117 *	698.75	846	16		$60.00	$50,760		$26,649	$77,409	0%	100%	100%	$0	$77,409	$77,409
1 P2136 *	698.75	1,650	16		$60.00	$99,000		$51,975	$150,975	0%	100%	100%	$0	$150,975	$150,975
Subtotal:		**2,496**		**2025**		**$149,760**	**5%**	**$78,624**	**$228,384**				**$0**	**$228,384**	**$228,384**

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

**Average Unit Costs are Based in 2019 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.*

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2019	2029	During Fee Period	2019	2029	During Fee Period
6 - SPRINGER LN. 16" WATER LINE																
From Springer Elevated Storage Tank East to Rochelle Road																
1	P4043 *	780	2,714	16		$60.00	$162,840		$85,491	$248,331	0%	51%	51%	$0	$126,649	$126,649
Subtotal:			**2,714**		**2029**		**$162,840**	**5%**	**$85,491**	**$248,331**				**$0**	**$126,649**	**$126,649**
7 - S.H. 276 PUMP STATION TRANSMISSION MAIN WEST																
From Proposed S.H. 276 Pump Station West Along S.H. 276 to Proposed Subdivision																
1	P4071 *	780	1,906	16		$60.00	$114,360		$60,039	$174,399	0%	28%	28%	$0	$48,832	$48,832
1	P4072 *	780	1,906	16		$60.00	$114,360		$60,039	$174,399	0%	14%	14%	$0	$24,416	$24,416
1	P4073 *	780	693	16		$60.00	$41,580		$21,830	$63,410	0%	12%	12%	$0	$7,609	$7,609
Subtotal:			**4,505**		**2029**		**$270,300**	**5%**	**$141,908**	**$412,208**				**$0**	**$80,857**	**$80,857**
PROPOSED TOTAL:			**23,970**				**$3,559,358**		**$1,868,664**	**$5,428,022**				**$0**	**$3,005,499**	**$3,005,499**

TABLE NO. 14
CCN Acquisition

Elevated Storage		Year Acquired	Area (Ac.)	Capital Cost ($) Purchase Price				Capacity Utilized (%) 2019	2029	In the CRF Period	Capacity Utilized ($) 2019	2029	In the CRF Period
CCN Acquisition													
Aquasourse		2013	284.0	$ 3,402,318			$ 3,402,318	100.0%	100.0%	0.0%	$ 3,402,318	$ 3,402,318	$ -
RCH W.S.C.		2007-2009	803.0	$ 332,847			$ 332,847	29.0%	30.0%	1.0%	$ 96,526	$ 99,854	$ 3,328
Mt. Zion W.S.C.		2011	468.0	$ 325,725			$ 325,725	15.0%	64.0%	49.0%	$ 48,859	$ 208,464	$ 159,605
Blaclland W.S.C.		2005-2012	1,251.0	$ 987,152			$ 987,152	8.0%	58.0%	50.0%	$ 78,972	$ 572,548	$ 493,576
Total			**2,806.0**	**$ 5,048,042**	**$ -**	**$ -**	**$ 5,048,042**				**$ 3,626,675**	**$ 4,283,184**	**$ 656,510**

E. WASTEWATER COLLECTION SYSTEM

Computer models for the years 2019, 2029 and Buildout were prepared by Birkhoff, Hendricks & Carter L.L.P. The models were developed and peak flows calculated from the residential population and non-residential land use projections prepared by the City of Rockwall's Planning Department. Computer models were run to determine peak wet weather flow to insure proper sizing of the collection system.

1. Collection Lines

The natural creeks, whose basins will collect wastewater through the installed system of collection lines that flow into the geographic treatment area serviced by the NTMWD.

The wastewater collection system analysis covered all of the drainage basins within the Service Area planning boundary. Each collection system was analyzed for line sizes 12-inches in diameter and larger. Eliminating line sizes smaller than 12-inches in diameter from the study leaves only the interceptor and trunk lines included in the study. The wastewater project costs include necessary appurtenances (manholes, lift stations, aerial crossings and the like), purchase of easements, utility relocation, pavement removal and replacement, and engineering costs. For existing Impact Fee projects, actual costs were utilized where known. Future project cost estimates were based on 2019 average unit cost per linear foot and includes engineering, easements, and construction cost.

All eligible wastewater collection line projects in the Service Area planning boundary were included in the impact fee analysis. Eligible existing and proposed wastewater facilities are shown on **Exhibit 2** and have capacity for future growth.

2. Treatment

The North Texas Municipal Water District (NTMWD) provides the City of Rockwall with the entirety of wastewater treatment. NTMWD owns and operates the Squabble Creek and Buffalo Creek Wastewater Treatment Plants (WWTP). Excess flows above the permit levels of the Squabble Creek and Buffalo Creek WWTP's are conveyed to the NTMWD Buffalo Creek Regional system. Rockwall pays NTMWD for the cost of this service according to the City's percentage of wastewater flow contributions in any given year.

This Impact Fee study includes the cost of NTMWD regional collection and transportation, and facilities located within the City's Service Area planning boundary that were paid for by NTMWD. Existing treatment plant and future treatment plant expansion costs of NTMWD were included in this Impact Fee analysis.

3. Wastewater System Capital Improvement Projects for Impact Fees

The 10-year Wastewater System Capital Improvement Plan for Impact Fees was developed by Birkhoff, Hendricks & Carter L.L.P. **Exhibit 2** shows the recommended system improvements and **Table No. 15** itemizes each project and the project cost. These recommended improvements form the basis for the Wastewater System Impact Fee Calculation.

The capital improvement plan for impact fees provides for system improvements within the defined Service Area Planning Boundary.

NOT TO SCALE

CITY OF ROCKWALL
WASTEWATER COLLECTION SYSTEM
2019-2029 IMPACT FEE UPDATE
CAPITAL IMPROVEMENT PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
DALLAS, TEXAS
FIRM F-526

AUGUST 2019

DRAFT

NTMWD SQUABBLE CREEK WASTEWATER TREATMENT PLANT
EXISTING CAPACITY: 1.0 MGD
2020- PROPOSED DECOMMISSIONING OF EXISTING PLANT

SQUABBLE CREEK LIFT STATION
EXIST. FIRM PUMPING CAPACITY - 3.0 MGD
2019- INCREASE CAPACITY TO 10.0 MGD W/THREE NEW 250 HP PUMPS (20)
2026 - INCREASE CAPACITY TO 15.0 MGD BY ADDING 2ND WET WELL WITH THREE NEW 25O HP PUMPS (24)

NTMWD TURTLE COVE (AKA LAKESIDE) LIFT STATION
EXIST. FIRM PUMPING CAPACITY - 3.7 MGD
PROPOSED EXPANSION/IMPROVEMENTS (A2)
PROP. FIRM PUMPING CAPACITY: 5.3 MGD

FM 3097 NO. 2 LIFT STATION
EXIST. FIRM PUMPING CAPACITY - 2.9 MGD
2024- INCREASE CAPACITY TO 6.0 MGD BY REPLACING TWO 25 HP PUMPS W/TWO NEW 35 HP PUMPS (23)

NTMWD BUFFALO CREEK WASTEWATER TREATMENT PLANT
EXISTING CAPACITY: 2.25 MGD

FM 3097 NO. 1 LIFT STATION
EXIST. FIRM PUMPING CAPACITY - 2.2 MGD
2024- INCREASE CAPACITY TO 5.0 MGD BY REPLACING TWO 45 HP PUMPS W/TWO NEW 90 HP PUMPS (22)

NTMWD SOUTH MESQUITE REGIONAL WWTP
FUTURE EXPANSIONS TBD

NTMWD BUFFALO CREEK LIFT STATION
2020 PROPOSED EXPANSION (A3)

NTMWD BUFFALO CREEK PARALLEL INTERCEPTOR SEWER
2019-PHASE 1: FROM BUFFALO CREEK WWTP TO FORNEY (A1)
2026- PHASE 2: FROM FORNEY TO BUFFALO CREEK LIFT STATION (A5)

NTMWD BUFFALO CREEK FORCE MAIN
2020 PROPOSED PARALLEL FORCE MAIN (A4)

LEGEND

- EXISTING WASTEWATER LINE
- EXISTING GRAVITY LINE (IMPACT FEE RECOVERY)
- EXISTING FORCE MAIN (IMPACT FEE RECOVERY)
- PROP. WASTEWATER LINE (DEVELOPER CONSTRUCTED)
- PROP. IMPACT FEE GRAVITY LINE (DEVELOPER INITIATED - CITY OVERSIZE PARTICIPATION)
- PROP. IMPACT FEE FORCE MAIN (DEVELOPER INITIATED - CITY OVERSIZE PARTICIPATION
- PROPOSED IMPACT FEE GRAVITY LINE (CITY INITIATED & CONSTRUCTED)
- PROPOSED IMPACT FEE FORCE MAIN (CITY INITATED & CONSTRUCTED
- PROPOSED NTMWD WASTEWATER LINE
- PLANNING BOUNDARY
- CITY LIMIT LINE
- EXISTING LIFT STATION
- EXISTING LIFT STATION (IMPACT FEE RECOVERY)
- PROPOSED LIFT STATION (CITY INITIATED & CONSTRUCTED)
- EXISTING WASTEWATER TREATMENT PLANT
- 1 2019 CIP PROJECT NUMBER & YEAR

EXHIBIT 2

Table No. 15

10-Year Wastewater System Capital Improvement Plan for Impact Fees

PROPOSED WASTEWATER LINES

CIP #	Year	1=City Participation in Cost Oversize 2=City Initiated and Funded (X) = CIP Project ID Number	Project	Size (Diameter)	Opinion of Project Cost (A)	Debt Service (B)	Total Project Cost
1	2019	2	Quail Run & Memorial Lift Station Bypass Trunk Sewer	18"-30"	$ 2,159,050	$ 1,133,500	$ 3,292,550
2	2019	2	Turtle Cove & Windmill Ridge Sewer Improvements	8"-12"	$ 800,000	$ 420,000	$ 1,220,000
3	2020	1	Proposed Brushy Creek Trunk Sewer & Timber Creek Lift Station Abandonment	18"-21"	$ 285,896	$ 150,095	$ 435,991
4	2021	2	Buffalo Creek Existing Gravity Sewer - 12" & 14" Pipe Burst	12"-14"	$ 1,281,901	$ 672,997	$ 1,954,898
5	2022	1	Proposed Thompson Branch Trunk Sewer	15"-21"	$ 339,296	$ 178,131	$ 517,427
6	2022	2	Proposed Lower Buffalo Creek East Trunk Sewer & Mims Rd. Lift Station Abandonment	21"	$ 1,734,075	$ 910,389	$ 2,644,464
7A	2024	2	Fontana Ranch Lift Station Abandonment & Gravity Relief Sewer	8"-12"	$ 985,844	$ 517,568	$ 1,503,412
7B	2024	2	Lofland Farms Lift Station Abandonment & Gravity Relief Sewer	8"-10"	$ 510,375	$ 267,947	$ 778,322
8	2027	1	Proposed Little Buffalo Creek Trunk Sewer	15"	$ 52,223	$ 27,417	$ 79,640
			Subtotal: Proposed Wastewater Lines		**$ 8,148,660**	**$ 4,278,044**	**$ 12,426,704**

PROPOSED WASTEWATER FACILITIES

CIP #	Year	1=City Participation in Cost Oversize 2=City Initiated and Funded (X) = CIP Project ID Number	Project	Capacity (MGD)	Opinion of Project Cost (A)	Debt Service (B)	Total Project Cost
20	2019	2	Squabble Creek Lift Station Improvements - Install Three 250-HP Pumps, Electrical Upgrades & Standby Pump System	10.0 MGD	$ 2,800,769	$ 1,470,404	$ 4,271,173
21	2021	1	Proposed Brushy Creek Lift Station & 12" Force Main	3.3 MGD	$ 1,610,000	$ 845,250	$ 2,455,250
22	2024	2	FM 3097 No. 1 Lift Station Improvements - Replace Two 45-HP Pumps w/Two 90-HP Pumps	5.0 MGD	$ 575,000	$ 1,470,404	$ 2,045,404
23	2024	2	FM 3097 No. 2 Lift Station Improvements - Replace Two 25-HP Pumps w/Two 35-HP Pumps	6.0 MGD	$ 862,500	$ 845,250	$ 1,707,750
24	2026	2	Squabble Creek Lift Station Improvements - Add 2nd Wet Well w/Three New 250-HP Pumps	15.0 MGD	$ 4,600,000	$ 2,415,000	$ 7,015,000
25	2028	2	Proposed Bluff Creek Lift Station & Parallel Force Mains (14" & 20")	2.4 MGD	$ 5,865,000	$ 3,079,125	$ 8,944,125
			Subtotal: Proposed Wastewater Facilities		**$ 16,313,269**	**$ 10,125,433**	**$ 26,438,702**
Total City of Rockwall Proposed Wastewater System Improvements					**$ 24,461,929**	**$ 14,403,477**	**$ 38,865,406**

(A) Opinion of Cost includes:

a) Engineer's Opinion of Construction Cost
b) Professional Services Fees (Survey, Engineering, Testing, Legal)
c) Cost of Easement or Land Acquisitions

(B) Debt Service Based on 20-Year Simple Interest Bonds at 5%

Wastewater Collection System 10-Year Capital Improvement Plan for Impact Fees
NTMWD Regional System

CIP #	Year	4=Part of NTMWD Buffalo Interceptor System, assumed 59% City Responsibility	NTMWD Wastewater Line & Facility Projects	Size/ Added Capacity	Opinion of Project Cost (A)	Debt Service (B)	Total Project Cost
A1	2019	4	NTMWD Buffalo Creek Parallel Interceptor Sewer - Phase 1: From Buffalo Creek WWTP to Forney	TBD	$ 11,835,394	$ -	$ 11,835,394
A2	2020	3	NTMWD Turtle Cove (a.k.a. Lakeside) Lift Station Expansion/Replacement	+1.6 MGD	$ 4,600,000	$ -	$ 4,600,000
A3	2020	4	NTMWD Buffalo Creek Lift Station Expansion	TBD	$ 17,868,150	$ -	$ 17,868,150
A4	2020	4	NTMWD Buffalo Creek Parallel Force Main	TBD	$ 1,681,500	$ -	$ 1,681,500
A5	2026	4	NTMWD Buffalo Creek Parallel Interceptor - Phase 2: From Forney to Buffalo Creek Lift Station	TBD	$ 7,924,880	$ -	$ 7,924,880
A6	2019-2029	5	10-Year CIP for NTMWD Sewer System (Rockwall Responsibility Only)	N/A	$ 5,435,164	$ -	$ 5,435,164
A7	2019-2029	5	10-Year CIP for NTMWD Regional Wastewater System (Rockwall Responsibility Only)	N/A	$ 11,619,512	$ -	$ 11,619,512
			Total: NTMWD Wastewater System Improvements:		**$ 60,964,600**	**$ -**	**$ 60,964,600**

(A) Opinion of Cost includes:

a) Engineer's Opinion of Construction Cost

b) Professional Services Fees (Survey, Engineering, Testing, Legal)

c) Cost of Easement or Land Acquisitions

Notes: 1. City obligations estimated based on City of Rockwall's contracted proportion or historical usage of NTMWD Regional Systems.

2. 10-Year CIP for NTMWD Regional Systems based on project listings provided for "Summary of Sewer System CIP" and "Summary of Regional Wastewater System CIP", both dated May 11, 2018.

Planning Expenses

	Project Description	Engineering Services	Opinion of Project Cost (A)
2029	Wastewater Masterplan & Impact Fee Update	$ 59,850	$ 59,850
		Total: Planning Expenses:	**$ 59,850**
Grand Total, City of Rockwall & NTMWD Wastewater System Improvements:			**$ 112,316,560**

4. Utilized Capacity

Utilized capacity for the wastewater collection system was calculated based on land use assumptions prepared by the City of Rockwall. The population and non-residential growth in each wastewater drainage basin was determined utilizing the City's growth projections. These growth rates were utilized to calculate 2019, 2029 and buildout peak design flows.

The percent-utilized capacity was calculated for the design flow of each study year based on the buildout capacity. The utilized capacity during the Impact Fee period is the difference between the year 2019 capacity and the year 2029 capacity. **Table No. 16** below summarizes the project cost and utilized cost over the impact fee period of 2019 – 2029. The utilized capacity for each eligible existing and proposed wastewater collection line is presented in detail in the Impact Fee Capacity Calculation **Table Nos. 17 and 18**. **Table No. 19** summarizes the utilized capacity of lift stations eligible for impact fee recovery. **Table 20** summarizes the utilized capacity of NTMWD facilities eligible for impact fee recovery. **Table 21** includes the summary of utilized capacity allocation between the City of Rockwall and NTMWD.

TABLE NO. 16

Summary of Eligible Capital Cost and Utilized Capacity Cost

Wastewater System Facility	20-Year Project Cost	Utilized Capacity ($) in the CRP Period
Existing Wastewater Collection Line	$12,344,474	$3,863,647
Existing Wastewater Facilities	$6,402,514	$629,875
Proposed Wastewater Collection Line	$12,426,705	$9,608,437
Proposed Wastewater Facilities	$26,438,702	$19,183,453
NTMWD Facilities	$60,964,600	$9,627,128
Planning Expenses	$59,850	$59,850
Total:	**$118,636,845**	**$42,972,390**

TABLE NO. 17
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
SQUABBLE / CARUTH LAKE SEWER															
From the Squabble Creek Wastewater Treatment Plant to SH 205 to Caruth Lane															
2	SC1008	158	36		$74.89	$11,844		$6,218	$18,062	72%	89%	17%	$12,946	$15,994	$3,048
2	SC1112	663	36		$74.89	$49,676		$26,080	$75,756	72%	89%	17%	$54,307	$67,179	$12,872
2	SC1114	275	36		$74.89	$20,614		$10,822	$31,436	72%	89%	17%	$22,740	$27,999	$5,259
2	SC1116	125	36		$74.89	$9,382		$4,926	$14,308	72%	89%	17%	$10,346	$12,729	$2,383
2	SC1118	902	27		$74.89	$67,561		$35,469	$103,030	68%	87%	20%	$69,891	$90,065	$20,174
2	SC1120	293	24		$74.89	$21,927		$11,512	$33,439	68%	87%	20%	$22,683	$29,231	$6,548
2	SC1154	313	24		$74.89	$23,404		$12,287	$35,691	68%	87%	20%	$24,210	$31,198	$6,989
2	SC1290	1,345	36		$74.89	$100,702		$52,868	$153,570	72%	89%	17%	$110,598	$136,445	$25,847
2	SC1292	173	36		$74.89	$12,959		$6,803	$19,762	72%	89%	17%	$14,232	$17,558	$3,326
2	SC1294	389	36		$74.89	$29,123		$15,290	$44,413	72%	89%	17%	$31,917	$39,422	$7,505
2	SC1296	16	27		$74.89	$1,176		$617	$1,793	72%	89%	17%	$1,285	$1,590	$305
2	SC1298	170	27		$74.89	$12,761		$6,700	$19,461	72%	89%	17%	$13,945	$17,242	$3,297
2	SC1300	124	27		$74.89	$9,285		$4,875	$14,160	72%	89%	17%	$10,151	$12,556	$2,405
2	SC1302	464	24		$74.89	$34,759		$18,248	$53,007	68%	87%	20%	$35,958	$46,338	$10,380
2	SC1334	219	36		$74.89	$16,402		$8,611	$25,013	72%	89%	17%	$18,084	$22,281	$4,197
2	SC1336	541	36		$74.89	$40,481		$21,252	$61,733	72%	89%	17%	$44,626	$54,941	$10,315
	Subtotal:	**6,170**		**1997**		**$462,056**	**5%**	**$242,578**	**$704,634**				**$497,919**	**$622,768**	**$124,850**
DALTON ROAD FORCE MAIN															
Begins at the Intersection of Dalton Road and Beacon Hill Drive and Extends East to SH 205															
2	TB1000	155	8		$51.43	$7,959		$4,178	$12,137	100%	100%	0%	$12,137	$12,137	$0
2	TB1040	3,409	8		$51.43	$175,324		$92,046	$267,370	100%	100%	0%	$267,370	$267,370	$0
	Subtotal:	**3,564**		**2002**		**$183,283**	**5%**	**$96,224**	**$279,507**				**$279,507**	**$279,507**	**$0**

TABLE NO. 17
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
SH 205 GRAVITY SEWER															
From Dalton Road / FM 522 to Quail Run Road															
2	SC1104	407	18		$78.32	$31,874		$16,734	$48,608	28%	42%	14%	$13,415	$20,355	$6,939
2	SC1106	347	18		$78.32	$27,185		$14,272	$41,457	26%	41%	15%	$10,978	$17,017	$6,039
2	SC1108	78	18		$78.32	$6,115		$3,210	$9,325	27%	41%	14%	$2,512	$3,828	$1,316
2	SC1316	233	18		$78.32	$18,218		$9,564	$27,782	27%	41%	14%	$7,425	$11,338	$3,912
2	SC1318	402	18		$78.32	$31,488		$16,531	$48,019	27%	42%	15%	$12,991	$20,070	$7,079
2	SC1320	778	18		$78.32	$60,918		$31,982	$92,900	26%	41%	15%	$24,601	$38,133	$13,532
2	SC1322	496	18		$78.32	$38,883		$20,414	$59,297	26%	40%	14%	$15,473	$23,794	$8,321
2	SC1324	281	18		$78.32	$22,037		$11,569	$33,606	26%	41%	15%	$8,798	$13,749	$4,951
2	SC1326	518	18		$78.32	$40,577		$21,303	$61,880	27%	41%	14%	$16,797	$25,442	$8,645
2	SC1328	277	18		$78.32	$21,720		$11,403	$33,123	29%	42%	13%	$9,680	$14,001	$4,322
2	SC1330	474	18		$78.32	$37,100		$19,477	$56,577	29%	42%	13%	$16,534	$23,916	$7,382
2	SC1332	329	18		$78.32	$25,754		$13,521	$39,275	29%	43%	14%	$11,543	$16,869	$5,326
2	TB1012	508	18		$78.32	$39,759		$20,873	$60,632	33%	43%	11%	$19,897	$26,375	$6,478
2	TB1028	174	18		$78.32	$13,593		$7,136	$20,729	32%	43%	11%	$6,629	$8,991	$2,362
	Subtotal:	**5,302**		**2003**		**$415,221**	**5%**	**$217,989**	**$633,210**				**$177,273**	**$263,878**	**$86,604**
SIGNAL RIDGE FORCE MAIN															
From Signal Ridge Lift Station to Ridge Road															
2	BUC1210	4,662	10		$110.66	$515,915		$270,855	$786,770	93%	100%	7%	$730,029	$786,770	$56,741
	Subtotal:	**4,662**				**$515,915**	**5%**	**$270,855**	**$786,770**				**$730,029**	**$786,770**	**$56,741**
AMITY LANE FORCE MAIN															
From Amity Lane Lift Station to Airport Road															
2	SC1002	1,193	6		$18.53	$22,103		$11,604	$33,707	35%	100%	65%	$11,848	$33,707	$21,859
	Subtotal:	**1,193**		**2007**		**$22,103**	**5%**	**$11,604**	**$33,707**				**$11,848**	**$33,707**	**$21,859**

TABLE NO. 17
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
FM 3097 SANITARY SEWER IMPROVEMENTS															
From FM 3097 LS No. 2 to FM549; 12" on County road from FM 3097 to Valerie Place; 8" on Ranch Trail from FM 3097 to 1,500-LF East															
2	BUC1040	441	15		$150.81	$66,506		$34,916	$101,422	39%	96%	58%	$39,193	$97,809	$58,617
2	BUC1042	299	24		$150.81	$45,039		$23,645	$68,684	43%	95%	51%	$29,805	$65,001	$35,196
2	BUC1044	109	24		$150.81	$16,380		$8,599	$24,979	47%	94%	46%	$11,847	$23,415	$11,568
2	BUC1162	1,788	12		$150.81	$269,645		$141,564	$411,209	99%	100%	0%	$408,380	$410,339	$1,958
2	BUC1200	390	15		$150.81	$58,764		$30,851	$89,615	42%	99%	57%	$37,573	$89,057	$51,484
2	BUC1202	109	18		$150.81	$16,366		$8,592	$24,958	42%	99%	57%	$10,464	$24,803	$14,339
2	BUC1204	200	18		$150.81	$30,190		$15,850	$46,040	41%	99%	58%	$18,983	$45,753	$26,770
2	BUC1206	200	15		$150.81	$30,097		$15,801	$45,898	39%	99%	60%	$18,012	$45,613	$27,602
2	BUC1208	433	15		$150.81	$65,269		$34,266	$99,535	38%	95%	57%	$37,709	$94,909	$57,200
2	LBC1002	250	12		$150.81	$37,774		$19,831	$57,605	16%	73%	56%	$9,497	$41,952	$32,455
2	LBC1004	1,193	15		$150.81	$179,972		$94,485	$274,457	14%	73%	58%	$39,787	$199,880	$160,094
2	LBC1006	1,282	18		$150.81	$193,280		$101,472	$294,752	13%	73%	60%	$39,070	$214,661	$175,591
2	LBC1016	539	15		$150.81	$81,324		$42,695	$124,019	34%	100%	66%	$42,323	$124,019	$81,696
2	LBC1022	1,506	8		$150.81	$227,061		$119,207	$346,268	52%	84%	32%	$180,397	$291,710	$111,312
Subtotal:		**8,738**		**2007**		**$1,317,667**	**5%**	**$691,774**	**$2,009,441**				**$923,040**	**$1,768,921**	**$845,882**

TABLE NO. 17
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
SQUABBLE CREEK TO BUFFALO CREEK WASTEWATER TRANSFER FORCE MAIN															
From Squabble Creek Wastewater Treatment Plant to FM 3097															
2	SC1340	1,137	30		$124.90	$141,978		$74,538	$216,516	32%	67%	35%	$69,966	$144,751	$74,785
2	SC1259	20,471	30		$124.90	$2,556,676		$1,342,255	$3,898,931	32%	67%	35%	$1,259,918	$2,606,616	$1,346,699
2	SC1261	19,232	30		$124.90	$2,402,049		$1,261,076	$3,663,125	32%	67%	35%	$1,183,718	$2,448,969	$1,265,251
2	SC1260	623	30		$124.90	$77,792		$40,841	$118,633	32%	67%	35%	$38,336	$79,312	$40,976
Subtotal:		**41,463**		**2011**		**$5,178,495**	**5%**	**$2,718,710**	**$7,897,205**				**$2,551,938**	**$5,279,648**	**$2,727,711**
Existing Wastewater Line Total		**71,091**				**$8,094,740**		**$4,249,734**	**$12,344,474**				**$5,171,554**	**$9,035,199**	**$3,863,647**

Notes:

1 - City Participate in Cost Oversize

2 - City Initiated and Funded

TABLE NO. 18

Proposed Impact Fee CIP Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
1 - QUAIL RUN & MEMORIAL LIFT STATION BYPASS TRUNK SEWER															
2	SC1206	51	18		$436.24	$22,388		$11,754	$34,142	0%	97%	97%	$0	$33,057	$33,057
2	SC1208	414	18		$436.24	$180,565		$94,797	$275,362	0%	97%	97%	$0	$266,607	$266,607
2	SC1210	160	18		$436.24	$69,580		$36,529	$106,109	0%	97%	97%	$0	$102,735	$102,735
2	SC1212	197	18		$436.24	$86,014		$45,157	$131,171	0%	97%	97%	$0	$126,993	$126,993
2	SC1214	182	18		$436.24	$79,583		$41,781	$121,364	0%	97%	97%	$0	$117,485	$117,485
2	SC1216	42	18		$436.24	$18,204		$9,557	$27,761	0%	97%	97%	$0	$26,874	$26,874
2	SC1218	519	18		$436.24	$226,531		$118,929	$345,460	0%	97%	97%	$0	$334,399	$334,399
2	SC1220	510	18		$436.24	$222,300		$116,707	$339,007	0%	97%	97%	$0	$328,134	$328,134
2	SC1222	306	18		$436.24	$133,350		$70,009	$203,359	0%	97%	97%	$0	$196,814	$196,814
2	SC1224	37	18		$436.24	$16,311		$8,563	$24,874	0%	97%	97%	$0	$24,075	$24,075
2	SC1226	182	18		$436.24	$79,610		$41,795	$121,405	0%	97%	97%	$0	$117,497	$117,497
2	SC1228	446	18		$436.24	$194,542		$102,135	$296,677	0%	97%	97%	$0	$287,128	$287,128
2	SC1236	92	24		$436.24	$40,143		$21,075	$61,218	0%	41%	41%	$0	$24,896	$24,896
2	SC1238	40	24		$436.24	$17,402		$9,136	$26,538	0%	41%	41%	$0	$10,831	$10,831
2	SC1240	75	24		$436.24	$32,919		$17,282	$50,201	0%	44%	44%	$0	$22,211	$22,211
2	SC1242	85	24		$436.24	$36,902		$19,374	$56,276	0%	44%	44%	$0	$24,855	$24,855
2	SC1244	121	24		$436.24	$52,929		$27,788	$80,717	0%	44%	44%	$0	$35,660	$35,660
2	SC1246	161	30		$436.24	$70,113		$36,809	$106,922	0%	44%	44%	$0	$47,140	$47,140
2	SC1248	183	30		$436.24	$79,671		$41,827	$121,498	0%	43%	43%	$0	$52,727	$52,727
2	SC1252	224	30		$436.24	$97,766		$51,327	$149,093	0%	43%	43%	$0	$64,599	$64,599
2	SC1254	500	30		$436.24	$218,121		$114,513	$332,634	0%	43%	43%	$0	$143,599	$143,599
2	SC1256	240	30		$436.24	$104,711		$54,973	$159,684	0%	43%	43%	$0	$68,936	$68,936
2	SC1230	182	36		$436.24	$79,396		$41,683	$121,079	0%	50%	50%	$0	$61,124	$61,124
	Subtotal:	**4,949**		**2019**		**$2,159,050**	**5%**	**$1,133,500**	**$3,292,551**				**$0**	**$2,518,376**	**$2,518,376**
2 - TURTLE COVE & WINDMILL RIDGE SEWER IMPROVEMENTS															
2	BB1040A	1,553	8		$269.98	$419,263		$220,113	$639,376	0%	99%	99%	$0	$630,992	$630,992
2	LS1260A	1,410	12		$269.98	$380,737		$199,887	$580,624	0%	94%	94%	$0	$543,957	$543,957
	Subtotal:	**2,963**		**2019**		**$800,000**	**5%**	**$420,000**	**$1,220,000**				**$0**	**$1,174,949**	**$1,174,949**
3 - PROPOSED BRUSHY CREEK TRUNK SEWER															
1	BUC3002	3,382	15		$24.00	$81,174		$42,616	$123,790	0%	100%	100%	$0	$123,790	$123,790
1	BRC3018	724	18		$48.00	$34,748		$18,243	$52,991	0%	48%	48%	$0	$25,539	$25,539
1	BRC3020	1,948	18		$48.00	$93,513		$49,094	$142,607	0%	55%	55%	$0	$78,962	$78,962
1	BRC3022	1,045	21		$72.00	$75,242		$39,502	$114,744	0%	59%	59%	$0	$67,981	$67,981
1	BRC3026	17	21		$72.00	$1,219		$640	$1,859	0%	57%	57%	$0	$1,057	$1,057
	Subtotal:	**7,116**		**2020**		**$285,896**	**5%**	**$150,095**	**$435,991**				**$0**	**$297,329**	**$297,329**

TABLE NO. 18

Proposed Impact Fee CIP Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
4 - BUFFALO CREEK EXISTING GRAVITY SEWER - 12" & 14" PIPE BURST															
Pipe Burst Exsiting 8" and 10" to 12" and Existing 12" to 14" from northwest of John King and IH 30 to S.H. 205 Goliad															
2	BUC1008A	1,314	12		$192.00	$252,369		$132,494	$384,863	0%	29%	29%	$0	$110,863	$110,863
2	BUC1010A	755	12		$192.00	$144,970		$76,109	$221,079	0%	34%	34%	$0	$75,022	$75,022
2	BUC1012A	660	12		$192.00	$126,802		$66,571	$193,373	0%	34%	34%	$0	$65,620	$65,620
2	BUC1148A	766	12		$192.00	$147,096		$77,225	$224,321	0%	34%	34%	$0	$76,115	$76,115
2	BUC1018A	188	14		$192.00	$36,073		$18,938	$55,011	0%	42%	42%	$0	$23,219	$23,219
2	BUC1094A	1,155	14		$192.00	$221,669		$116,376	$338,045	0%	46%	46%	$0	$156,886	$156,886
2	BUC1098A	1,838	14		$192.00	$352,922		$185,284	$538,206	0%	44%	44%	$0	$237,802	$237,802
	Subtotal:	**6,677**		**2021**		**$1,281,901**	**5%**	**$672,997**	**$1,954,898**				**$0**	**$745,527**	**$745,527**
5 - PROPOSED THOMPSON BRANCH TRUNK SEWER															
1	TB1002A	720	15		$24.00	$17,287		$9,076	$26,363	0%	93%	93%	$0	$24,620	$24,620
1	TB3012	899	15		$24.00	$21,582		$11,331	$32,913	0%	94%	94%	$0	$31,021	$31,021
1	TB3014	501	15		$24.00	$12,028		$6,315	$18,343	0%	96%	96%	$0	$17,633	$17,633
1	TB3018	644	15		$24.00	$15,457		$8,115	$23,572	0%	96%	96%	$0	$22,658	$22,658
1	TB3020	1,038	15		$24.00	$24,910		$13,078	$37,988	0%	96%	96%	$0	$36,632	$36,632
1	TB3022	982	15		$24.00	$23,572		$12,375	$35,947	0%	96%	96%	$0	$34,658	$34,658
1	TB3034	388	15		$24.00	$9,307		$4,886	$14,193	0%	96%	96%	$0	$13,558	$13,558
1	TB3002	544	18		$48.00	$26,114		$13,710	$39,824	0%	99%	99%	$0	$39,497	$39,497
1	TB3004	714	18		$48.00	$34,275		$17,994	$52,269	0%	99%	99%	$0	$51,840	$51,840
1	TB3040	1,089	18		$48.00	$52,276		$27,445	$79,721	0%	95%	95%	$0	$75,546	$75,546
1	BLC3016	1,312	21		$72.00	$94,494		$49,609	$144,103	0%	70%	70%	$0	$100,463	$100,463
1	BC3006	67	27		$120.00	$7,994		$4,197	$12,191	0%	28%	28%	$0	$3,397	$3,397
	Subtotal:	**8,899**		**2022**		**$339,296**	**5%**	**$178,131**	**$517,427**				**$0**	**$451,523**	**$451,523**
6 - PROPOSED LOWER BUFFALO CREEK EAST TRUNK SEWER															
2	BUC1104A	1,506	21		$264.00	$397,554		$208,716	$606,270	0%	100%	100%	$0	$606,270	$606,270
2	BUC1168	3,640	21		$264.00	$960,968		$504,508	$1,465,476	0%	100%	100%	$0	$1,465,476	$1,465,476
2	BUC3000	1,423	21		$264.00	$375,553		$197,165	$572,718	0%	100%	100%	$0	$572,718	$572,718
	Subtotal:	**6,568**		**2022**		**$1,734,075**	**5%**	**$910,389**	**$2,644,464**				**$0**	**$2,644,464**	**$2,644,464**
7A - FONTANA RANCH LIFT STATION ABANDONMENT & GRAVITY RELIEF SEWER															
2	LB1004A	1,238	8		$100.00	$123,764		$64,976	$188,740	0%	79%	79%	$0	$148,599	$148,599
2	LB3014	930	12		$192.00	$178,560		$93,744	$272,304	0%	81%	81%	$0	$219,938	$219,938
2	LB3016	740	12		$192.00	$142,080		$74,592	$216,672	0%	81%	81%	$0	$175,016	$175,016
2	LB3018	1,240	12		$192.00	$238,080		$124,992	$363,072	0%	74%	74%	$0	$268,153	$268,153
2	LB3020	815	12		$192.00	$156,480		$82,152	$238,632	0%	81%	81%	$0	$192,750	$192,750
2	LB3028	765	12		$192.00	$146,880		$77,112	$223,992	0%	81%	81%	$0	$180,921	$180,921
	Subtotal:	**5,728**		**2024**		**$985,844**	**5%**	**$517,568**	**$1,503,412**				**$0**	**$1,185,377**	**$1,185,377**

TABLE NO. 18

Proposed Impact Fee CIP Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
7B - LOFTLAND FARMS LIFT STATION ABANDONMENT & GRAVITY RELIEF SEWER															
2	LB1000A	380	8		$100.00	$38,000		$19,950	$57,950	0%	69%	69%	$0	$40,142	$40,142
2	LB3002	1,238	8		$100.00	$123,775		$64,982	$188,757	0%	57%	57%	$0	$107,993	$107,993
2	LB3022	910	10		$120.00	$109,200		$57,330	$166,530	0%	73%	73%	$0	$121,185	$121,185
2	LB3024	935	10		$120.00	$112,200		$58,905	$171,105	0%	73%	73%	$0	$124,541	$124,541
2	LB3026	1,060	10		$120.00	$127,200		$66,780	$193,980	0%	64%	64%	$0	$124,690	$124,690
	Subtotal:	**4,523**		**2026**		**$510,375**	**5%**	**$267,947**	**$778,322**				**$0**	**$518,551**	**$518,551**
8 - PROPOSED LITTLE BUFFALO CREEK TRUNK SEWER															
1	LBC3006	2,176	15		$24.00	$52,223		$27,417	$79,640	0%	91%	91%	$0	$72,341	$72,341
	Subtotal:	**2,176**		**2027**		**$52,223**	**5%**	**$27,417**	**$79,640**				**$0**	**$72,341**	**$72,341**
Sewer Line CIP Total		**49,599**				**$8,148,660**		**$4,278,044**	**$12,426,705**				**$0**	**$9,608,437**	**$9,608,437**

Notes: 1 - City Participate in Cost Oversize
2 - City Initiated and Funded

TABLE NO. 19
Impact Fee Wastewater Facilities

Pump Station		Year Const.	Capacity (MGD)	Capital Cost ($) Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	Capacity Utilized (%) 2019	2029	In the CRF Period	Capacity Utilized ($) 2019	2029	In the CRF Period
EXISTING LIFT STATIONS													
Dalton Road Lift Station & Force Main	1	2002	1.2	$ 272,178	$ 40,200	$ 163,998	$ 476,376	43%	43%	0%	$ 204,842	$ 204,842	$ -
Amity Lane Lift Station	1	2006	0.4	$ 167,009	$ 18,800	$ 97,550	$ 283,359	34%	35%	1%	$ 96,342	$ 99,176	$ 2,834
Chandlers Marina Lift Station	1	2007	0.4	$ 244,331	$ 16,500	$ 136,936	$ 397,767	72%	76%	4%	$ 286,392	$ 302,303	$ 15,911
FM 3097 No. 1 Lift Station & 16" Force Main	1	2007	2.2	$ 450,460	$ 21,000	$ 247,517	$ 718,977	15%	100%	85%	$ 107,847	$ 718,977	$ 611,130
FM 3097 No. 2 Lift Station	1	2007	2.9	$ 525,845	$ 25,000	$ 289,194	$ 840,039	100%	100%	0%	$ 840,039	$ 840,039	$ -
Chandlers Deep Lift Station	1	2012	0.7	$ 196,555	$ 61,000	$ 135,216	$ 392,771	70%	70%	0%	$ 274,940	$ 274,940	$ -
Squabble Creek Transfer Lift Station	1	2012	2.9	$ 1,500,346	$ 165,325	$ 874,477	$ 2,540,148	100%	100%	0%	$ 2,540,148	$ 2,540,148	$ -
Existing Wastewater Facility Subtotal			**13.20**	**$ 3,820,685**	**$ 377,685**	**$ 2,204,144**	**$ 6,402,514**				**$ 4,350,550**	**$ 4,980,425**	**$ 629,875**
PROPOSED WASTEWATER TREATMENT PLANT & LIFT STATION/FORCE MAIN IMPROVEMENTS													
Squabble Creek Lift Station Improvements (Install Three 250-HP Pumps & Electrical Upgrades)	1	2019	10.0	$ 2,690,519	$ 110,250	$ 1,470,404	$ 4,271,173	73.6%	100%	26%	$ 3,141,918	$ 4,271,173	$ 1,129,255
Proposed Brushy Creek Lift Station & 12" Force Main	2*	2021	3.3	$ 1,400,000	$ 210,000	$ 845,250	$ 2,455,250	0.0%	49%	49%	$ -	$ 1,196,674	$ 1,196,674
FM 3097 No. 1 Lift Station Improvements (Replace Two 45-HP Pumps w/Two 90-HP Pumps)	2*	2024	2.8	$ 500,000	$ 75,000	$ 1,470,404	$ 2,045,404	6.6%	75%	68%	$ 134,383	$ 1,530,903	$ 1,396,520
FM 3097 No. 2 Lift Station Improvements (Replace Two 25-HP Pumps w/Two 35-HP Pumps)	2*	2024	3.1	$ 750,000	$ 112,500	$ 845,250	$ 1,707,750	50.2%	99%	49%	$ 857,006	$ 1,693,803	$ 836,798
Squabble Creek Lift Station Improvements (Add 2nd Wet Well w/Three New 250-HP Pumps)	2*	2026	5.0	$ 4,000,000	$ 600,000	$ 2,415,000	$ 7,015,000	0.0%	95%	95%	$ -	$ 6,631,139	$ 6,631,139
Proposed Bluff Creek Lift Station & Parallel Force Main (14" & 20")	2*	2028	2.4	$ 5,100,000	$ 765,000	$ 3,079,125	$ 8,944,125	0.0%	89%	89%	$ -	$ 7,993,066	$ 7,993,066
Proposed Wastewater Facility Subtotal			**26.60**	**$ 14,440,519**	**$ 1,872,750**	**$ 10,125,433**	**$ 26,438,702**				**$ 4,133,306**	**$ 23,316,759**	**$ 19,183,453**
Total			**39.80**	**$ 18,261,204**	**$ 2,250,435**	**$ 12,329,577**	**$ 32,841,216**				**$ 8,483,856**	**$ 28,297,184**	**$ 19,813,328**

* 15% of Construction Assumed for Engineering and Testing
(1) Actual Cost
(2) Estimated Cost in 2019 Dollars

TABLE NO. 20
WASTEWATER COLLECTION SYSTEM -- PROPOSED NTMWD FACILITIES

CIP #	Project Description		Year Const.	Length (FT)	Size/Added Capacity	Capital Cost ($)			Capacity Utilized			Capacity Utilized (%)			Capacity Utilized ($)		
						City of Rockwall Participation Cost	Eng. & Testing	Total Project Cost	2019	2029	In The CRF Period	2019	2029	In The CRF Period	2019	2029	In The CRF Period
North Texas Municipal Water District (NTMWD) Proposed Facility Improvements																	
A1	NTMWD Buffalo Creek Parallel Incerceptor Sewer - Phase 1: From Buffalo Creek WWTP to Forney	4	2019	TBD	TBD	$ 11,835,394		$ 11,835,394				33%	49%	16%	$ 3,927,269	$ 5,796,236	$ 1,868,967
A2	NTMWD Turtle Cove (a.k.a. Lakeside) Lift Station Expansion/Replacement	3	2020	TBD	+1.6 MGD	$ 4,600,000		$ 4,600,000				33%	49%	16%	$ 1,526,391	$ 2,252,793	$ 726,402
A3	NTMWD Buffalo Creek Lift Station Expansion	4	2020	TBD	TBD	$ 17,868,150		$ 17,868,150				33%	49%	16%	$ 5,929,083	$ 8,750,703	$ 2,821,620
A4	NTMWD Buffalo Creek Parallel Force Main	4	2020	TBD	TBD	$ 1,681,500	Included in Const. Cost	$ 1,681,500	Utilized Capacity for Regional NTMWD Treatment Facilities calculated using proportion of years 2019 & 2029 population to build-out population.			33%	49%	16%	$ 557,962	$ 823,494	$ 265,532
A5	NTMWD Buffalo Creek Parallel Interceptor - Phase 2: From Forney to Buffalo Creek Lift Station	4	2026	TBD	TBD	$ 7,924,880		$ 7,924,880				33%	49%	16%	$ 2,629,666	$ 3,881,111	$ 1,251,445
A6	10-Year CIP for NTMWD Sewer System (Rockwall Responsibility Only)	5	2019-2029	N/A	N/A	$ 5,435,164		$ 5,435,164				33%	49%	16%	$ 1,803,518	$ 2,661,803	$ 858,285
A7	10-Year CIP for NTMWD Regional Wastewater System (Rockwall Responsibility Only)	5	2019-2029	N/A	N/A	$ 11,619,512		$ 11,619,512				33%	49%	16%	$ 3,855,634	$ 5,690,511	$ 1,834,877
Proposed NTMWD Facility Total						**$ 60,964,600**		**$ 60,964,600**							**$ 20,229,523**	**$ 29,856,651**	**$ 9,627,128**

Notes: 1. City obligations estimated based on City of Rockwall's historical usage of NTMWD Regional Systems.
2. 10-Year CIP for NTMWD Regional Systems based on project listings provided for "Summary of Sewer System CIP" and "Summary of Regional Wastewater System CIP", both dated May 11, 2018.
3. Funded by NTMWD, 100% City Responsibility
4. Part of NTMWD Buffalo Interceptor System, assumed 59% City Responsibility
5. Part of NTMWD Regional Systems, assumed 2.915% City Responsibility
6. Utilized capacities for NTMWD facilities were determined using the proportion of the existing and projected 2029 population as compared to the build-out population.

TABLE NO. 21

Summary of Utilized Capacity Allocation between City of Rockwall & NTMWD Wastewater System

	CITY OF ROCKWALL Utilized Capacity		NTMWD Utilized Capacity		TOTAL	
	($)	%	($)	%	($)	%
Existing Wastewater System	$ 4,493,522	100.00%	$ -	0.00%	$ 4,493,522	100%
Proposed Wastewater System & Planning Cost	$ 28,851,740	74.98%	$ 9,627,128	25.02%	$ 38,478,868	100%
TOTAL	**$ 33,345,262**	**77.60%**	**$ 9,627,128**	**22.40%**	**$ 42,972,390**	**100%**

F. CALCULATION OF MAXIMUM IMPACT FEES - WATER & WASTEWATER

Chapter 395, of the Local Government Code allows the maximum impact fee to be charged if revenues from Future Ad Valorem Taxes, and water and sewer bills are included as a credit in the analysis. If not, the Act allows the maximum assessable fee to be set at 50% of the calculated maximum fee. The maximum impact fees for the water and wastewater systems are calculated separately by dividing the cost of the capital improvements or facility expansions necessitated and attributable to new development in the Service Area within the ten year period by the number of living units anticipated to be added to City within the ten year period. To simplify collection, we recommend the fee remain fixed throughout the 5-year period, unless changed by Council.

The **Water System** impact fee for a 5/8" meter is calculated as follows:

$$\text{Maximum Impact Fee} = \frac{\text{Eligible Existing Facility Cost} + \text{Eligible Proposed Facility Cost}}{\text{Number of New Living Unit Equivalent over the Next 10-Years}}$$

$$= \frac{\$12,324,530 + \$18,582,427}{9,846} = \frac{\$30,906,957}{9,846}$$

Calculated Water Maximum Impact Fee = $3,139.04 *

* Maximum Allowable Water Impact Fee is 50% of the Calculated Water Maximum Impact Fee

Maximum Assessable Water Impact Fee = $3,139.04 X 50% = $1,569.52

The **Wastewater System** impact fee for a 5/8" water meter is calculated as follows:

$$\text{Maximum Impact Fee} = \frac{\text{Eligible Existing Facility Cost} + \text{Eligible Proposed Facility Cost}}{\text{Number of New Living Unit Equivalent over the Next 10-Years}}$$

$$= \frac{\$4,493,522 + \$38,478,868}{8,710} = \frac{\$42,972,390}{8,710}$$

Calculated Water Maximum Impact Fee = $4,933.68 *

* Maximum Allowable Water Impact Fee is 50% of the Calculated Water Maximum Impact Fee

Maximum Assessable Wastewater Impact Fee = $4,933.68 X 50% = $2,466.84

Table No. 22 summarizes the per service unit equivalent maximum assessable impact fee that can be charged based on the calculated 50% credit above.

TABLE NO. 22

Maximum Assessable Water & Wastewater Impact Fee

Maximum Assessable Water Impact Fee per Living Unit Equivalent: $1,569.52

Maximum Assessable Wastewater Impact Fee per Living Unit Equivalent: $2,466.84

Typical Land Use	Meter Type	Meter Size	Living Unit Equivalent	Max. Assessable Impact Fee		
				Water	Wastewater	Total
Single Family Residential	Simple	5/8"	1.0	$ 1,569.52	$ 2,466.84	$ 4,036.36
Single Family Residential	Simple	1"	2.5	$ 3,923.80	$ 6,167.11	$ 10,090.90
Single Family Residential	Simple	1-1/2"	5.0	$ 7,847.59	$ 12,334.21	$ 20,181.80
Single Family Residential	Simple	2"	8.0	$ 12,556.15	$ 19,734.74	$ 32,290.88
Comm./Retail	Compound	2"	8.0	$ 12,556.15	$ 19,734.74	$ 32,290.88
Comm./Retail/ Irrigation	Turbine	2"	16.0	$ 25,112.29	$ 39,469.47	$ 64,581.77
Comm./Retail/ Multi Family	Compound	3"	16.0	$ 25,112.29	$ 39,469.47	$ 64,581.77
Comm./Retail/ Irrigation/ Multi Family	Turbine	3"	35.0	$ 54,933.15	$ 86,339.48	$ 141,272.62
Comm./Retail/ Multi Family	Compound	4"	25.0	$ 39,237.96	$ 61,671.05	$ 100,909.02
Comm./Retail/ Irrigation/ Multi Family	Turbine	4"	65.0	$102,018.70	$160,344.74	$ 262,363.44
Industrial	Compound	6"	50.0	$ 78,475.92	$123,342.11	$ 201,818.03
Industrial/ Irrigation	Turbine	6"	140.0	$219,732.58	$345,357.90	$ 565,090.48
Industrial	Compound	8"	80.0	$125,561.47	$197,347.37	$ 322,908.85
Industrial/ Irrigation	Turbine	8"	240.0	$376,684.42	$592,042.12	$ 968,726.54

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 10, 2019
6:00 P.M.

CALL TO ORDER

OPEN FORUM

CONSENT AGENDA

1. Approval of Minutes for the *August 13, 2019* Planning and Zoning Commission meeting.

2. **P2019-017** **(Korey)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

3. **P2019-031** **(David)**
   Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

4. **P2019-033** **(Korey)**
   Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.

APPOINTMENTS

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

PUBLIC HEARING ITEMS

6. **Z2019-017** **(Korey)**
   Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

7. **Z2019-018** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-1114, and take any action necessary.

8. **Z2019-019** **(Korey)**
   Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

9. **Z2019-020** **(David)**
   Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary.

ACTION ITEMS

10. **MIS2019-010** **(Korey)**
    Discuss and consider a request by Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for a property in the IH-30 Overlay (IH-30 OV) District for the purpose of constructing an accessory building on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

11. **SP2019-030** **(David)**
    Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

12. **SP2019-031** **(Korey)**
    Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City or Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and take any action necessary.

13. **SP2019-033** **(Ryan)**
    Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

DISCUSSION ITEMS

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

    - ✓ P2019-032: Replat for Lot 8, Block A, Bodin Industrial Addition [*Approved*]
    - ✓ P2019-034: Replat for Lots 29-33, Block A, Whisper Rock Addition [*Approved*]
    - ✓ P2019-036: Replat for Lot 1, Block A, TCB Addition [*Approved*]
    - ✓ MIS2019-001: Resolution for Impact Fee Public Hearing [*Approved*]
    - ✓ Z2019-015: SUP for a Minor Automotive Facility (*2nd Reading*) [*Approved*]
    - ✓ Z2019-016: Legislative Update Text Amendment (*2nd Reading*) [*Approved*]

ADJOURNMENT

15. Capital Improvements Advisory Committee Meeting (CIAC) [*6:30 PM*]

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

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6th day of September 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 10, 2019
5:00 PM

CALL TO ORDER

OPEN FORUM

ACTION ITEMS

1. **SP2019-033** **(Ryan)**
   Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

ADJOURNMENT

The City of Rockwall Architecture Review Board (ARB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6th day of September 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 13, 2019
6:00 P.M.

I. CALL TO ORDER

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

II. OPEN FORUM

Chairman Lyons explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Lyons closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the July 9, 2019 Planning and Zoning Commission meeting.

2. P2019-029

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [*FM-3549*] and Clem Road, and take any action necessary.

3. P2019-030

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [*FM-3549*] and Clem Road, and take any action necessary.

4. SP2019-028

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [*FM-3549*] and Clem Road, and take any action necessary.

Commissioner Logan made a motion to approve the consent agenda. Commissioner Welch seconded the motion which passed by a vote of 7-0.

IV. APPOINTMENTS

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

Senior Planner, Korey Brooks, gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

V. PUBLIC HEARING ITEMS

6. Z2019-014

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less than 2,000 SF, with a Drive-Through or Drive-In* on a 0.50-acre portion of a larger 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

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

Commissioner Chodun made a motion to accept request to withdraw. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

7. Z2019-015

Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing *Minor Auto Repair Garage* on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [*FM-3097*], and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is requesting the approval of a Specific Use Permit for the expansion of an existing minor auto repair garage. The applicant is proposing to expand the current facility by constructing a second building in order to manage the volume of vehicles being serviced. The proposed facility will be located behind the existing building and will match the existing building with regard to design and materials. Given the proposed layout, design and the adjacent automotive land uses, the applicant's request does not appear to negatively impact the subject property or adjacent properties and should this request be approved, the applicant would be required to submit a site plan for approval by the Architectural Review Board and the Planning and Zoning Commission.

Mr. Brooks further noted that according to the Unified Development Code, a minor auto repair garage is permitted with a Specific Use Permit in a Commercial District. Currently, there is an 8,431 square foot building on the subject property and the applicant is proposing to construct a second building that will be approximately 1,440 square feet and located behind the existing building. According to the applicant, the new structure will match the existing structure with regard to design and materials since this is a substantial change from the approved Specific Use Permit, the applicant is required to amend the Specific Use Permit. Additionally, according to the Unified Development Code, the Commercial District is the proper zoning classification for most types of commercial development and excludes land uses that are not compatible with retail shopping. The Unified Development Code goes on to state that the Commercial District is a general business zoning and is intended to service most commercial land uses. In this case, since the minor auto repair garage is a general commercial operation, the applicant's request appears to conform to the district development standards stipulated in the Unified Development Code.

Mr. Brooks went on to share that on July 26, 2019, staff notified 32 property owners/residents within 500-feet of the subject property there are no Homeowner's Associations Neighborhood Programs located with 1,500-feet of the subject property and participating in the Neighborhood Notification Program. Staff did not received any notices concerning this request.

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

Chairman Lyons asked for questions from the Commission.

Commissioner Logan asked if there would be overnight parking allowed. Mr. Brooks indicated there would not be any outside storage allowed.

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

Greg Wallis
2313 Ridge Rd. #103
Rockwall, TX

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

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

Commissioner Moeller made a motion to approve Z2019-015 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 7-0.

8. Z2019-016

Hold a public hearing to discuss and consider approval of a text amendment to various sections of the Unified Development Code [*Ordinance No. 04-38*] and Article IX, *Fences*, of Chapter 10, *Building and Building Regulations,* of the Municipal Code of Ordinances for the purpose of updating the codes to conform to changes made by the 86th Legislative Session, and take any action necessary.

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. He shared that the text amendments are in response to passage of recent state legislation. He then went on to explain each of the proposed amendments and its purpose. Additionally Mr. Miller noted that due to the expediency in which these amendments were prepared, staff will be requesting that the City Council allow staff to bring back a subsequent amendment addressing any additional changes that may further clarify the UDC's requirements; however, staff is of the opinion that the proposed amendment brings the City's Unified Development Code into conformance with all legislative actions resulting from the 86th Legislative Session. In addition, the changes that were made to the UDC that were not tied to legislative actions are intended to clarify the zoning code and make it easier for staff, citizens and developers to understand and interpret the UDC. A 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and the Unified Development Code.

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

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

After general discussion Commissioner Chodun made a motion to approve Z2019-016. Commissioner Womble seconded by a vote of 7-0.

VI. ACTION ITEMS

9. SP2019-024

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting approval of a site plan for a 27,352 square foot house of worship on the subject property. Mr. Brooks shared that according to the Unified Development Code, a house of worship is allowed by-right in a Light Industrial District. With the exception of the variances being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial District and situated within the SH-205 Bypass District. The request does not require a treescape plan since there are no protected trees being removed. Additionally, according to the Unified Development Code, the Light Industrial District is intended for industrial parks and larger, cleaner types of industries. Light Industrial Districts are typically

located close to arterial capable of carrying commercial traffic and in this case, the subject property is located at the intersection of an arterial and a major collector and the request appears to conform to these requirements. Mr. Brooks went on to discuss the variances to the architectural standards, secondary materials, cementitious materials and four sided architecture being requested by the applicant. The Architectural Review Board reviewed the request and made a recommendation for approval.

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

Chairman Lyons asked the applicant to come forward and speak.

Tom Jones
5815 Meadowcrest
Dallas, TX

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

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

Commissioner Welch made a motion to approve SP2019-024 with staff and Architectural Review Board's recommendations. Chairman Lyons seconded the motion which passed by a vote of 7-0.

10. SP2019-027
Discuss and consider a request by Russell Phillips of Horizon Road Self Storage, LLC for the approval of a site plan for a *Mini-Warehouse* facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting approval of a site plan for a 575 unit mini-warehouse facility in accordance with Ordinance No. 19-04. On October 16, 2017, the City Council approved Specific Use Permit No. S-178, Ordinance No. 17-59; for a mini-warehouse however this Specific Use Permit expired due to inactivity on November 6, 2018. In response to this expiration, the applicant submitted a subsequent request for a Specific Use Permit which was approved on January 7, 2019 by Ordinance No. 19-04. According to the Unified Development Code a mini-warehouse facility is permitted in a Commercial District by Specific Use Permit. In this case, since there is an approved Specific Use Permit for the subject property, no additional approvals will be necessary with regard to land use and with the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial District.

Mr. Brooks went on to note that the proposed mini warehouse facility will contain 575 units and will be developed in two phases. Phase 1 will have seven buildings totaling 293 units ranging from 16 to 121 units per building. Phase 2 will have 12 buildings totaling 282 units ranging from 10 to 32 units per building. The proposed mini-warehouse will have perimeter building that utilizes masonry on all exterior facades visible from the street. The interior buildings will utilize metal and will have limited visibility from the street. Staff should note that most of the surrounding buildings are constructed of metal. Building One will include the leasing office and climate-controlled units that are accessible internally in the building. The remaining buildings will have drive-up units with roll-up doors, which will be oriented so the roll-up doors will not face Ranch Trail or Horizon Road. The applicant is proposing to utilize landscape screening for the mini-warehouse facility to limit the visibility of the facility from Ranch Trail and Horizon Road. Additionally, the northeast portion of the subject property is wooded and will be preserved to provide landscape screening for adjacent properties. Mr. Brooks further noted that the Architectural Review Board reviewed the case and made a recommendation of approval.

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

Chairman Lyons asked the applicant to come forward and speak.

Russell Phillips
521 Moraine Way
Rockwall, TX

Mr. Phillips came forward and shared that they previously met with the Architectural Review Board who provided comments and those were addressed and they did receive a recommendation from the Board. He indicated he was available for questions.

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

Commissioner Womble made a motion to approve SP2019-027 with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 7-0.

11. SP2019-029

Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan for an addition to an existing *General Personal Service* business (*i.e. Jour Salon and Spa*) on a 4.211-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicant is requesting approval of a site plan for the purpose of expanding an existing personal service business Jour Salon & Spa. The proposed 736 square foot expansion will be located on the northern portion of the structure, which is visible from. Storrs Street & S. Goliad Street. This will require a recommendation from the Architectural Review Board forwarded to the Planning and Zoning Commission. Additionally, the applicant requires approval by the Planning and Zoning Commission for exceptions to the Unified Development Code for increasing the amount of cementitious material on the structure and exceeding the cementitious material requirements by one percent on the rear façade.

The proposed expansion will increase the total square footage of the existing structure to 3,448 square feet which is increase of 736 square feet. The exterior of the building consists primarily of brick on all four sides with a non-cementitious lap siding cladding the rear façade. The applicant is proposing to match the appearance of the existing structure using the same colors and similar materials. Based on the applicant's scope of work the facility is required to meet the standards for materials as stipulated in the Unified Development Code. This means that the lap siding is required to be a cementitious material not in excess of 50% of any exterior facade. The applicant has indicated that the construction of the addition will use a cementitious lap siding; however, due to the location of the proposed addition it is difficult for them to reduce the amount of cementitious lap siding on the rear due to the established aesthetic of the building. The Architectural Review Board reviewed the proposed building elevations recommended approval of the building elevations and exception. Additionally, the ARB's motion included a condition requiring the applicant provide a plan view indicating the "jog" between the new tower element and the existing structure. The purpose of this is to indicate whether or not the addition would be flush with the existing façade. The applicant's building elevations provide the requested plan view and show conformance to the ARB's request.

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

Chairman Lyons asked the applicant to come forward and speak.

Michael Bausch
4318 Rosser Square
Dallas, TX

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

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

Commissioner Chodun made a motion to approve SP2019-029 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

VII. DISCUSSION ITEMS

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

- ✓ P2019-023: Replat for Lot 2, Block A, Rockwall High School Addition [*Approved*]
- ✓ P2019-028: Replat for Lot 2, Block 1, Indalloy Addition [*Approved*]

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

VIII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:08 p.m.

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

_____
Eric Chodun, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	September 10, 2019
APPLICANT:	Suresh Shridharani; *Harlan Properties, Inc.*
CASE NUMBER:	P2019-017; *Preliminary Plat for Emerson Farms*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to *preliminary plat* Emerson Farms for the purpose of laying out 107 lots on a 138.756-acre tract of land. The applicant has also submitted preliminary water, sanitary sewer, and drainage plans establishing that the developer can provide adequate utilities to serve the proposed single-family residential subdivision.

☑ On November 3, 2014, the City Council approved *Ordinance No. 14-50,* establishing the development standards for Planned Development District 76 (PD-76) [*i.e. the Emerson Farms Subdivision*]. The single-family residential subdivision will be composed of 107 single-family homes on 138.756-acres of land. A summary of the density and dimensional requirements is as follows:

Table 1: Lot Dimensional Requirements

Minimum Lot Width [1]	150’
Minimum Lot Depth	250’
Minimum Lot Area	*43,560 SF*
Minimum Front Yard Setback [2]	40’
Minimum Side Yard Setback	25’
Minimum Side Yard Setback (Adjacent to a Street)	25’
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	25’
Maximum Height [3]	36’
Minimum Rear Yard Setback [4]	25’
Minimum Area/Dwelling Unit (SF) [5]	2,600 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces	2 Spaces
Minimum Distance Between Buildings	10’

General Notes:

[1]: The minimum lot width shall be measured at the Front Yard Building Setback.

[2]: The location of the Front Yard Building Setback as measured from the front property line.

[3]: The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: The minimum area/dwelling unit only includes air conditioned square space.

☑ On September 5, 2019, the Parks and Recreation Board was unable to reach a quorum. Due to this, the Parks and Recreation Board will review this request at time of final plat to determine cash in lieu of land and pro-rata equipment fees.

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

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

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

CONDITIONS OF APPROVAL

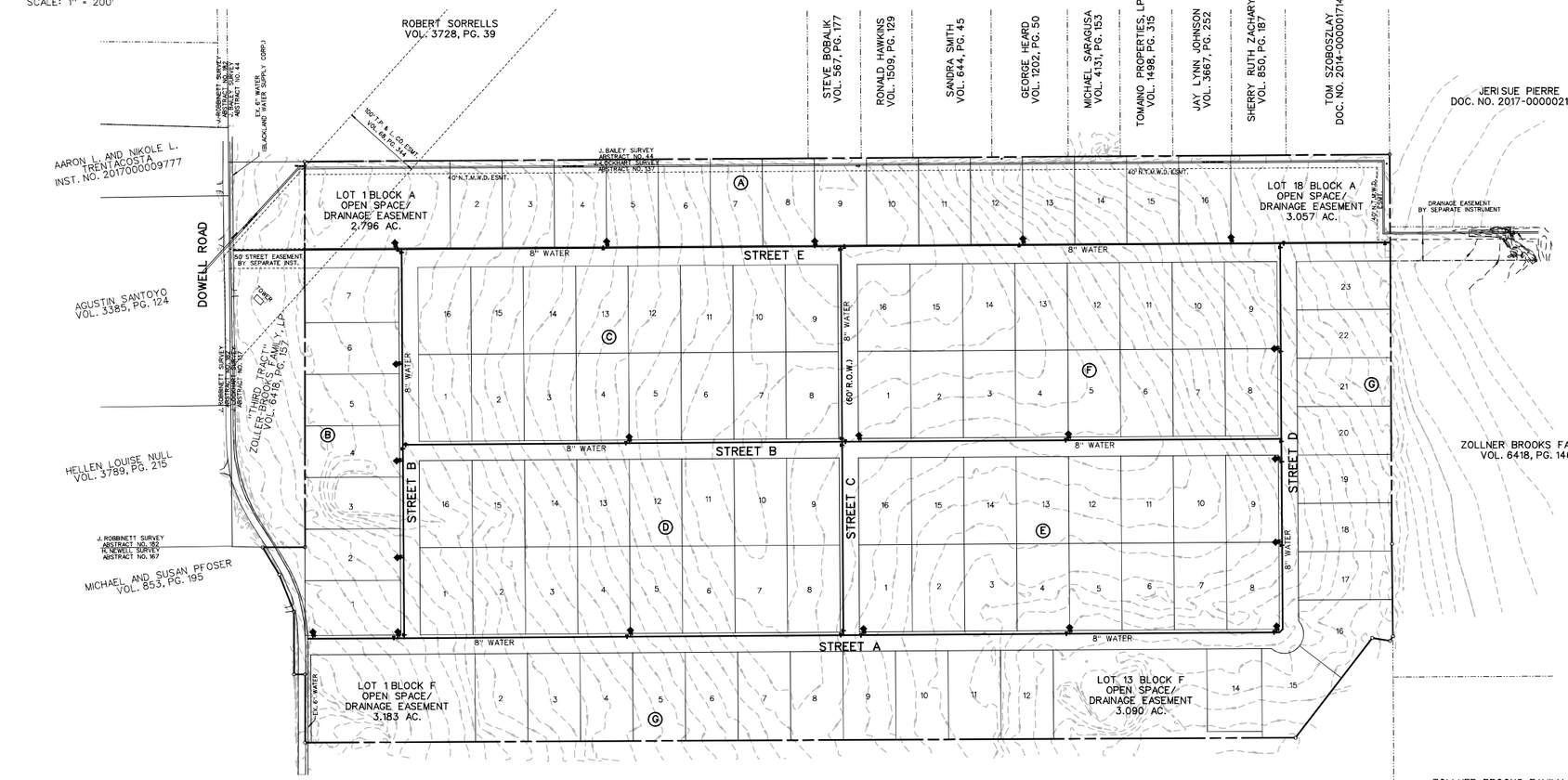
If the Planning and Zoning Commission chooses to recommend approval of the preliminary plat for *Emmerson Farms*, staff would propose the following conditions of approval:

(1) The *preliminary* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

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

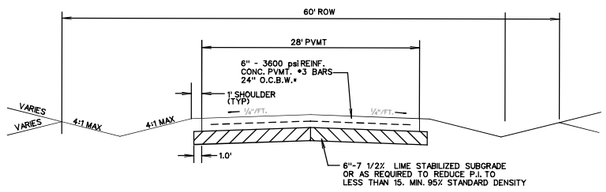
N

0 100 200 400
SCALE: 1" = 200'

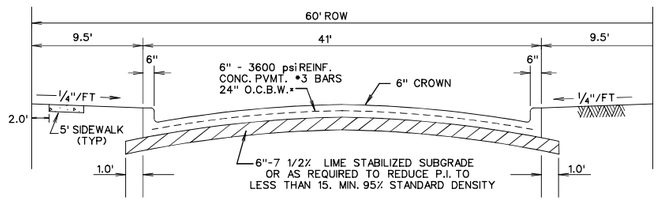


LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE



TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
STREET E

NOTES:
1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY
WATER PLAN
OF

EMERSON FARMS

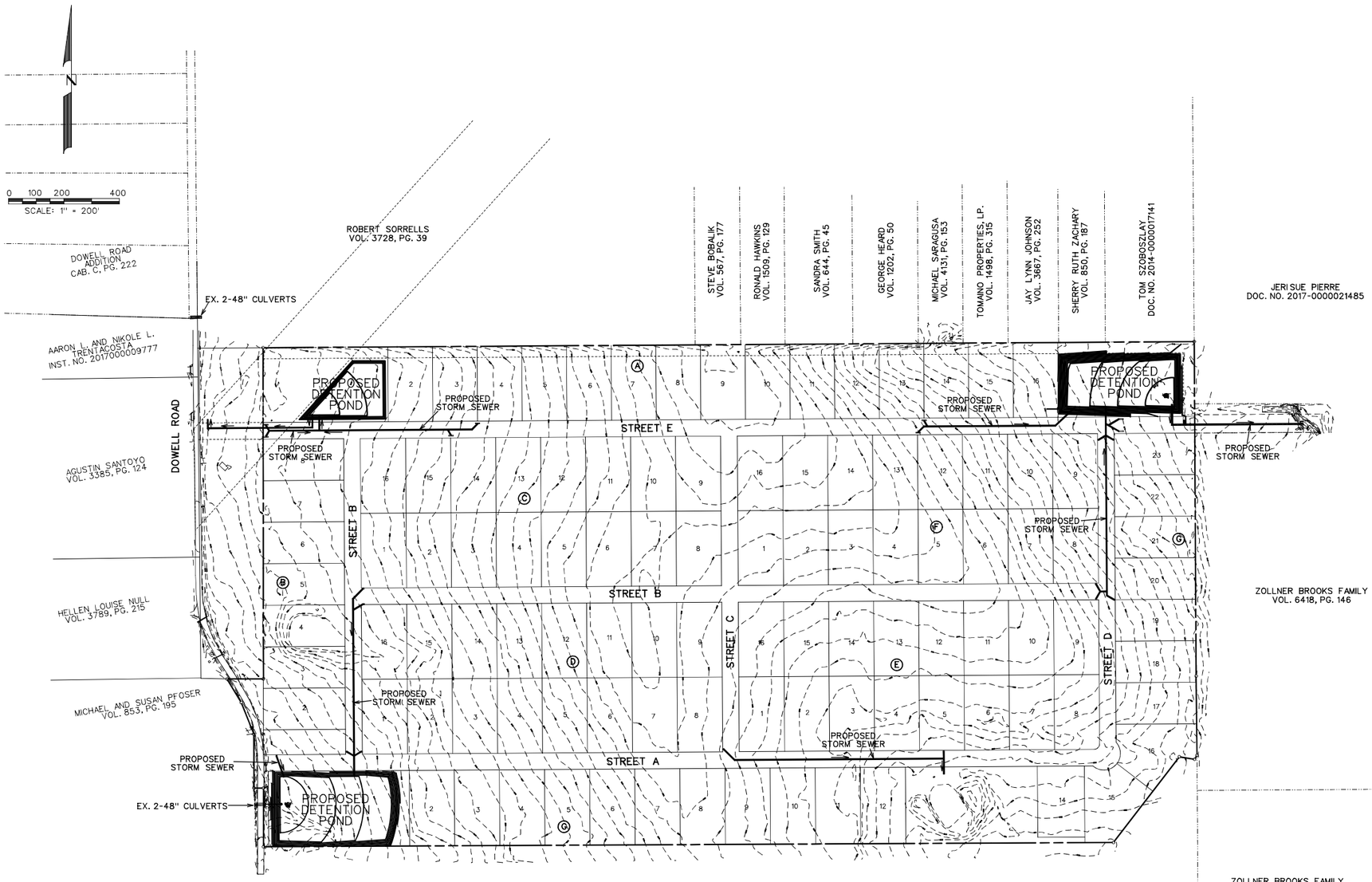
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

APRIL 2019 SCALE 1" = 200'

CASE *P2019-XXX



LEGEND

PROP. STORM SEWER

PROP. CURB INLETS

PRELIMINARY DRAINAGE PLAN
OF

EMERSON FARMS

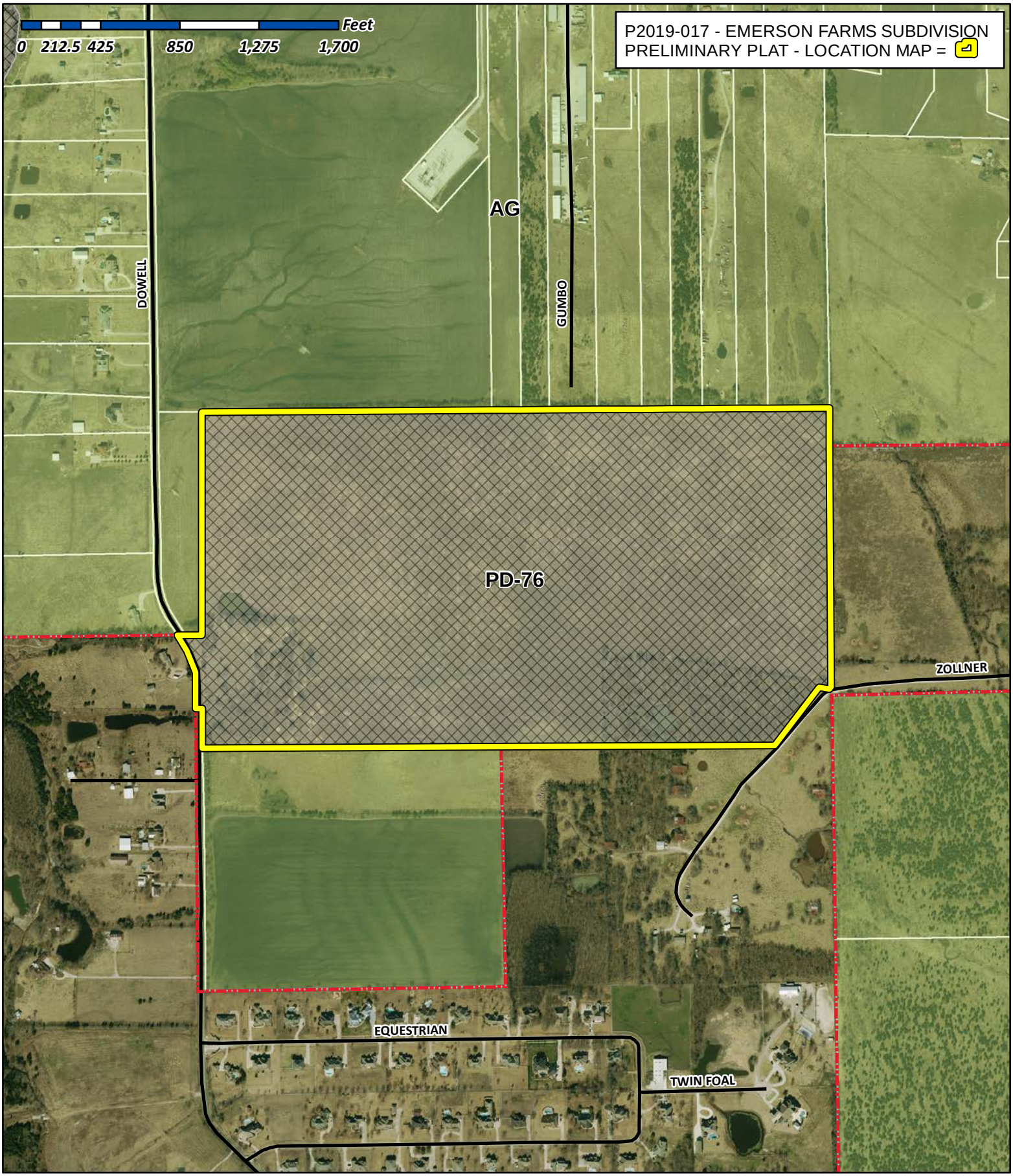
107 LOTS, BEING 138.756 ACRES
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CASE #P2019-XXX



City of Rockwall

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

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

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2019.

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

Mayor, City of Rockwall — City Secretary — City Engineer

LEGEND

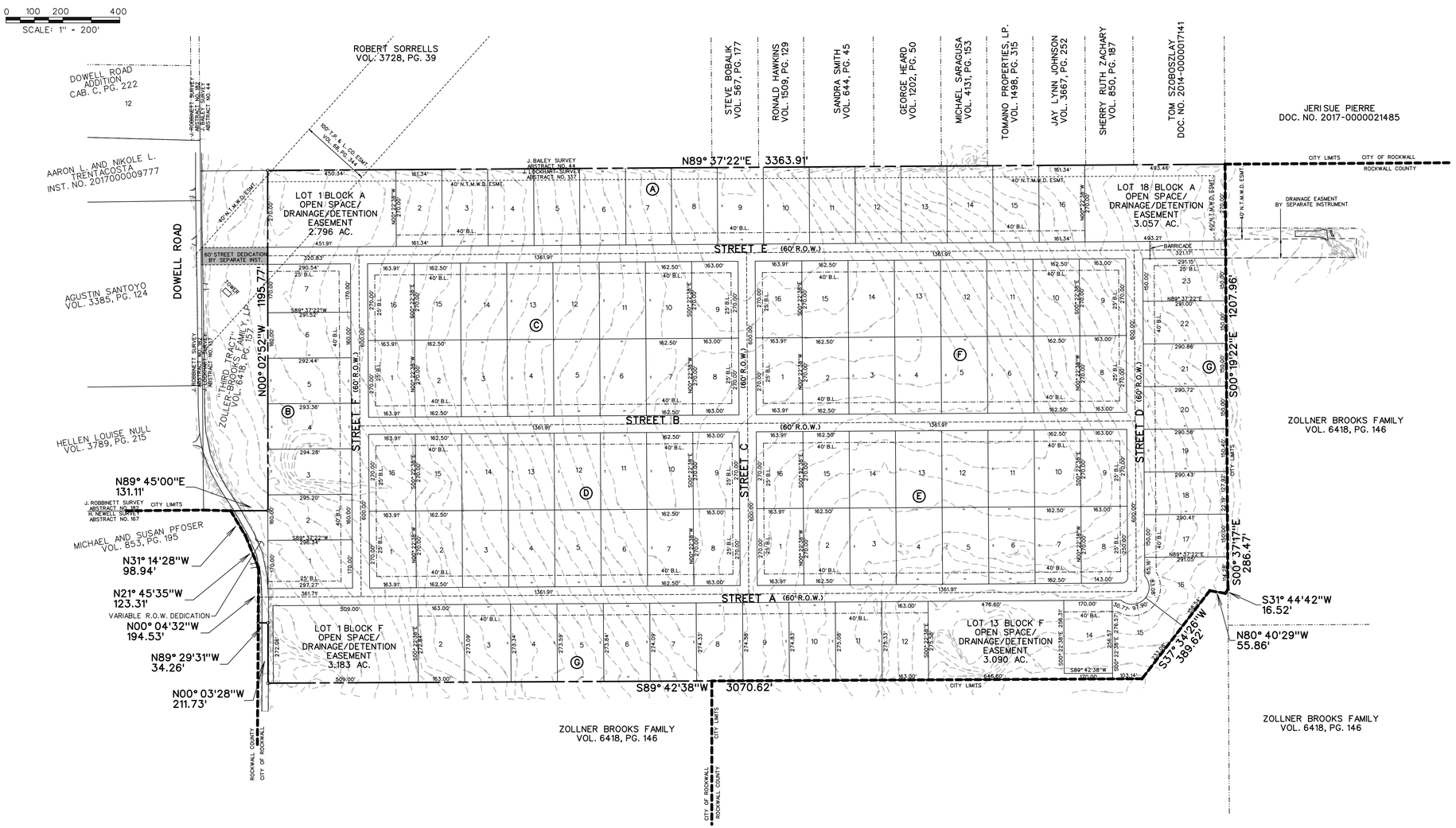
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

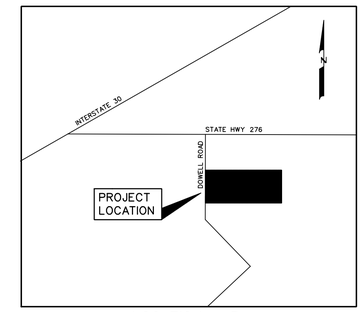
NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

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

NO FLOOD PLAIN EXISTS ON SITE PER FEMA FLOOD RATE MAP PANEL NO. 48397C0045 L DATED SEPT. 26, 2008.



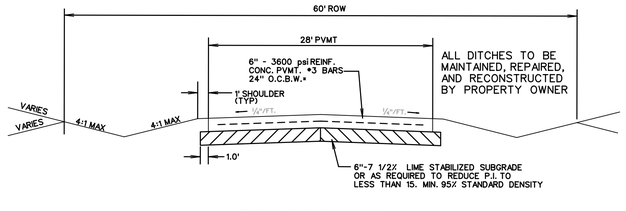


LOCATION MAP
N.T.S.

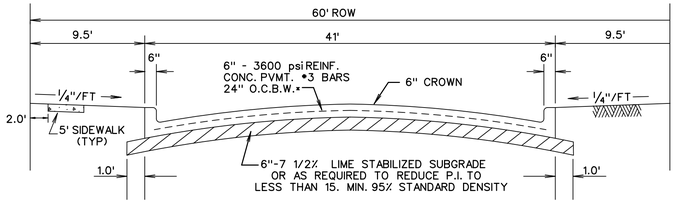
Emerson Farms

Block A		Block C		Block E		Block G	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	121805	1	44255	1	44255	1*	138652
2	43561	2	43875	2	43875	2	44476
3	43561	3	43875	3	43875	3	44512
4	43561	4	43875	4	43875	4	44549
5	43561	5	43875	5	43875	5	44585
6	43561	6	43875	6	43875	6	44622
7	43561	7	43875	7	43875	7	44658
8	43561	8	44010	8	43924	8	44694
9	43561	9	44010	9	44010	9	44731
10	43561	10	43875	10	43875	10	44767
11	43561	11	43875	11	43875	11	44803
12	43561	12	43875	12	43875	12	44840
13	43561	13	43875	13	43875	13*	134638
14	43561	14	43875	14	43875	14	43595
15	43561	15	43875	15	43875	15	48784
16	43561	16	44255	16	44255	16	49528
17*	133196					17	43608
		Block D		Block F		18	43587
		Lot	SF	Lot	SF	19	43587
Block B		1	44255	1	44255	20	43597
Lot	SF	2	43875	2	43875	21	43618
1	50456	3	43875	3	43875	22	43639
2	47329	4	43875	4	43875	23	43661
3	47158	5	43875	5	43875		
4	47011	6	43875	6	43875		
5	46863	7	43875	7	43875		
6	46716	8	44010	8	44010		
7	49475	9	44010	9	44010		
		10	43875	10	43875		
		11	43875	11	43875		
		12	43875	12	43875		
		13	43875	13	43875		
		14	43875	14	43875		
		15	43875	15	43875		
		16	44255	16	44255		

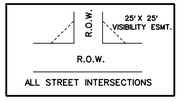
* Denotes Open Space lot



TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION
N.T.S.
STREET E



VISIBILITY EASEMENT DETAIL
N.T.S.

TOTAL ACRES 138.756
TOTAL RESIDENTAL LOTS 107
RESIDENTAL DENSITY 1.29

PRELIMINARY PLAT
OF

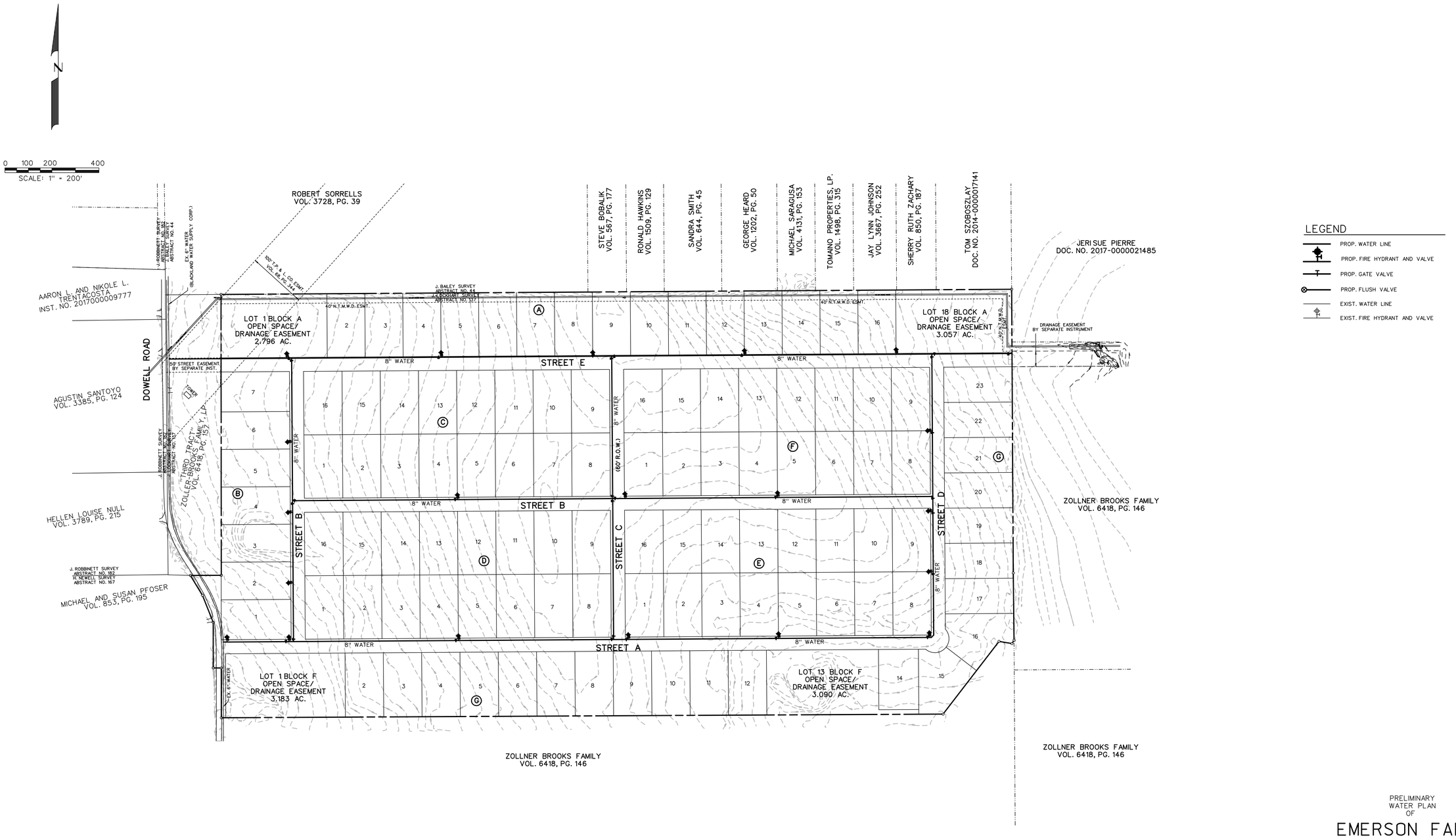
EMERSON FARMS

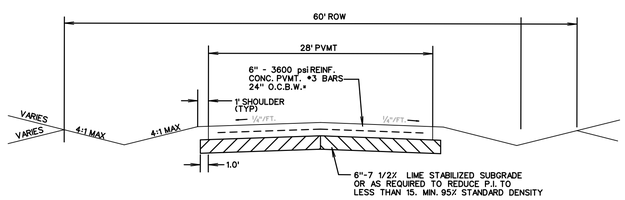
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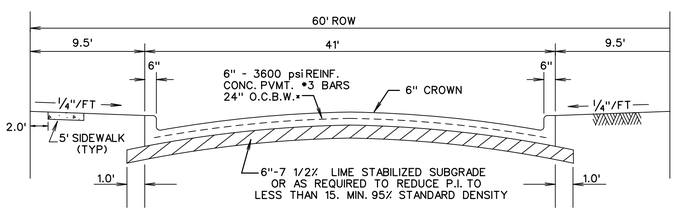
CASE #P2019-017

CORWIN JOB# 18016





TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
STREET E

NOTES:

1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY
WATER PLAN
OF

EMERSON FARMS

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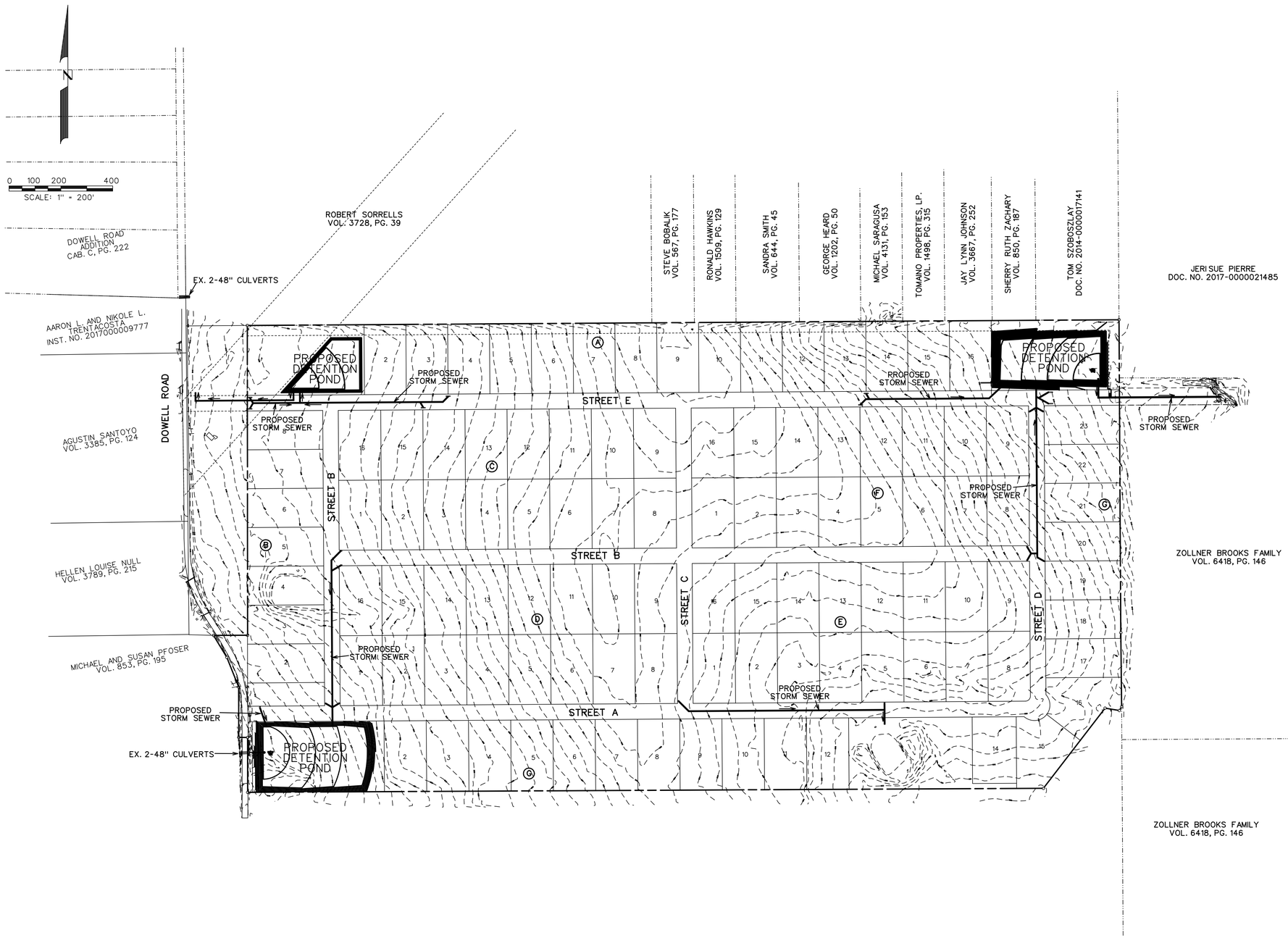
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OWNER

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CASE #P2019-XXX



PRELIMINARY DRAINAGE PLAN
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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	September 10, 2019
APPLICANT:	Pat Atkins; *Saddle Star Land Development, LLC*
CASE NUMBER:	P2019-031; *Final Plat - Saddle Star South Addition, Phase 1*

SUMMARY

Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a final plat for a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97. The purpose of the final plat is to establish 66 single-family residential lots as part of the Saddle Star South, Phase 1 Addition.

- ☑ On January 4, 2016, the City Council approved *Ordinance No. 16-07* [*Case No. Z2015-034*] establishing *Planned Development District 79* (PD-79) for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On June 6, 2016, the City Council approved *Ordinance No. 16-39*, which amended PD-79 to incorporate an additional 11.21-acre tract of land and increasing the number of lots to 138 single-family lots.

- ☑ On March 12, 2019 the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-005*] that included a trailhead entry feature, a ten (10) foot walking trail along John King Boulevard, open space features, and an amenity center.

- ☑ On June 7, 2016, the Parks and Recreations Board approved pro-rata fees of $59,064.00 (*i.e. 138 lots @ $428.00 per lot*) and cash-in-lieu of land fees of $42,090.00 (*i.e. 138 lots @ $305.00 per lot*) for the Saddle Star South Addition. The fees are to be used for the private amenities as a part of Phase 2 and to be located within the open space situated at the center of the development. The pro-rata equipment and cash in lieu of land fees are subject to change each year as new fees are adopted. Per the recommendations of the Parks and Recreations Board, detailed invoices relating to the development of the private amenities are required to be submitted for approval prior to the acceptance of Phase 2.

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

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

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

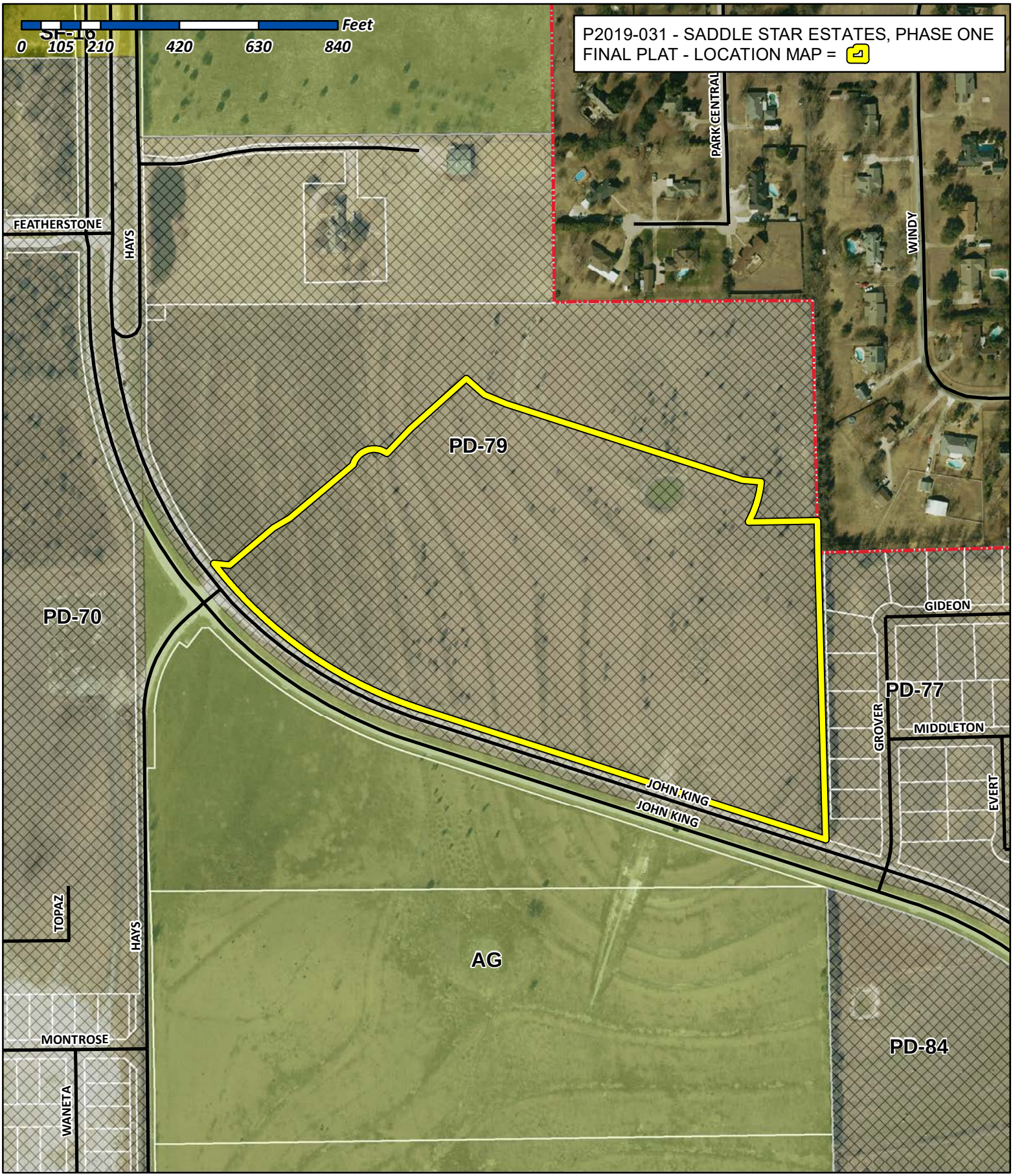
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final for *Phase 1 of the Saddle Star South Addition,* staff would propose the following conditions of approval:

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

(2) That the pro-rata equipment fees and the cash in lieu of land fees shall be paid prior to filing the final plat. These fees are subject to change from the time of approval by the Parks and Recreations Board at their June 7, 2016 meeting.

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



City of Rockwall

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

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

44.292 AC.
CDT ROCKWALL/2017, LLC
INSTR. 20170000001746
D.R.R.C.T.

34.325 AC.
SADDLE STAR HOLDINGS, LLC
INSTR. 20180000013211
DRRCT

N: 7038187.12
E: 2597378.19

S 72°06'44" E 657.61'

RANDAS WAY
75' R.O.W.
N 72°06'44" W 446.50'

EMILY DR
50' R.O.W.

SARAH DR
50' R.O.W.

ROCKING H TRAIL
50' R.O.W.
N 72°06'44" W 306.78'

JANET DR
50' R.O.W.

MIRANDA LANE
50' R.O.W.

C.A. 3
HOA OPEN SPACE
76,740 SF
1.762 AC.

C.A. 2
HOA OPEN SPACE
109,041 SF
2.503 AC.

C.A. 1
HOA OPEN SPACE
9,814 SF
0.225 AC.

LOT 22
LOT 21
LOT 20
BLOCK A
WINDMILL VALLEY
SUBDIVISION
CABINET A, PAGE 157
P.R.R.C.T.
LOT 19

VICINITY MAP
N.T.S.

S. BARNES
SURVEY, ABSTRACT
NO. 13

CALLED 29.185 ACRES
GIDEON GROVE LTD.
INST. NO. 20150000014609
D.R.R.C.T.

P. B. HARRISON
SURVEY, ABSTRACT
NO. 97

REMAINDER OF A CALLED
32.5 ACRE TRACT ("FIRST TRACT")
R & R HANCE INVESTMENTS, L.P.
VOLUME 5433, PAGE 49
D.R.R.C.T.

JOHN KING BOULEVARD
(120' RIGHT-OF-WAY)
(VOL. 5124, PG. 210, D.R.R.C.T.)

N 72°06'44" W 1126.56'

S 01°30'45" E 761.52'

12' EASEMENT TO MT. ZION WATER SUPPLY CORP. VOLUME 82, PAGE 360 D.R.R.C.T. (TO BE ABANDONED)

POINT OF BEGINNING
N: 7036964.08
E: 2598331.12

1/2" IRF (CM)

1/2" CIRF, STAMPED "6081" (CM)

CITY OF ROCKWALL VOLUME 5951, PAGE 84 D.R.R.C.T.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 84°16'58" E	41.84'
L2	N 49°55'55" E	152.40'
L3	N 58°29'53" E	50.35'
L4	N 49°55'55" E	220.14'
L5	N 43°25'25" E	89.23'
L6	N 48°23'33" E	200.00'
L7	S 48°35'07" E	63.78'
L8	S 66°47'40" E	63.38'
L9	S 84°20'49" E	50.00'
L10	N 88°42'33" E	182.77'
L11	S 01°17'27" E	85.38'
L12	N 38°44'57" E	28.23'
L13	N 04°25'33" E	31.54'
L14	S 17°53'16" W	27.18'
L15	N 62°53'16" E	31.82'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L16	S 43°32'45" W	58.23'
L17	S 17°53'16" W	20.00'
L18	S 27°06'44" E	42.43'
L19	N 85°24'23" W	26.29'
L20	N 64°32'19" W	62.29'
L21	N 50°04'49" W	62.29'
L22	N 35°37'19" W	62.29'
L23	S 21°09'49" E	62.29'
L24	S 06°45'27" E	63.38'
L25	S 01°30'45" E	77.00'
L26	S 16°14'00" W	62.39'
L27	S 03°19'46" W	41.22'
L28	N 62°53'16" E	42.43'
L29	S 49°55'55" W	20.05'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	034°22'08"	1140.00'	352.55'	683.83'	S 54°55'41" E	673.62'
C2	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'
C3	023°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C4	033°50'06"	920.00'	279.83'	543.29'	S 55°11'41" E	535.43'
C5	032°02'39"	620.00'	178.04'	346.75'	S 56°05'25" E	342.25'
C6	030°30'17"	425.00'	115.89'	226.27'	S 56°51'36" E	223.61'
C7	070°35'59"	415.00'	293.84'	511.36'	N 36°48'45" W	479.62'
C8	019°24'01"	425.00'	72.65'	143.90'	N 08°11'15" E	143.22'
C9	090°00'00"	25.00'	25.00'	39.27'	N 27°06'44" W	35.36'
C10	085°43'13"	25.00'	23.20'	37.40'	N 87°12'29" W	34.01'
C11	037°53'34"	250.00'	85.82'	165.34'	N 24°35'58" E	162.34'
C12	019°24'01"	385.00'	65.81'	130.36'	N 08°11'15" E	129.74'
C13	019°24'01"	465.00'	79.48'	157.45'	N 08°11'15" E	156.70'

LEGEND

5/8" CIRS W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.V.E.	SIDEWALK AND VISIBILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆	INDICATES CHANGE IN STREET NAME

N

100 50 0 100 200

SCALE IN FEET
1" = 100'

OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
DALLAS, TX 75201
(214) 716-2900

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

FINAL PLAT
SADDLE STAR ESTATES SOUTH PHASE ONE
66 SINGLE FAMILY LOTS
3 COMMON AREA TRACTS
26.411 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: AUGUST 26, 2019 CASE #: P2019-031 SHEET 1 OF 2

06812\DWG\6812 Final Plat South Ph 1.dwg

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 26.411 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 34.325 acre tract of land described in a Special Warranty Deed to Saddle Star Holdings, LLC, recorded in Instrument 20180000013211, Deed Records, Rockwall County, Texas (DRRCT), and being part of a 44.292 acre tract of land described in a Special Warranty Deed to CDT Rockwall/2017, LLC. recorded in instrument 20170000001746, Deed Records, Rockwall County, Texas (DRRCT), said 26.294 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch capped iron rod stamped, "6081," found for corner in the northeasterly right–of–way line of John Kind Boulevard (120 ft. right–of–way) at the common north corner of Part 1 of Parcel 16 conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT and Parcel 15 conveyed to the City of Rockwall, recorded in Volume 5951, Page 84, DRRCT, said corner being the south corner of said 34.325 acre tract and also being in the common line of said First Tract and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded in Instrument 20150000014609, DRRCT;

THENCE North 72 degrees 06 minutes 44 seconds West, along the common northeasterly line of said John Kind Boulevard, said 34.325 acre tract and said Part 1, a distance of 1,126.56 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a tangent curve to the right having a radius of 1,140.00 feet whose chord bears North 54 degrees 55 minutes 41 seconds West, a distance of 673.62 feet;

THENCE in the northwesterly direction, along said curve to the right, and last mentioned common line, through a central angle of 34 degrees 22 minutes 08 seconds, an arc distance of 683.83 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE South 84 degrees 16 minutes 58 seconds East, a distance of 41.84 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 152.40 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 58 degrees 29 minutes 53 seconds East, a distance of 50.35 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 220.14 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non–tangent curve to the right having a radius of 57.50 feet, whose chord bears North 71 degrees 13 minutes 07 seconds East, a distance of 94.87 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE North 43 degrees 25 minutes 25 seconds East, a distance of 89.23 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 48 degrees 23 minutes 33 seconds East, a distance of 200.00 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 48 degrees 35 minutes 07 seconds East, a distance of 63.78 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 66 degrees 47 minutes 40 seconds East, a distance of 63.38 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 72 degrees 06 minutes 44 seconds East, a distance of 657.61 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 84 degrees 20 minutes 49 seconds East, a distance of 50.00 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non–tangent curve to the right having a radius of 275.00 feet, whose chord bears South 17 degrees 22 minutes 23 seconds West, a distance of 111.72 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE North 88 degrees 42 minutes 33 seconds East, a distance of 182.77 feet to a 1/2–inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner in the west line of Block A, Windmill Valley Subdivision, an addition to the City of Rockwall, recorded in Cabinet A, Page 157, PRRCT;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Block A, a distance of 85.38 feet to a 1/2–inch iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01 degrees 30 minutes 45 seconds East, along the common line of said 29.185 acre tract and 44.292 acre tract, a distance of 761.52 feet to the PLACE OF BEGINNING AND CONTAINING 1,150,479 square feet or 26.411 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE ONE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE ONE subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.

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

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

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

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER)

_____

BY: NAME:
TITLE:

FOR: AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

_____

BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ ,known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2019.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ ,known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2019.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____ , 2019.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on July 30, 2019 for review by the City and other parties for comments and progression to an approved Final Plat.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

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

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2019.

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

WITNESS OUR HANDS, this ___ day of _____, 2019.

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

Notes:

1. Bearings and Grid Coordinates shown hereon are per NAD 83 based on City of Rockwall Monument No.
2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All non–standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.
6. The Open Space Lots to be maintained by the Homeowners Association (HOA).

OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
DALLAS, TX 75201
(214) 716–2900

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532–0636
FAX (972) 412–4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

FINAL PLAT

SADDLE STAR ESTATES SOUTH PHASE ONE

66 SINGLE FAMILY LOTS
3 COMMON AREA TRACTS
26.411 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A–97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941–8400 FAX (972) 941–8401

DATE: AUGUST 26, 2019 CASE #: P2019–031

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	September 10, 2019
APPLICANT:	Bill Bricker; *Columbia Development Company, LLC*
CASE NUMBER:	P2019-033; *Lot 47, Block D, Park Place West, Phase II Addition*

SUMMARY

Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West, Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to replat one (1) lot (*i.e. Lot 47, Block D, Park Place West, Phase II Addition*) for the purpose of abandoning an eight (8)-foot fire lane, public access, and utility easement adjacent to the northern property line of the subject property.

☑ On October 18, 2004, the City Council approved *Ordinance 04-59* [*Case No. Z2004-034*], which established the development standards for the Park Place Subdivision (*i.e. Planned Development District 59 (PD-59*). This was amended on December 11, 2006, by *Ordinance 06-51* [*Case No. Z2006-023*]. On April 19, 2017, staff approved an administrative replat for the purpose of combining two (2) lots (*i.e. Lots 43 & 44, Block D, Park Place West, Phase II Addition*) into one (1) lot (*i.e. Lot 47, Block D, Park Place West, Phase II Addition*).

☑ The proposed replat generally conforms to the concept plan approved by the City Council on December 11, 2006 under *Case No. Z2006-023* [*Ordinance No. 06-51*].

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

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

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 47, Block D, Park Place West, Phase II Addition*, staff would propose the following conditions of approval:

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

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



City of Rockwall

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

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

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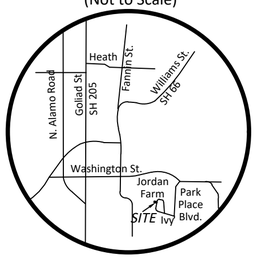
0' 10' 20' 40'

Scale: 1" = 20'

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas

Vicinity Map
(Not to Scale)



20' Alley

Lot 26 Block D

Lot 27 Block D

Lot 28 Block D

10' B & Utili

Block D Lot 25

△ =6°07'28"
R=638.77'
A=68.28'
CB=N 82°50'44" W

VARIABLE WIDTH UTILITY EASEMENT (BY THIS PLAT)

8" WATERLINE

N 79°47'00" W 42.00'

5' STREET WIDENING (BY OTHERS)

8" WATERLINE
STORM SEWER LINE

WV

S 10°13'00" W 10.06'

SSMH

8' Fire Lane, Access & Utility Easement Cab. G, Slide 100 Abandoned by Plat (Hatched Area)

5'

20' Alley

5/8" IRS

S 79°47'00" E

73.00'

110.00'

△ =7°13'57"
R=79.28'
A=10.01'
CB=N 11°05'57" E

SSMH

N: 7026504.31
E: 2596989.28

PP

24" RCP

△ =6°13'21"
R=628.77'
A=68.28'
CB=N 82°53'40" W

5'

S 79°47'00" E 41.85'

5/8" IRS

CENTERLINE OF 8" SANITARY SEWER

RENFRO STREET
(50' Right-of-Way)

15' Building Line Cab. G, Slide 100

10' Building Line & Utility Easement Cab. G Slide 100

N 10°13'00" E

S 10°13'00" W

73.00'

Lot 47, Block D
0.184 Acres
(8,030 SF)
Lot 20, Block D
Park Place West
Phase II Addition
Cabinet G, Slides 100 - 104

WM

WV

5/8" IRS

POINT OF BEGINNING

N 79°47'00" W

110.00'

EB

EMRK

TP

TV

EB

N: 7026412.96
E: 2597084.58

1/2" Iron Rod Fnd. W/Cap

PP

15' Building Line

10' Building Line & Utility Easement

Lot 19 Block D

JORDAN FARM CIRCLE
(57' Right-of-Way)
Cabinet G, Slides 100 - 104

Block X, Lot 7

Block X, Lot 6
Park Place West
Phase II Addition
Cabinet G, Slides 100 - 104

10' Utility Easement

10' Utility Easement

20' Alley

Block D

Lot 22

Lot 21

JORDAN FARM CIRCLE

(57' Right-of-Way)
Cabinet G, Slides 100 - 104

The purpose of this Replat is to abandon a fire lane, access & utility easement.

REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE OF LAND
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale:	1" = 20'
Date:	June 25, 2019
Technician:	Bedford
Drawn By:	Bedford
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	LOT 20 BLOCK D PLAT
Job. No.	668-004
GF No.	

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

Sheet: 1 Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

Case No.: P2019-033

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DAVID CLINE AND LAURA CLINE are the owners of a **0.184 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas according to the Warranty Deed Instrument No. 20190000011166 Official Public Records, Rockwall County, Texas and being **LOT 20, BLOCK D** of the **AMENDING PLAT for PARK PLACE WEST PHASE II ADDITION** according to the plat recorded in Cabinet G, Slides 100 -104 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap found for the southeast corner of said *Lot 20* and being the northeast corner of Lot 19 of said Park Place West Phase II and being located in the west line of Jordan Farm Circle (57' width);

THENCE departing the west line f said Jordan Farm Circle with the the south line of said *Lot 20* and the north line of said Lot 19 , **NORTH 79°47'00" WEST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner and being located in the east line of Renfro Street (40' right-of-way);

THENCE along the east line of said Renfro Street, **NORTH 10°13'00" EAST** a distance of **73.00** feet to a 5/8 inch iron rod set for corner in the south line of a 20' Alley;

THENCE departing the east line fo said Renfro Street with the south line of said 20' Alley, **SOUTH 79°47'00" EAST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner in the west line of said Jordan Farm Circle;

THENCE along the west line of said Jordan Farm Circle, **SOUTH 10°13'00" WEST** a distance of **73.00** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds ***0.184 acre*** or ***8,030*** square feet of land more or less.

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

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

WITNESS OUR HANDS, this _____ day of _____, 2019.

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

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

We, **DAVID CLINE AND LAURA CLINE** , the undersigned owners of the land shown on this plat, and designated herein as **LOT 47, BLOCK D, PARK PLACE PHASE II ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE II ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

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

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

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

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

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

7. Property owner is responsible for maintenance, repair, and reconstruction of all detention/drainage facilities in easements.

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

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

DAVID CLINE AND LAURA CLINE

_____
DAVID CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID CLINE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019

_____
Notary Public in and for the State of Texas

_____
LAURA CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LAURA CLINE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019

_____
Notary Public in and for the State of Texas

NOTES:

1. The purpose of this Replat is to abandon a 8' "Fire Lane, Access & Utility Easement".
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE II ADDITION recorded in Cabinet G, Slides 100 - 104, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

_____
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

The purpose of this Replat is to abandon a fire lane, access & utility easement.

REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
BEING LOCATED IN R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale:	1" = 20'
Date:	
Technician:	Bedford
Drawn By:	Bedford
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	LOT 20 BLOCK D PLAT
Job. No.	668-004
GF No.	

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

Sheet: 2 Of: 2

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

Case No.: P2019-033

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	September 10, 2019
APPLICANT:	Lance Tyler; *Marc Development, LLC*
CASE NUMBER:	Z2019-017; *Zoning Change (AG to PD)*

SUMMARY

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Residential-Office (RO) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 60-01*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Currently situated on the subject property is a 2,176 SF single-family home, which -- *according to the Rockwall Central Appraisal District* -- was constructed in 1971.

PURPOSE

The applicant -- *Lance Tyler with Marc Development, LLC* -- is requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development (PD) District for Residential-Office (RO) District land uses for the purpose of constructing 12 townhomes.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1451 FM-1141. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 6 of the Caruth Lakes Subdivision, which consists of 158 single-family residential homes. Beyond this are Phases 7A & 7B of the Caruth Lakes Subdivision, which consists of 86 single-family residential homes. These areas are zoned Planned Development District 5 (PD-5) for single-family residential land uses.

South: Directly south of the subject property is FM-1141, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. South of this thoroughfare is a 6.702-acre tract of land (*i.e. Tract 9 & 9-01 of the M. B. Jones Survey, Abstract No. 122*) and a 1.837-acre tract of land zoned Agricultural (AG) District.

East: Directly east of the subject property is a 0.272-acre parcel of land (*i.e. Lot 1, Block X, Caruth Lake, Phase 6*) that is owned by the Caruth Ridge Estates Homeowners Association and zoned Planned Development District 5 (PD-5). Beyond this is John King Boulevard, which is identified as a P6D (*Principle Arterial, six [6] lane, divided roadway*) on the City's Master

Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall in this area.

West: Directly west of the subject property is Phase 6 of the Caruth Lakes Subdivision, which consists of 158 single-family residential homes. This area is zoned Planned Development District 5 (PD-5) for single-family residential land uses. Beyond this is a 106.866-acre tract of land (*i.e. Tract 14-1 of the S. S. McCurry Survey, Abstract No. 146*). This tract of land is zoned Planned Development District 5 (PD-5) and is part of the Lakes of Squabble Creek Park.

CHARACTERISTICS OF THE REQUEST

The proposed development will consist of 12 townhomes (*laid out as two (2) groups of six (6) homes*) and a private park/open space. The development will incorporate approximately 64% open space, and will have a density of *9.45* units per gross acre. The proposed townhomes will be constructed utilizing a *Neo-Traditional* architecture style and utilize a combination of brick and cementitious lap siding (*e.g. Hardy Board*). The homes will incorporate front porches, rear facing garages, and utilize extended driveways (*i.e. a minimum of 40-feet in length*) to accommodate guest parking. The applicant has stated that the purposed 40-foot long driveway can accommodate up to four (4) vehicles and that with the garage parking each unit will have a total of six (6) parking spaces for vehicles. The garages will be accessible via an existing 20-foot public right-of-way that is accessible through Phase 6 of the Caruth Lakes Subdivision, and that serves as an alleyway for seven (7) single-family homes. According to the applicant, each home will be a maximum of two (2) stories in height and be a minimum of 2,000 SF in size. The front and rear building elevations will not repeat without at least two (2) intervening homes of differing appearance (*i.e. front encroachment layout, primary materials, roof type and layout, or articulation of the front façade*).

According to the concept plan submitted by the applicant the private park will include amenities such as benches, bike racks, and a trail that will meander through the development and connect to the existing sidewalk adjacent to John King Boulevard. The private park will be maintained by the Homeowner's Association (HOA), will be located in the front of the homes, and will include a pedestrian rest area that connects to FM-1141. This area will include a wrought iron fence that will be four (4) feet in height. A emergency access lane will be accessible from FM-1141 and will utilize bollards to prohibit motor-vehicle access. This area will incorporate upgraded pavement and decorative brick pavers. In addition, the private park area will be directly adjacent to a property owned by the Caruth Ridge Estates Homeowner's Association (HOA) and which is undevelopable. This means that the townhomes will be setback a minimum of ~120-feet from John King Boulevard. The proposed Planned Development District (PD) will be subject to the land uses and requirements stipulated for the Residential-Office (RO) District unless specifically called out in the Planned Development District (PD) ordinance. A summary of the proposed development is as follows:

Density and Dimensional Requirements

Minimum Lot Width [(1)]	24'
Minimum Lot Depth	75'
Minimum Lot Area	1,800 SF
Minimum Front Yard Setback [(2) & (5)]	5'
Minimum Side Yard Setback [(2)]	0'/10'
Minimum Length of Driveway Pavement	40'
Maximum Height [(3)]	36'
Minimum Rear Yard Setback [(2) & (4)]	20'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,000 SF
Maximum Lot Coverage	75%
Permitted Encroachment in Required Setbacks [(5)]	Yes

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: No townhome shall be constructed closer than 30-feet from FM-1141 or the northern property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: A minimum of a ten (10) foot separation between detached buildings shall be required.

INFRASTRUCTURE

In order to develop the subject property as shown on the concept plan, the applicant will be required to provide drainage and detention on the property to prevent increasing the stormwater run-off in the Squabble Creek Watershed. Additionally, an eight (8) inch water line will be required to be installed along the entire length of the property line adjacent to FM-1141 and each home will be required to have an individual water meter. With regard to sanitary sewer, the applicant will need to perform an Infrastructure Study and decide if the sanitary sewer will connect [*1*] to the existing subdivision through the alleyway, or [*2*] down FM-1141 to Waters Edge Drive. Regardless, the sanitary sewer line will need to be a minimum of an eight (8) inch pipe and meet all applicable City standards.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.2, *Residential Office (R-O) District*, of Section 5, *Commercial Districts,* of Article V, *District Development Standards,* of the Unified Development Code (UDC), the Residential Office (R-O) District is "…a zoning district intended to recognize the existence of older residential areas of the city where larger houses have been or can be converted from single-family uses to low-intensity office uses in order to extend the economic life of these structures…". The UDC goes on the states that a Residential Office (R-O) District should have principle access to major or secondary thoroughfares and serves as a transition between high intensity, non-residential areas to lower intensity residential areas. In this case, the applicant is proposing a new townhome development, which according to the Unified Development Code (UDC) is a land use that is only permitted in the Residential-Office (RO), Multi-Family 14 (MF-14) and Downtown (DT) Districts. Based on this limitation staff tied the Planned Development District ordinance to the Residential-Office (RO) District as this district is the most restrictive and most appropriate district considering the subject property's adjacencies. Additionally, this development does seem to serve as a transition from the proposed higher intensity general retail land uses to the south and east of the subject property to the lower intensity single-family residential land uses to the north and west of the subject property.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for *Medium Density Residential* land uses and is situated within the *Northwest Residential District*. The plan designates *Medium Density Residential* as a land use category that consists of residential subdivisions that are greater than 2½ units per gross acre, but not higher than three (3) units per gross acre. In this case, the applicant's proposed density of *9.45* units per gross acre is more characteristic of the *High Density Residential* land use designation, which is defined as any development exceed 3½ units per gross acre. This means that if the Planning and Zoning Commission and City Council approve this Planned Development (PD) District, the Future Land Use Plan will need to be amended to reflect a *High Density Residential* designation for the subject property. This has been added as a conditional of approval for this case.

Looking at the *Northwest Residential District*, the district is largely developed with medium-density residential subdivisions; however, it also contains a combination of commercial/retail, parks and open space, public, and quasi-public land uses. In this case, the applicant is proposing to develop the site

with 12 townhomes and incorporate open space, a pedestrian trail, and other park amenities such as benches and bike racks. According to the *District Strategies* associated with the *Northwest Residential District* a ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage. In this case, the subject property does not have direct frontage on John King Boulevard; however, the proposed the open space, trail, and park amenities appear to complement the existing trail system along John King Boulevard.

With regard to the residential policies outlined in the OURHometown Vision 2040 Comprehensive Plan, townhomes developments that are proposed as infill development adjacent to existing single-family homes should incorporate similar development standards and materials as the adjacent housing in order to create a product that is complementary and blends with the existing single-family homes. Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking. When more than ten (10) units are proposed, townhome developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are enjoyed in a typical master planned community. In this case, the applicant's intent is to blend the development with the adjacent neighborhood by utilizing similar exterior materials and articulation. The applicant is not proposing to incorporate niche parking; however, the applicant's intent is to provide a minimum of a 40-foot driveway to accommodate guest parking. With regard to amenities, the submitted concept plan is proposing to incorporate a park that includes amenities such as a bike racks, bench seating, landscape pavers, and a bike path. The park will include berms and increased landscaping, and a wrought iron fence. In this case, the Planning and Zoning Commission and City Council will need to establish if the development [*1*] blends with the adjacent single-family development, and [*2*] if the proposed amenity package is sufficiently scaled to provide similar amenities as larger master planned communities.

NOTIFICATIONS

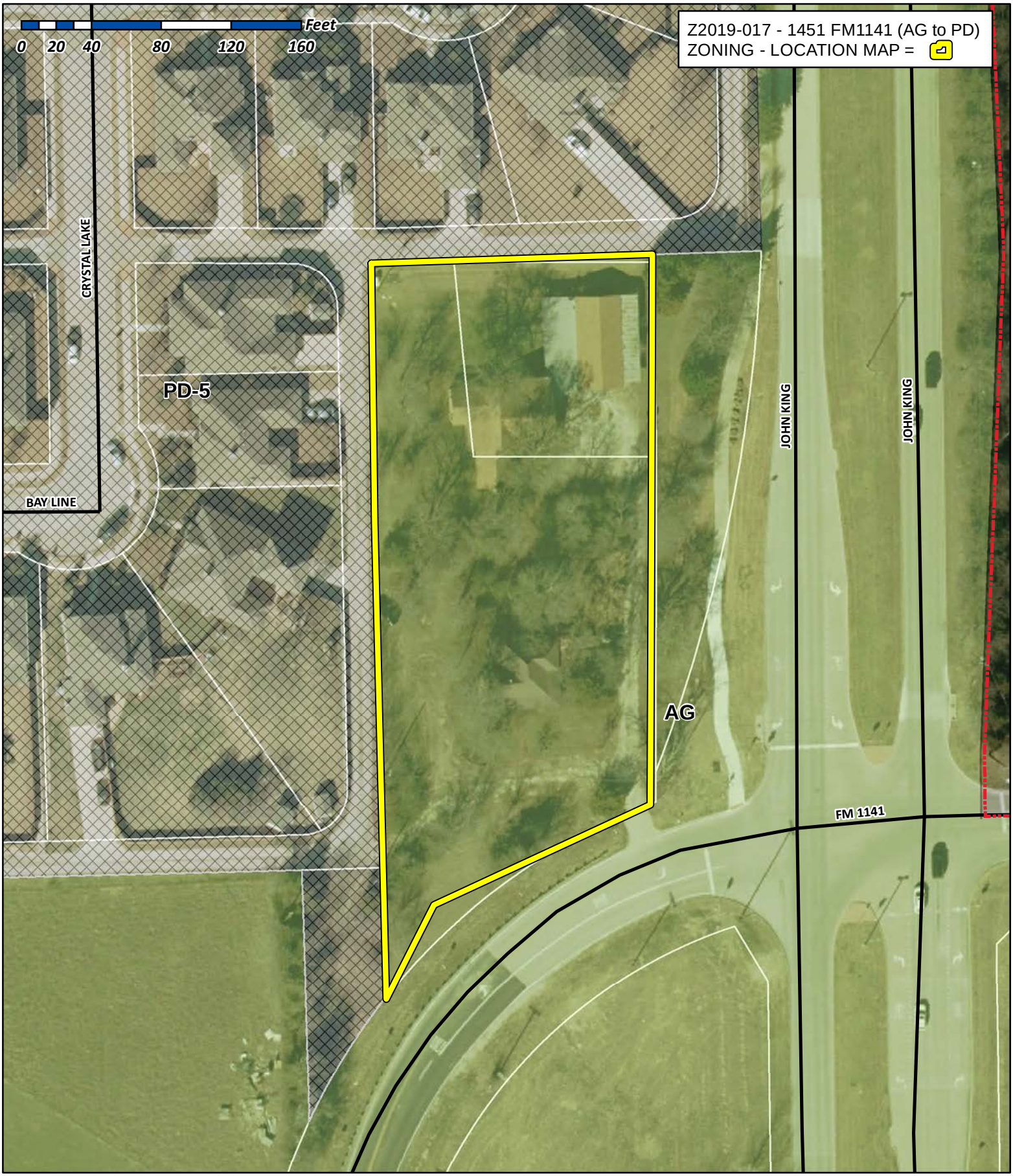
On August 31, 2019, staff sent 75 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association (HOA), which is the only HOA/Neighborhood Association within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had received 15 emails and two (2) notices6 in opposition of this request.

CONDITIONS OF APPROVAL

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

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

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



City of Rockwall

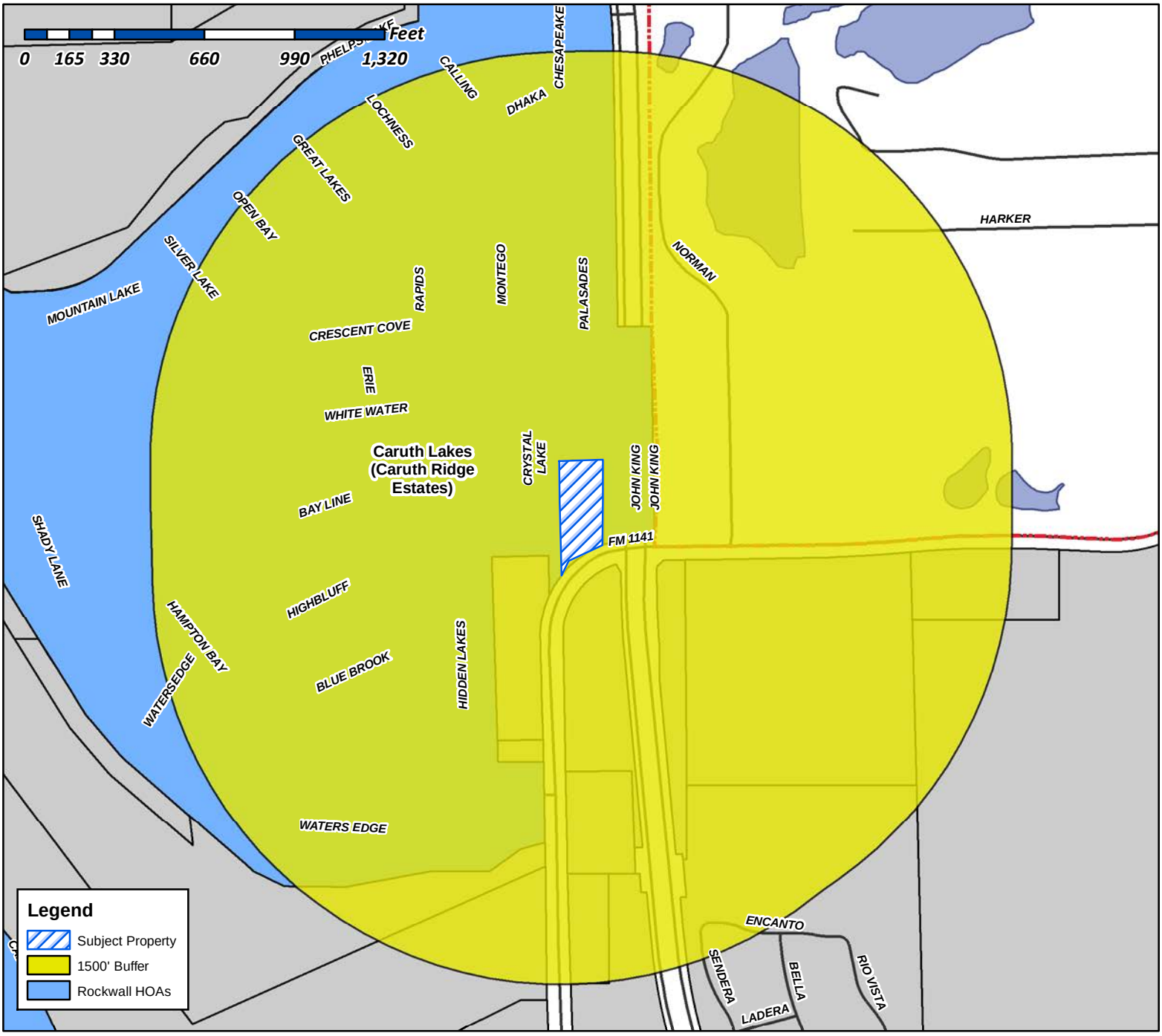
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

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

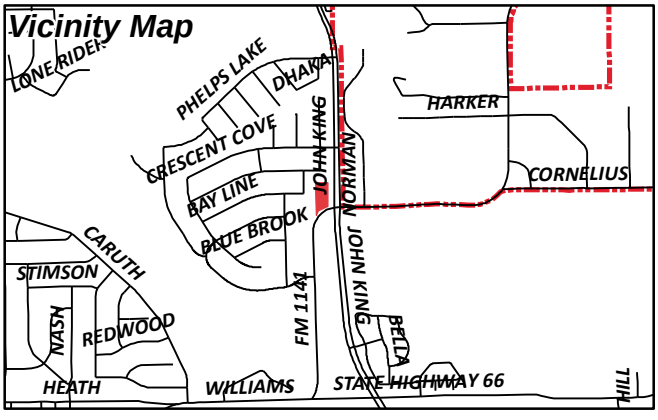
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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: *8/20/2019*

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



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Friday, August 30, 2019 11:37:39 AM
Attachments:	Z2019-017 PON Map.pdf PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attach ed a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***August 16, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 9/10/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 9/16/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-017- Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.**

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

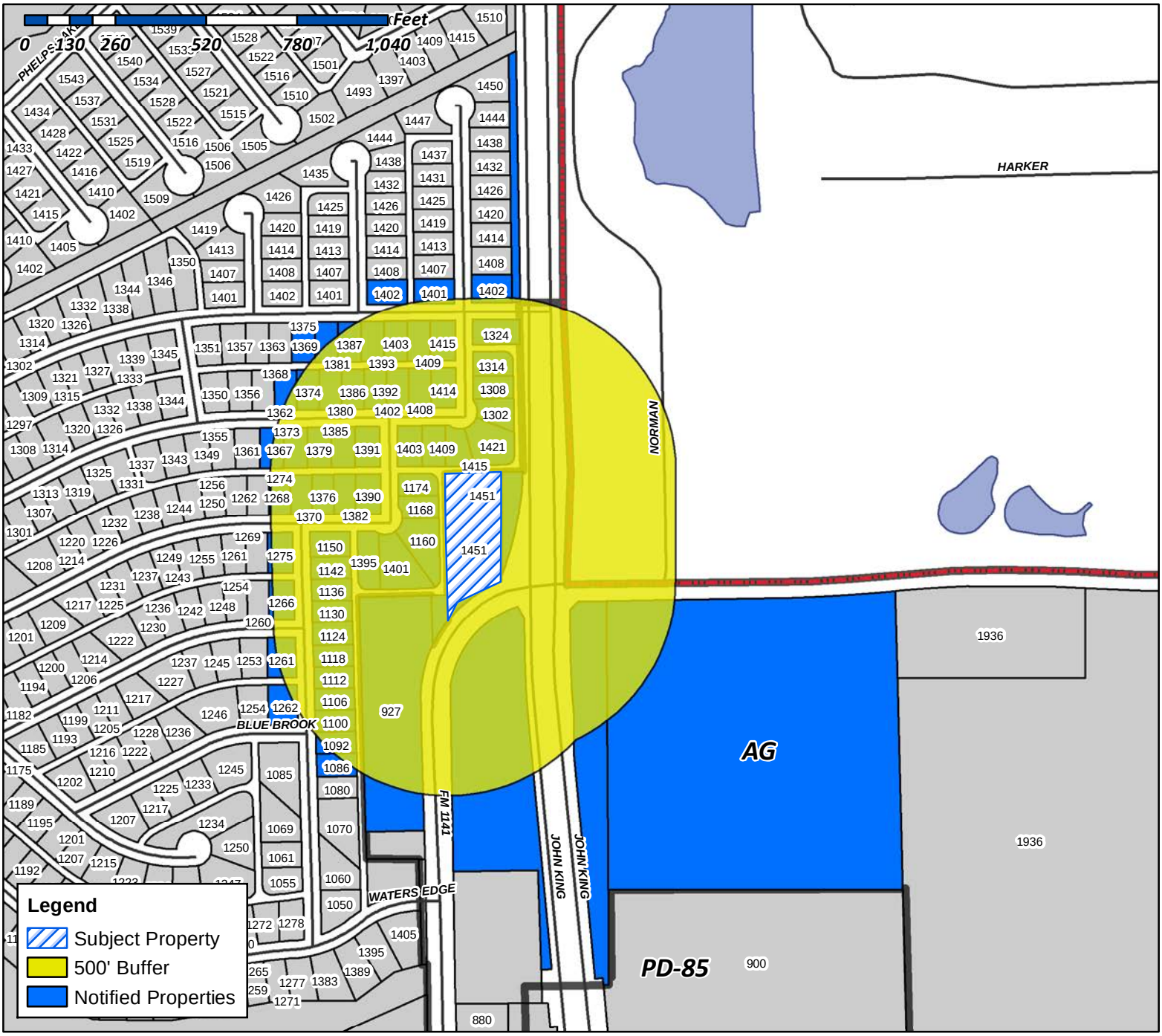
Sincerely,

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

City of Rockwall

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

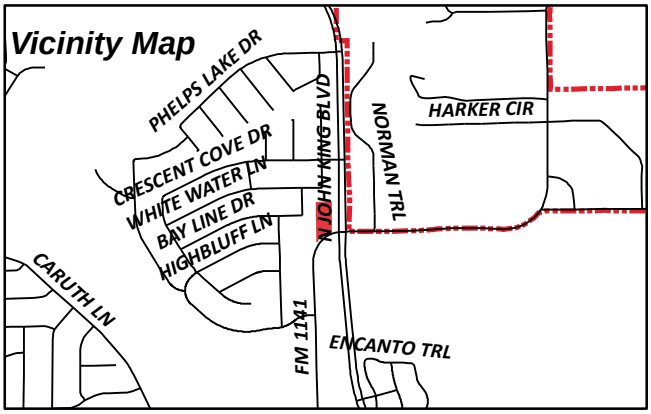
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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: *8/20/2019*

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



TANNER BACIL H AND NELDA R
1004 NORTH HARRISON
WEST, TX 76691

SHIPP DARLA JUNE & STANLEY JOE
1092 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

GILPIN THOMAS K & ANGELA J
1100 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1106 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1112 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROWE LORI A
1118 HIDDEN LAKES WAY
ROCKWALL, TX 75087

LARSEN RALPH & MARY ANN
1124 HIDDEN LAKES WAY
ROCKWALL, TX 75087

WHISENHUNT KENNETH AND JUDY
1130 HIDDEN LAKES WAY
ROCKWALL, TX 75087

RUTHERFORD JESSICA R AND
1136 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROJAS CARLOS
1142 HIDDEN LAKES WAY
ROCKWALL, TX 75087

MARTINEZ AUGUSTINE
1150 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1160 CRYSTAL LAKE DRIVE
ROCKWALL, TX 75087

BAUGH MELVA Y
1168 CRYSTAL LAKE DR
ROCKWALL, TX 75087

LAHAIR JOHN & NEALY
1174 CRYSTAL LAKE DR
ROCKWALL, TX 75087

DEWBRE JUSTIN JOEL AND CHERYL CHRISTINE
1261 HIGHBLUFF LN
ROCKWALL, TX 75087

KIERNAN KEVIN & KIMBERLY
1262 BLUE BROOK DRIVE
ROCKWALL, TX 75087

HARVEY DERICK AND
1266 HIGHBLUFF LN
ROCKWALL, TX 75087

LOSS RYAN AND LINDSEY
1274 BAY LINE DR
ROCKWALL, TX 75087

SAVAGE CHRISTINA B AND
1275 BAY LINE DRIVE
ROCKWALL, TX 75087

WHITTINGTON RANDALL S & CHRISTINA L
1302 PALASADES COURT
ROCKWALL, TX 75087

JUAREZ ANALISA MARIE
1308 PALASADES COURT
ROCKWALL, TX 75087

AVENDANO JOSE GREGORIO AND NEREIDA E
1314 PALASADES CT
ROCKWALL, TX 75087

SCHEUMANN DONALD E & TERESA A
1324 PALASADES COURT
ROCKWALL, TX 75087

BRUNER KURT & OLIVIA
1362 PETALUMA DR
ROCKWALL, TX 75087

BALTHROP PAUL JAY AND VALERIE ANN BAKER BALTHROP
1367 WHITE WATER LANE
ROCKWALL, TX 75087

FONTENOT THOMAS J & PATRICIA ANN
1368 WHITE WATER LN
ROCKWALL, TX 75087

IVY FONDA & BARRY
1370 BAY LINE DRIVE
ROCKWALL, TX 75087

ROBINSON JACK K JR & MADONNA M
1373 WHITE WATER LANE
ROCKWALL, TX 75087

HILL JASON C & NICOLE L
1374 WHITE WATER LANE
ROCKWALL, TX 75087

SHARRETT BRIAN AND MARGO
1375 CRESCENT COVE DR
ROCKWALL, TX 75087

STIVER BRANDON LEE AND KIMBERLY MAY
1376 BAY LINE DR
ROCKWALL, TX 75087

STEINBERG CORY
1379 WHITE WATER LANE
ROCKWALL, TX 75087

MORRIS BRADY LEE AND MARCELLA
1380 WHITE WATER LN
ROCKWALL, TX 75087

ALLEN FAMILY TRUST, ALBERT FREDERICK &
1381 CRESCENT COVE DR
ROCKWALL, TX 75087

LAMPTEY REBECCA A AND NII LANTE
1382 BAY LINE DRIVE
ROCKWALL, TX 75087

JAGER STEPHEN & GENEVIEVE OBSON
1385 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1386 WHITE WATER LN
ROCKWALL, TX 75087

BEATS DIANNA L
1387 CRESCENT COVE DR
ROCKWALL, TX 75087

2017 R GAUNA & M CRUZ REVOCABLE TRUST
1390 BAY LINE DRIVE
ROCKWALL, TX 75087

COLLINGS STEPHEN AND DENEA
1391 WHITE WATER LN
ROCKWALL, TX 75087

TANTON CATHY
1392 WHITE WATER LANE
ROCKWALL, TX 75087

SUDDUTH DEBBIE
1393 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

GARD JOSHUA AND SAMANTHA
1395 BAY LINE DR
ROCKWALL, TX 75087

LOTT LAWRENCE L AND JEAN A
1401 BAY LINE DR
ROCKWALL, TX 75087

ROGERS GENE FRANKLIN
1401 PALASADES COURT
ROCKWALL, TX 75087

STALLCUP CHRISTOPHER AND ASHLEY
1402 MONTEGO COURT
ROCKWALL, TX 75087

GARRETSON MICHAEL S & MELISSA A
1402 PALASADES COURT
ROCKWALL, TX 75087

BENTLEY STEPHEN RAY & CLARISSE RENEE
1402 WHITE WATER LN
ROCKWALL, TX 75087

HUDSON GAYLE AND CALVIN L JR
1403 CRESCENT COVE DR
ROCKWALL, TX 75087

FAKE MARK C & KATHRYN K
1403 WHITE WATER LN
ROCKWALL, TX 75087

HELIE ROBERT A AND MADELEINE B
1408 WHITE WATER LANE
ROCKWALL, TX 75087

SAMFORD CHARLES T JR AND JESSICA D
1409 CRESCENT COVE DR
ROCKWALL, TX 75087

MULLOWNEY PATRICK
1409 WHITE WATER LN
ROCKWALL, TX 75087

MATHAI JOYCE
1414 WHITE WATER LN
ROCKWALL, TX 75087

SHINDOLL LINDA J
1415 CRESCENT COVE DR
ROCKWALL, TX 75087

DENNY READE EDWARD
1415 WHITE WATER LN
ROCKWALL, TX 75087

GAUVIN COLLEEN
1421 WHITE WATER LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1451 FM1141
ROCKWALL, TX 75087

TANNER WILMA GRACE
1451 FM 1141
ROCKWALL, TX 75087

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

HOFFMAN STEVEN AND DANA
576 LUNE CT
LELAND, NC 28451

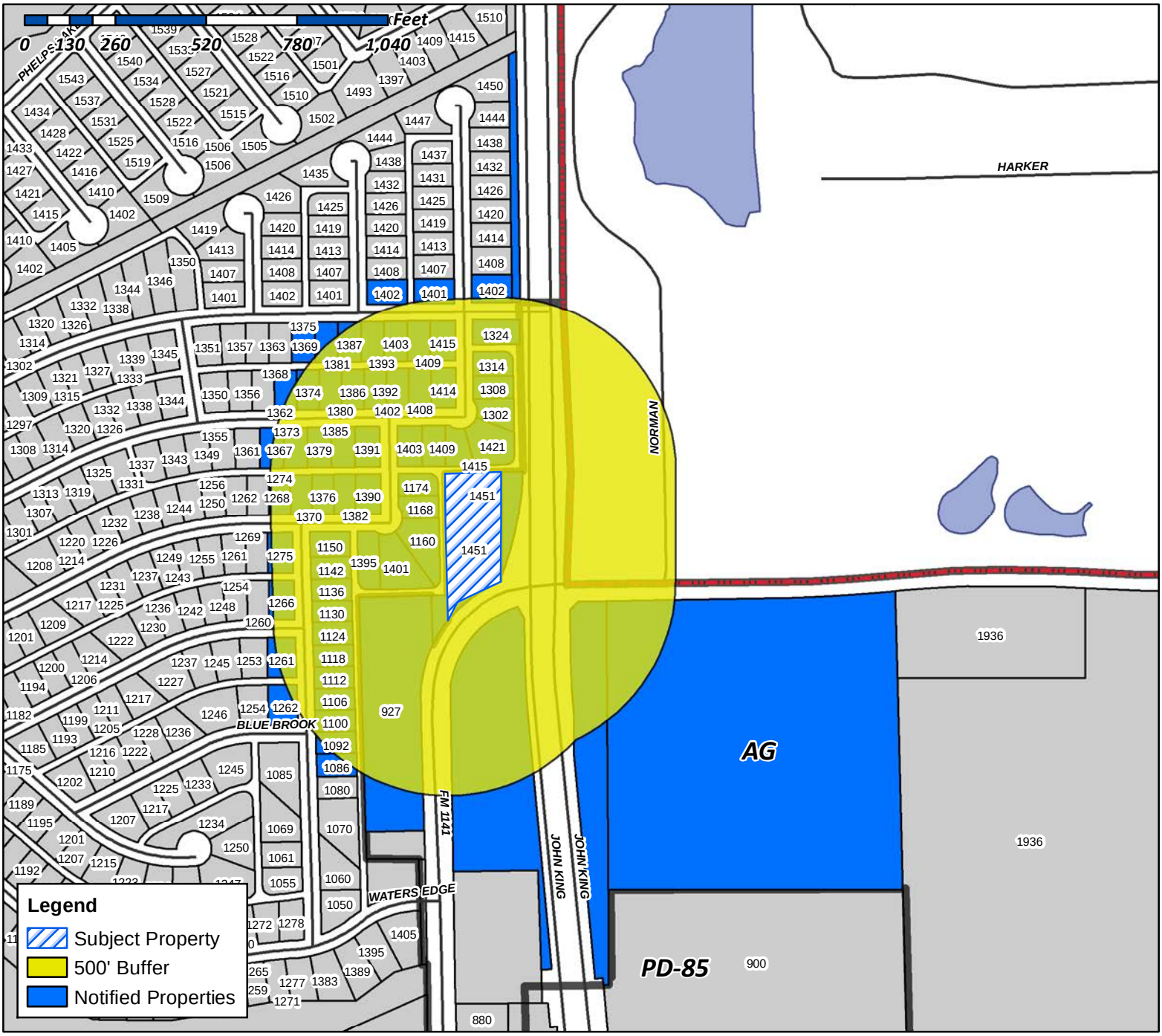
CURRENT RESIDENT
927 FM1141
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT
AGOURA HILLS, CA 91301

City of Rockwall

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

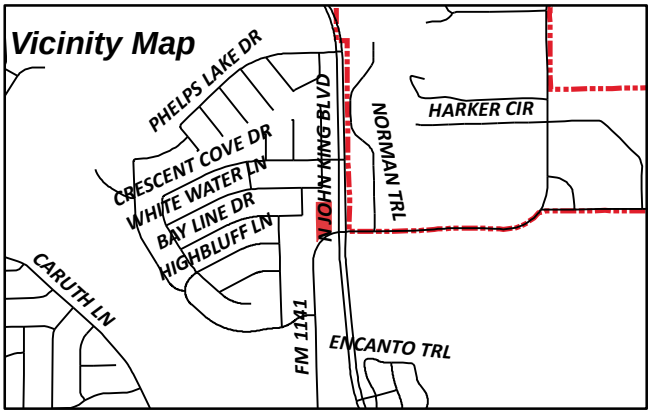
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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: *8/20/2019*

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



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

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

To Whom It May Concern:

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

Case No. Z2019-017: 1451 FM 1141

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2019-017: 1451 FM 1141

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

From: Carri Noggle
To: Brooks, Korey
Subject: John King/66 Townhomes
Date: Monday, August 26, 2019 4:57:08 PM
Attachments: image1.png

I have just heard of a plan to put townhomes right outside the entrance of our neighborhood. I would like it to be stated that I am against the building of these townhomes. We are losing green space at a ridiculously fast rate all around us. This area is becoming increasingly busy and congested, to turn left out of our neighborhood can be very risky at certain times of the day because of the traffic and speed at which people are driving on John King. Also, according to this comprehensive plan put out by the City of Rockwall, townhomes do not conform, as the lots would be in no way similar to the lots in the stone creek subdivision. Not to mention the flooding and drainage issue that this area is already experiencing, and will worsen with every new construction.

Concerned Citizen,
Carri Noggle



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

From: [redacted]
To: Brooks, Korey
Subject: Development going in at FM1141 and JK (Project Number Z2019-017).
Date: Tuesday, August 27, 2019 12:37:48 PM

Hi Korey,

Re: Z2019-017

I hope you are doing well. I am writing about this proposed development at FM1141 and JK. My husband and I oppose it as initiated now. It does not conform to the Comprehensive Plan for our district, SF Medium Density. Additionally, the three story homes don't fit in with any of the surrounding ones. We are a 1-2 story development. These units will loom over neighbors' yards.

It needs more of a barrier between the homes and JK than a four foot wrought iron fence. JK might transition to a state highway and homes along JK have further setbacks to help alleviate the road noise. There is also no access to this development except through the already crowded alley. I don't see room for visitor parking either.

Lastly, a neighbor noticed the survey plat (Page 20) mentions Caruth Lakes Phase 6. What does that mean? We have already finished building Phase 6. Who will manage these townhomes and their private park?

Thank you!

Donna Dorman

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

From: Miller, Ryan
To: Brooks, Korey
Subject: FW: Z2019-017:1451 Fm 1141
Date: Tuesday, September 03, 2019 8:28:08 AM

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES
1: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

-----Original Message-----
From: Planning
Sent: Tuesday, September 3, 2019 8:23 AM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: FW: Z2019-017:1451 Fm 1141

-----Original Message-----
From: Mark Fake [redacted]
Sent: Monday, September 2, 2019 3:18 PM
To: Planning <planning@rockwall.com>
Cc: kimdeatonfake84@gmail.com
Subject: Z2019-017:1451 Fm 1141

To: Ryan Miller
Director of Planning and Zoning

From: Mark and Kim Fake
1403 White Water Ln.
Rockwall, Tx 75087
ph.: 214-394-0827

Mr. Miller and City Council Members,

Concerning Case #Z2019-017:1451 Fm 1141, I am opposed for the following reasons:

1. All homes in the vicinity are single family homes that share a common alleyway with the property. The alley will

be congested.
2. The city council has in the past consistently monitored lot sizes of developments along John King, and has been vigilant in NOT approving changes to lot sizes asked for by developers that would help over saturate the areas roads and utilities. Planning and Zoning should NOT approve this change as well.
3. The information that I have seen jams as many as 15 “townhomes” into a space that the adjoining neighborhood would have only built three or four homes. This proposal would jam 15 families into a space, just to maximize profit for a developer, instead of thinking about the surrounding neighborhood.
4. This plan would likely add fifteen or more cars to the roadways, and 15 more trash pick-ups which will certainly cause problems in the alleyway with litter, traffic, and noise. If this proposal was to build a few single family homes, then I would be all for it.
5. The homeowners I have spoken to about this are worried that the “townhomes” will likely become rental properties in relatively short order.
6. There would be no servicing these properties from the John King side, so all deliveries and services (UPS/Fedex/USPS-Mail/Pizzas/Phone/Internet/Furniture/Moving vans etc.) would have to be conducted in the alley where there is only room for a single vehicle. This would make it a mess for those of us that live on or near this alley.
7. The proposed plans are for too many homes jammed too tightly together. The appearance would be row houses, or more simply put, a concrete jungle, and an eyesore. The plan looks like it calls for carports, and not garages, so it would invite theft of vehicles left out overnight. Our neighborhood has already been susceptible to car break ins.

Thank you for your consideration,

Mark Fake

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

From: Harry Green
To: Brooks, Korey
Subject: Housing Plan 1141 and John King
Date: Monday, August 26, 2019 10:30:40 PM

Please be aware we are opposed to subject plan. We have not had official notice of this planned housing.

Harry & Elvina Green
1235 Waters Edge Drive

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

From:	Planning
To:	Brooks, Korey
Subject:	FW: Property under consideration Z2019-017
Date:	Thursday, September 05, 2019 10:10:21 AM

From: Robbie LeMore [mailto:robbie.lemore@gmail.com]
Sent: Thursday, September 5, 2019 10:03 AM
To: Planning <planning@rockwall.com>
Subject: Property under consideration Z2019-017

Attn:

Planning & Zoning
Commission Members

Jonathan Lyons - *Chair*
Annie Fishman
Eric Chodun –Vice Chair
Mark Moeller
Jerry Welch
Tracey Logan
John Womble

I want to voice my reasons for opposing this for your consideration.

1. Too small an area for that many properties.

2. Appears to be very high density for 1.2 acres

2. Three-story size...They will be looking directly into the back yards of the people across the alley

3. Only rear entry to homes. What an odd concept? Why do this?

4. Where will guests park when they visit? Perhaps blocking the existing alley?

Thank you.

Robbie LeMore

1225 Bay Line Drive

Rockwall, TX 75087

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

From: Planning
To: Brooks, Korey
Subject: FW: No to the townhomes!!
Date: Wednesday, August 28, 2019 8:20:19 AM

From: Taylor Pointer [mailto:taylorpointer@gmail.com]
Sent: Tuesday, August 27, 2019 4:45 PM
To: Planning <planning@rockwall.com>
Subject: No to the townhomes!!

Please vote NO to the townhomes on 1114 and John king being proposed tomorrow night.
These will be run down in no time and can compromise all of our home values.
Sincerely,
Taylor Pointer
602 Williams st
Rockwall, TX 75087

Sent from my iPhone

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

From: Stacie Bray
To: Brooks, Korey
Subject: Concern about high density development
Date: Wednesday, August 28, 2019 7:55:55 AM

Hi!

I am a current resident of Caruth Lakes, off John King Blvd. I am writing to express my concern about the possible development coming.
My concern is that it is a high density complex (3 stories) that would not fit in with our single unit medium density housing and the sharing of a small alley for access.
This complex won't have a street in front for visitor parking and will most definitely cause traffic and parking issues.
It seems Rockwall is eager to develop every inch of land even if it not in the best interest of its current residents.
I also also have a valid concern of a decrease in my property value because of this housing coming in right by my house.

Thank you for considering my concerns,
Stacie Bray

Sent from my iPhone

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

From: Rebecca Gray
To: Brooks, Korey
Subject: Proposed zoning change
Date: Tuesday, August 27, 2019 5:43:49 PM

Hi there, I am a resident of Caruth Lakes and strongly oppose the zoning change of the NW corner of 1141 and John King. I moved to this neighborhood 8 years ago from a south side neighborhood because of the open space, less traffic and scenic charm. I loved living here. But our city is doing everything possible to destroy everything I and many others appreciated. We see more and more trees being destroyed, more land being cleared for development, every day. The residents don't want these changes but nobody seems to care. That particular piece of land is way too small for multi-family homes. There is no common sense to this proposal. Please, for the love of all things good, please abort this proposal and leave just a tiny bit of what your residents enjoy - green space, homes for wild critters, a little scenery. Stop destroying our town and trying to turn it into Plano. If we wanted to live in Plano, we would.

Respectfully,
Rebecca Gray

Sent from my iPhone

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

From: Melanie Ryder
To: Brooks, Korey
Subject: Zoning change
Date: Monday, August 26, 2019 6:35:25 PM
Attachments: image1.jpeg

To whom it may concern,
I am a Caruth Lakes resident, located at 1383 Waters Edge Dr and I oppose the proposed zoning change at the corner of 1141 and John King. My residence would be directly affected by this zoning change and I strongly disagree against it. I have seen the proposed development (to put 15 town homes on a 1.25 acre lot) and I disapprove. In my opinion, it will decrease the value of our neighborhood. It will also make the traffic through the proposed shared alley very difficult. In Rockwall's comprehensive plan it says that corner is zoned for medium density and what is planned and this proposed development does not conform to the planning. I am attaching the rediculous proposal and hope that you see this is not in Rockwall's best interest.
Melanie Ryder

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From:	Miller, Ryan
To:	Brooks, Korey
Subject:	FW: 1141 and John king
Date:	Wednesday, August 28, 2019 7:58:38 AM
Attachments:	image001.jpg image003.png image004.png image005.jpg

FYI …

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES

1: *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

2: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: MARTHA GRIFFEY <griffey4@sbcglobal.net>
Sent: Tuesday, August 27, 2019 7:02 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: 1141 and John king

I am wanting to express concern about the small parcel of land and the proposed plan for the townhomes at the intersection of 1141 and John King. It is concerning to have 3 story townhomes on such a small amount of land. I watched the live broadcast of the meeting when Mr. Tyler said the homes would fit in with style of homes in Caruth. I cannot see that his drawing shows they would. Maybe if they were being built close to Park Place homes off Washington.

This area along John King is becoming overcrowded already with all the development.

Martha Griffey

Sent from Yahoo Mail on Android

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

From: Linda Shindoll
To: Brooks, Korey
Subject: Planned Development 1141 & John King
Date: Monday, August 26, 2019 4:49:15 PM

Hello. I just found out about a planned townhouse development at 1141 & John King. I did not receive a letter or notification concerning this change. Your email address was given to me so that I can respond.

I am opposed to this planned development.

Linda J. Shindoll
1415 Crescent Cove Dr.
214 403 6098

Sent from Yahoo Mail on Android

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

From: KIMBERLEY Brooks
To: Brooks, Korey
Subject: Zoning for Caruth Lakes Area
Date: Monday, August 26, 2019 4:35:00 PM

Dear planning and zoning personnel,

I would like to voice my displeasure for the new zoning Plans in the Caruth Lakes division area. From what I understand there are plans for 3 story townhomes in this development? Does this comply with the planned medium density development? I am worried about the impact on traffic, utilities and neighborhoods.

Thank you
Kim Brooks
Caruth Lakes resident

Sent from my iPhone

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

Case No. Z2019-017: 1451 FM 1141

Please place a check mark on the appropriate line below:

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

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

Don't want town house in a residential neighborhood!

Name: Kenneth Whisenhunt

Address: 1130 Hidden Lakes Way

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2019-017: 1451 FM 1141

Please place a check mark on the appropriate line below:

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

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

> Inadequate parking (no street access parking other than Caruth Lakes neighborhood.
> Population density - cramming 15 units on less than 2 acres. > Property value diminishment - At least 3 will tower over our back fence giving full, unobstructed view!

Name: Michael Aaron McGrew

Address: 1160 Crystal Lake Dr.

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

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

13 NORTHWEST RESIDENTIAL DISTRICT



2 Shops at Stone Creek

1 Current Suburban Residential

2 Kroger Shopping Center



1 Current Suburban Residential



2 Future Neighborhood/Convenience Center

DISTRICT DESCRIPTION

The *Northwest Residential District* is characterized by the two (2) large master planned communities that make up the majority of the acreage in this district. These developments are the Caruth Lakes and Stone Creek Subdivisions. The remainder of this district is expected to develop with similar medium density residential housing product.

DISTRICT STRATEGIES

The *Northwest Residential District* is expected to continue to provide master planned suburban neighborhoods in the future and has no areas that are thought to be transitioning. Based on these assumptions the strategies for this district are as follows:

1. *Suburban Residential.* Many of the remaining tracts of land in this area have been entitled with planned development districts that are targeted at bringing similar *Suburban Residential* products as those that currently exist in the Caruth Lakes and Stone Creek Subdivisions. Any new residential development in these areas should be highly amenitized and include a mixture of lots similar to the lot mixture in the Stone Creek Subdivision.
2. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas should provide pedestrian access between the *Neighborhood/Convenience Centers* and the *Suburban Residential* developments.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

POINTS OF REFERENCE

A. J. W. Williams Middle School
B. The Park at Stone Creek
C. Stone Creek Subdivision
D. Fire Station #3
E. The Parks at Squabble Creek
F. Caruth Lakes Subdivision

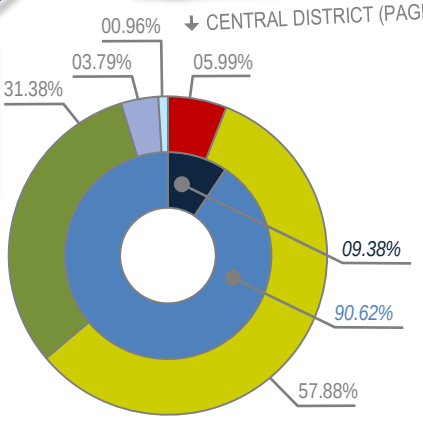
LAND USE PALETTES

- Current Land Use
- Future Land Use
- John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

BUILD OUT
2,347
7,018

% OF ROCKWALL
8.91%
1.38%
8.95%

CURRENT
1,782
25
5,328



TXDOT 4D	
MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	9.38%
RESIDENTIAL	90.62%
MIXED USE	0.00%

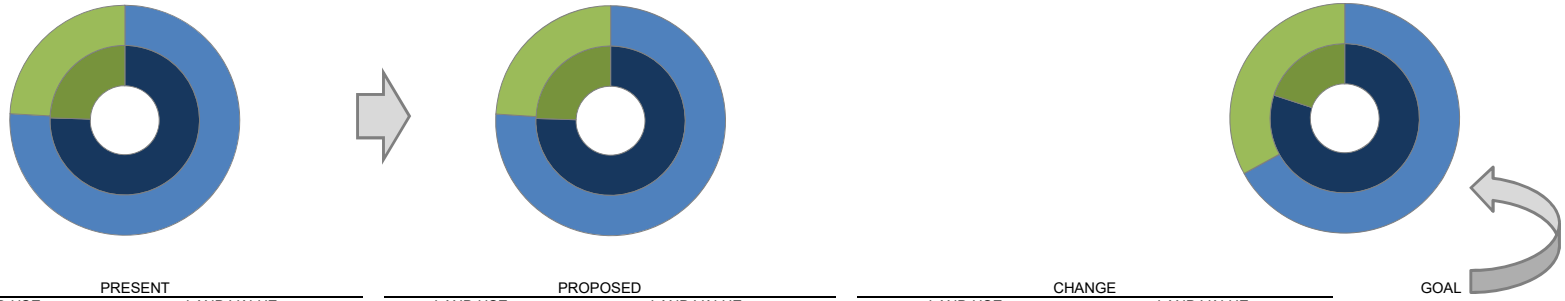
COMMERCIAL/RETAIL (CR)	60.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	581.3-ACRES
PARKS AND OPEN SPACE (OS)	315.22-ACRES
PUBLIC (P)	38.11-ACRES
QUASI-PUBLIC (QP)	9.66-ACRES

FISCAL IMPACT ANALYSIS TOOL

ASSUMPTIONS: (1) All values are based on the Appraised Value and *not* the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.
SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: *Z2019-017*
CASE NAME: *Zoning Change (AG to PD) for Townhomes*

ZONING MAP



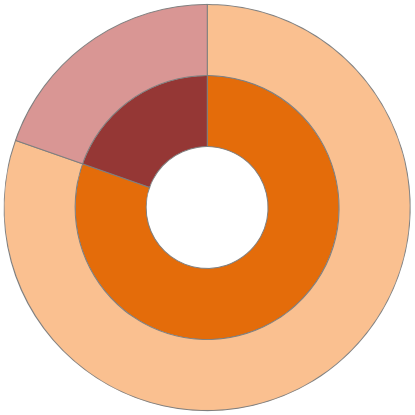
	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE				
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE	ACREAGE	VALUE	DIFFERENCE
RESIDENTIAL	10,932.42	75.48%	$ 4,084,912,315.77	75.90%	10,932.42	75.48%	4,087,906,933.51	75.91%	-	0.00%	2,994,617.74	0.06%	80%	67%	-8.91%
NON-RESIDENTIAL	3,552.00	24.52%	$ 1,297,389,588.23	24.10%	3,552.00	24.52%	1,297,389,588.23	24.09%	-	0.00%	-	0.00%	20%	33%	-8.91%
	14,484.42	100.00%	$ 5,382,301,904.00	100.00%	14,484.42	100.00%	5,385,296,521.74	100.00%			2,994,617.74	0.06%	100%	100%	
OPEN SPACE	2,487.57		$ 380,531,381.26		2,487.57		$ 381,558,120.00								
TOTAL	16,971.99		$ 5,762,833,285.26		16,971.99		5,766,854,641.74								

FUTURE LAND USE MAP

	PRESENT	
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

	PROPOSED	
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

	CHANGE	
	ACRES	%
RESIDENTIAL	-	0.00%
NON-RESIDENTIAL	-	0.00%



ESTIMATED COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
BENCHMARKS				
Residential Value	$ 146,520.00	$ 1,317,220.23	$ 2,994,617.74	$ 1,677,397.51
Non-Residential Value	$ -	$ -	$ -	$ -
Residential Acreage	1.27	1.27	$ 1.27	$ 1.27
Non-Residential Acreage	-	-	$ -	$ -
ANNUAL REVENUES				
Residential Revenues	$ 589.16	$ 5,300.18	$ 12,041.36	$ 6,741.17
Non-Residential Revenues	$ -	$ -	$ -	$ -
Direct Sales Tax Increase	$ -	$ -	$ -	$ -
Indirect Sales Tax Increase	$ 1,138.10	$ 2,193.77	$ 13,657.24	$ 11,463.47
Total Revenues	$ 1,138.10	$ 7,493.96	$ 25,698.60	$ 18,204.64
ANNUAL EXPENDITURES				
Cost of Community Service for Residential	$ (2,024.99)	$ (13,162.46)	$ (25,312.42)	$ (12,149.96)
Cost of Community Service for Non-Residential	$ -	$ -	$ -	$ -
Total Estimated Expenditures	$ (2,024.99)	$ (13,162.46)	$ (25,312.42)	$ (12,149.96)
EST. ANN. COST/REVENUES	$ (886.89)	$ (5,668.50)	$ 386.18	$ 6,054.68
OTHER BENCHMARKS				
Additional Citizens Added to Population		6	34	29
Estimated Non-Resident Consumers in City		-	-	-

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

SURVEY PLAT

RHODES Surveying
WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1451 F.M. 1141, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a 0.724 of an acre parcel of land situated in the Samuel S. McCurry Survey, Abstract No. 146, 1 1/2 miles northeast from the town of Rockwall, Texas, being a parcel of land conveyed to Bacil H. Tanner and Nelda R. Tanner, as recorded in Instrument No. 20150000016186 of the Official Public Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for corner on the northwesterly right-of-way line of Farm to Market (F.M.) 1141, being the southeast corner of a called Green Space in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F, Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving said right-of-way, a distance of 272.25 feet to a found 3/8-inch iron rod for corner, being the southwest corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in Volume 134, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

THENCE South 00 degrees 13 minutes 40 seconds West, along said right-of-way, a distance of 166.19 feet to a found "X" cut in concrete for corner, being on the northwesterly right-of-way line of said F.M. 1141;

THENCE South 65 degrees 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40 feet to a found 1/2-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41 feet to a PLACE OF BEGINNING and containing 31,540 square feet or 0.724 of an acre of land.





THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

1529 E. I-30, STE. 106, GARLAND, Tx 75043 – FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY JAMES TANNER
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

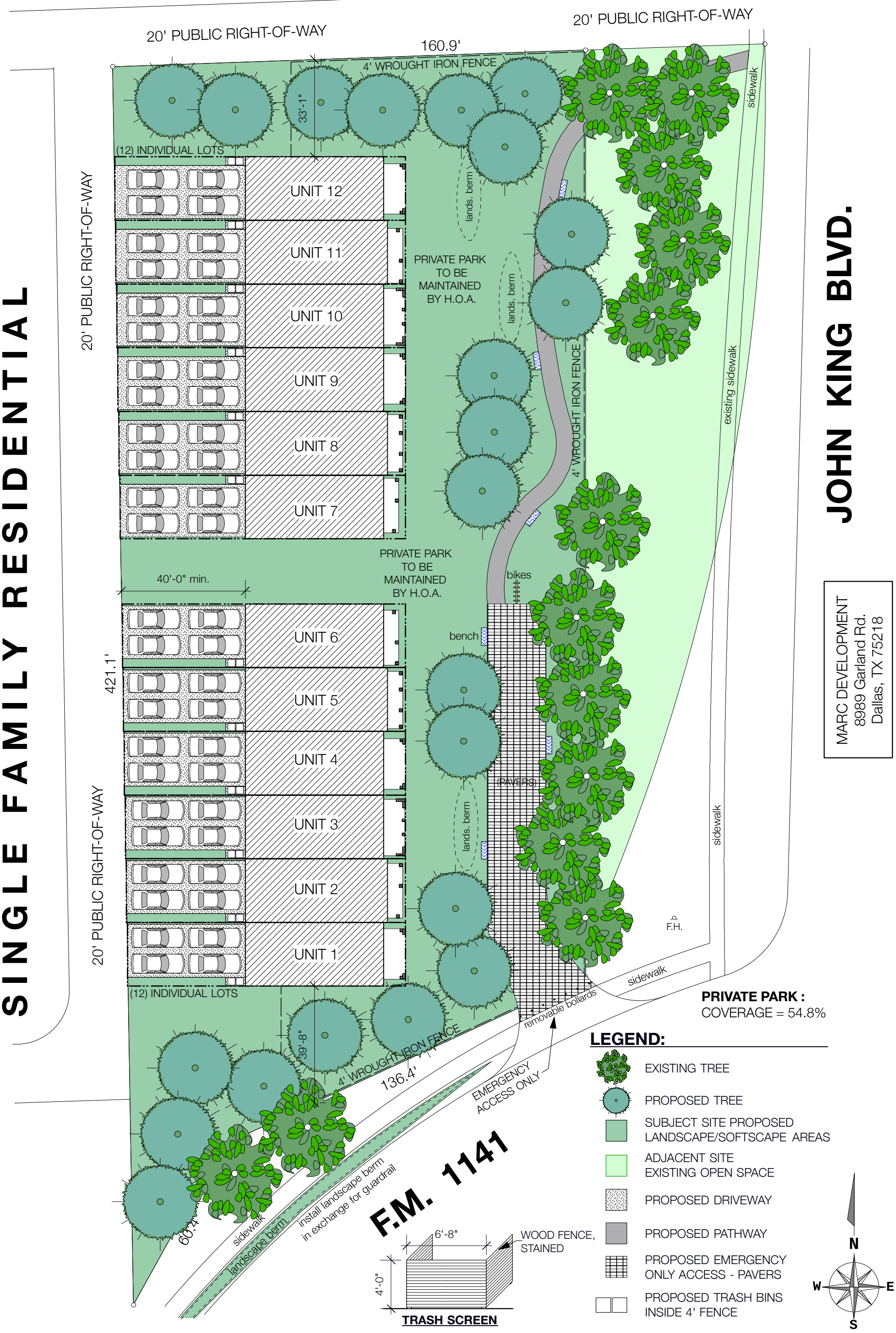
Scale: 1" = 60'
Date: 1/22/2019
G. F. No.:
Job no.: 103080
Drawn by: CM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR JAMES TANNER

LEGEND
WOOD FENCE — TEXT
CHAIN LINK — IMPROVEMENTS
IRON FENCE — BOUNDARY LINE
WIRE FENCE — RESIDENCE/BUILDING
MRD – MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET "X"
FOUND "X"
3/8" IRON ROD FOUND
1/2" IRON PIPE FOUND
C = CABLE E = ELECTRIC
CO = CLEAN OUT PE = POOL EQUIP
G = GAS METER ○ = POWER POLE
FH = FIRE HYDRANT T = TELEPHONE
LP = LIGHT POLE WM = WATER METER
MH = MANHOLE WV = WATER VALVE
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BRIAN S. RHODES
5962
PROFESSIONAL
LAND SURVEYOR

SINGLE FAMILY RESIDENTIAL



MARC DEVELOPMENT
8989 Garland Rd.
Dallas, TX 75218

PRIVATE PARK :
COVERAGE = 54.8%

LEGEND:

- EXISTING TREE
- PROPOSED TREE
- SUBJECT SITE PROPOSED LANDSCAPE/SOFTSCAPE AREAS
- ADJACENT SITE EXISTING OPEN SPACE
- PROPOSED DRIVEWAY
- PROPOSED PATHWAY
- PROPOSED EMERGENCY ONLY ACCESS - PAVERS
- PROPOSED TRASH BINS INSIDE 4' FENCE

N
W E
S

01
1.00

PROPOSED SITE LANDSCAPE - 12 UNITS - 9/04/2019

Scale: 1" = 30'-0"






170
The Courtland





















CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR RESIDENTIAL-OFFICE (RO) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.27-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 29 & 29-1 OF THE S. S. McCURRY SURVEY, ABSTRACT NO. 146, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has received a request from Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Residential-Office (RO) District land uses, on a 1.27-acre tract of land identified as Tracts 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

SECTION 3. That the development of the *Subject Property* shall generally be in accordance with the *Master Parks and Open Space Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to

be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That the development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That the development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

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

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

(1) Master Parks and Open Space Plan
(2) PD Site Plan
(3) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with *Exhibit 'C'* of this ordinance, shall be considered for approval by the Planning and Zoning Commission and City Council (*if necessary*) following a recommendation of the Parks and Recreation Board.

(d) *PD Site Plan.* A *PD Site Plan* for the development shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* shall be submitted for approval.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (*$2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other

DRAFT ORDINANCE 09.10.2019

person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF OCTOBER, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 16, 2019*

2nd Reading: *October 7, 2019*

DRAFT ORDINANCE 09.10.19

Exhibit 'A':
Legal Description

BEING a 0.774-acre parcel of land situated in the Samuel S. McCurry Survey, Abstract No. 146, 1 ½ miles northeast from the town of Rockwall, Texas, being a parcel of land conveyed to Bacil H. Tanner and Nelda R. Tanner, are recorded in Instrument No. 20180000016386 of the Public Records of Rockwall County, Texas as shown on the survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½-inch iron rod found corner on the northwesterly right-of-way of Farm-to-Market (F.M.) 1141, being the southeast corner of a greenspace in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F. Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving the said right-of-way, a distance of 272.25 feet to a 3/8-inch iron rod for corner, being the southeast corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in volume 137, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42-feet to a set ½-inch yellow-capped iron rod for corner being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

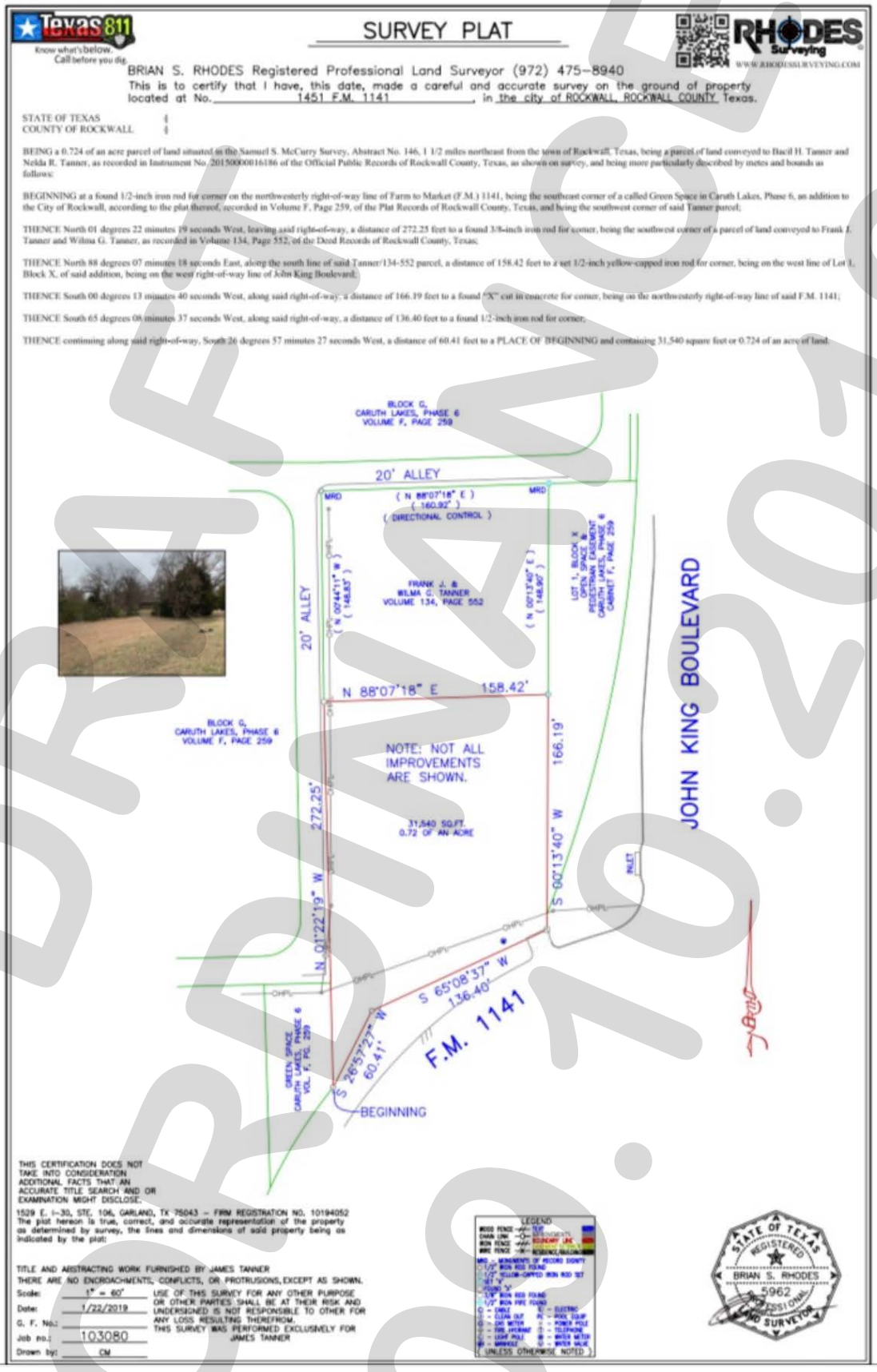
Thence South 00 degrees 13 minutes 40 seconds West, along said right-of-way, a distance of 166.19-feet to a found "X" cut in the concrete for corner, being on the northwesterly right-of-way line of said F.M. 1141;

Thence South 65 degrees, 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40-feet to a found ½-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41-feet to a PLACE OF BEGINNING and containing 31.540 square feet or 0.724 of an acre of land.

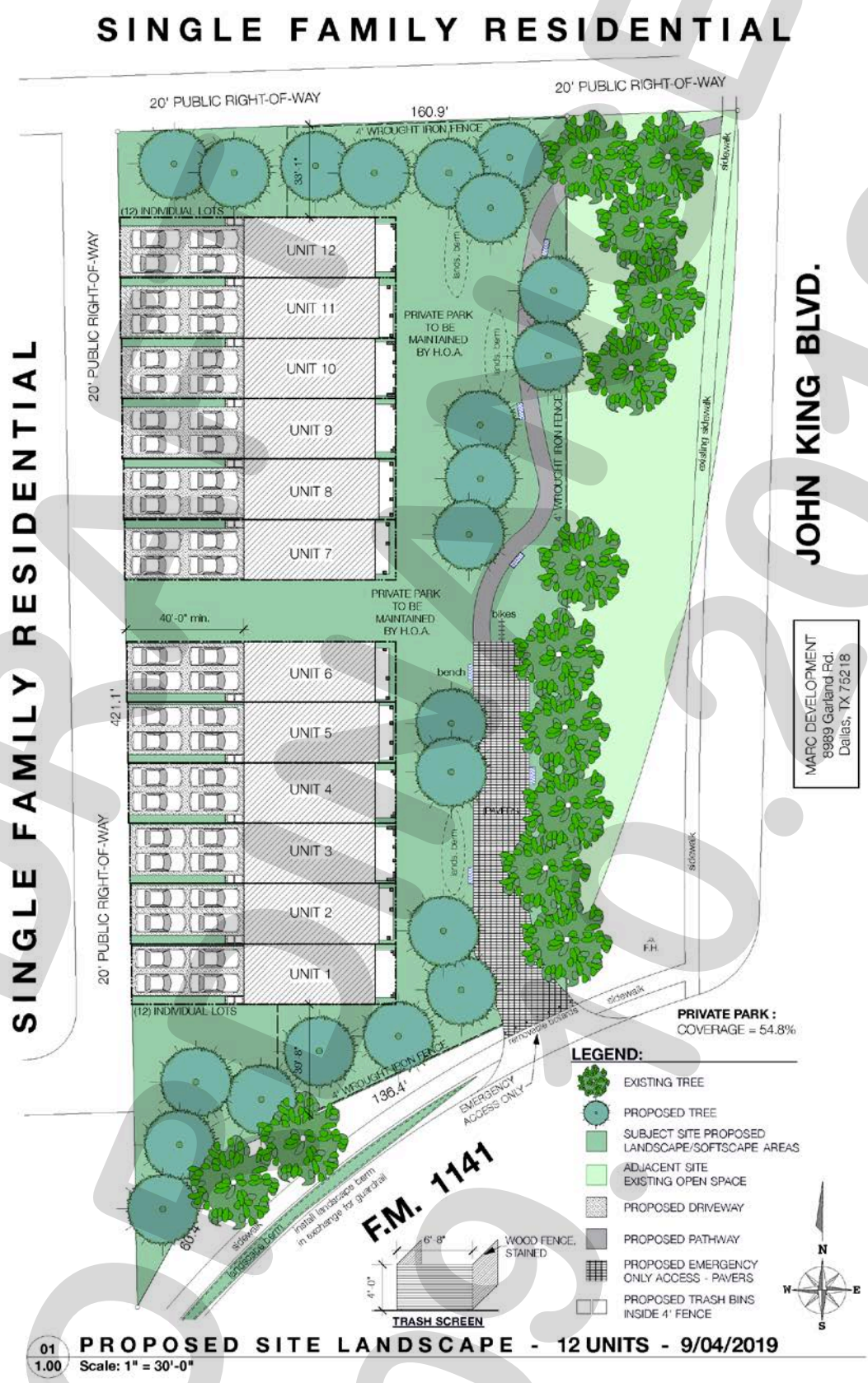
DRAFT ORDINANCE 09.10.19

Exhibit 'B':
Survey



DRAFT 09.10.2019

Exhibit 'C':
Site, Master Parks, and Open Space Concept Plan



DRAFT 09.04.2019

Exhibit 'D':
Concept Building Elevations



DRAFT
10.15.2019

Exhibit 'E':
Density and Development Standards

Density and Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Residential-Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Residential-Office (RO) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *12* dwelling units per gross acre of land; however, in no case should the proposed development exceed *15* units. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Lot Dimensional Requirements

Minimum Lot Width [1]	24'
Minimum Lot Depth	75'
Minimum Lot Area	1,800 SF
Minimum Front Yard Setback [2] & [5]	5'
Minimum Side Yard Setback	0'
Minimum Length of Driveway Pavement	30'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4]	20'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,000 SF
Maximum Lot Coverage	45%
Permitted Encroachment in Required Setbacks[5]	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

3. *Building Standards.* All development shall adhere to the following building standards:

   (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 90% of the masonry requirement.

   (b) *Roof Pitch.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of*

location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).

(c) Garage Orientation. All garages are required to be rear entry and shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

4. *Anti-Monotony Restrictions.* The building elevations shall generally conform to *Exhibit* '*D*'; however, they shall also adhere to the *Anti-Monotony Requirements*.

(1) Identical brick blends, paint colors, and cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(2) Front building elevations shall not repeat along any block face without at least two (2) intervening townhomes of differing appearance on the same block face within the development. The rear elevation of the townhomes backing to existing subdivision shall not repeat without at least two (2) intervening townhomes of differing appearance. Townhomes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Front Encroachment (*i.e. porch and/or sunroom*) Type and Layout
(b) Differing Primary Exterior Materials
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) The development shall allow for a maximum of one (1) compatible roof color, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

5. *Fencing Standards.* All fences shall be required to be wrought iron or tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of six (6) feet.

6. *Landscape and Hardscape Standards.*

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks. A minimum of a ten (10) foot landscape buffer shall be provided along FM-1141 and shall incorporate ground cover, a *built-up* berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall

DRAFT ORDINANCE 04.30.19

also be responsible for the construction of a five (5) foot sidewalk situated within the landscape buffer adjacent to FM-1141.

(3) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

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

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

8. *Trash Dumpster Enclosures.* Trash dumpster enclosures shall be constructed and located in accordance with the detail and locations contained in *Exhibit 'C'* of this ordinance.

9. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

10. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, screening fences and neighborhood signage associated with this development.

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

DRAFT ORDINANCE 09.16.19

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 10, 2019
APPLICANT:	Rob Whittle
CASE NUMBER:	Z2019-0018; *Amendment to PD-5*

SUMMARY

Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-1141, and take any action necessary.

BACKGROUND

The subject property was annexed on November 30, 1959 by *Ordinance No. 60-01*. The property was zoned to Planned Development District 5 (PD-5) on September 4, 1973 by *Ordinance No. 73-31*. This ordinance included a concept plan that showed that the subject property was designated for a *Neighborhood Shopping Center* and *Garden Apartments*. Planned Development District 5 (PD-5) was amended on May 18, 1987 by *Ordinance No. 87-23*. This zoning amendment incorporated a new concept plan and development standards designating the property for *Multifamily* land uses. On July 1, 1996, -- *at the request of the City of Rockwall* -- the City Council approved *Ordinance No. 96-25* amending Planned Development District 5 (PD-5) and changing the designation of the subject property to *Zero Lot Line* land uses.

On May 15, 2017, a preliminary plat for the Highlands Subdivision [*Case No. P2017-021*] consisting of 53 single-family homes on a 13.376-acre tract of land (*i.e. Tract 2 of the M. B. Jones Survey, Abstract No. 122*) was approved. As part of this case, the applicant proposed a five (5) foot side yard building setback in lieu of the zero (0)/ten (10) foot side yard setback permitted in the Zero Lot Line (ZL-5) District. This preliminary plat was later amended decreasing the number of lots and land area to 43 single-family residential lots on the 11.003-acre subject property. On January 16, 2018, the City Council approved the final plat for the Highlands Subdivision [*Case No. P2017-070*], which consisted of 36 single family residential lots and four (4) open space lots on the subject property.

PURPOSE

On May 15, 2019, the applicant -- *Rob Whittle* -- submitted an application requesting to amend *Ordinance No. 96-25* to change the development requirements for the 11.003-acre subject property. Specifically, the applicant is requesting to change the garage orientation requirements for the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the northwest corner of the intersection of FM-1141 and SH-66. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 167.43-acre tract of land (*i.e. Tract 14-1 of the McCurry Survey, Abstract No. 146 [106.866-acres] and Tract 2-3 of the M. B. Jones Survey, Abstract No. 122 [60.277-acres]*) owned by the City of Rockwall. Beyond this is Phase 6 of the Caruth Lakes Subdivision, which consists of 158 single-family residential lots. All of these properties are zoned Planned Development District 5 (PD-5) for Single Family 7 (SF-7) District land uses.

South: Directly south of the subject property is a 21.326-acre tract of land (*i.e. Tract 7 of the G. W. Redline Survey, Abstract No. 183*) that is occupied by the Rockwall Quest Academy and the administrative offices for Rockwall Independent School District (RISD). This property is zoned Light Industrial (LI) District. Adjacent to this, and south of the subject property, is a 9.7-acre parcel of land (*i.e. Lot 1, Block A, Waggoner Gardens Inc. Addition*), which is currently occupied by a non-profit agency and retail store (*i.e. Helping Hands*). This property is zoned Commercial (C) District.

East: Directly east of the subject property is FM-1141, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a portion of a 28.011-acre tract of land (*i.e. Tract 5 of the M. B. Jones Survey, Abstract No. 122*), which is vacant and zoned Planned Development District 85 (PD-85) [*Ordinance No. 18-32*] for limited General Retail (GR) District land uses. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) according to the City's Master Thoroughfare Plan.

West: Directly west of the subject property is a 0.62-acre tract of land (*i.e. Tract 11 of the M. B. Jones Survey, Abstract No. 122*) that is zoned Agricultural (AG) District. Beyond this is Caruth Lane, which is identified as a M4U (*i.e. minor arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. West of this thoroughfare is Phase 5 of the Caruth Lakes Subdivision, which consists of 137 single-family residential lots. This property is zoned Planned Development District 5 (PD-5) for Single Family 7 (SF-7) District land uses.

CHARACTERISTICS OF THE REQUEST AND STAFF ANALYSIS

The applicant is requesting to change the garage setback requirements -- *which currently require a J-Swing or Traditional Swing garage orientation, or recessed front entry (i.e. a minimum of 20-feet behind the front façade of the primary structure)* -- to allow 100% recessed front entry garages that are setback a minimum of five (5) feet from the primary structure. As a compensatory measure for this request, the applicant has proposed incorporating a 25-foot front yard building setback in lieu of the current 20-foot front yard building setback. This will create a 30-foot driveway for the proposed housing product as opposed to the 40-foot driveway created by the recessed front entry required by the Unified Development Code (UDC), and set the house back an addition five (5) feet off of public right-of-way.

As staff has been done with past amendments to existing planned development districts that consist of several regulating ordinances, staff has taken this opportunity to consolidate the regulating ordinances of Planned Development District 5 (PD-5) into one (1) ordinance; however, no changes with regard to the requirements, intent or permitted land uses have been made to any other portion of the planned development district (*with the exception of changing the garage requirements for the subject property*).

CONFORMANCE WITH THE CITY'S CODES

The proposed amendment to Planned Development District 5 (PD-5) conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ The Engineering Department's *Standards of Design and Construction* Manual stipulates that, "(A)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete …"; however, the code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." (*Section 2.11; Page 14*)

- ☑ The Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a *J-Swing* [*or traditional swing*] garage where the garage door is perpendicular to the street."

Staff should note that the alley requirement was not in place when *Ordinance No. 96-25* was adopted, and the concept plan contained in this ordinance did not depict alley ways within the majority of the development. As a result, the applicant's plat -- *which does not depict alleyways* -- was able to be approved. With regard to the garage orientation requirements, the applicant is proposing to set the garage back a minimum of five (5) feet from the front façade of the primary structure in lieu of the required 20-feet. The applicant has stated that the purpose of this request is to allow them flexibility with regard to the product they will be building, and the applicant has noted the difficulty of providing a *J-Swing* garage orientation on a lot with that is 50-feet wide.

INFRASTRUCTURE

There are no infrastructure requirements associated with the proposed amendment to Planned Development District 5 (PD-5) beyond what will be required for the construction of a new subdivision as stipulated by the Municipal Code of Ordinances, the Unified Development Code (UDC), and the Engineering Department's *Standards of Design and Construction* manual.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

Since the applicant's request does not change the underlying use of the property as allowed by Planned Development District 5 (PD-5), the approval of this zoning case will not have any implications on the Future Land Use Map or the desired residential to commercial land use ratio contained in the OURHometown Vision 2040 Comprehensive Plan. The subject property will remain designated for *Medium Density Residential* land uses.

With regard to the goals and policies contained in the OURHometown Vision 2040 Comprehensive Plan, the following goals and policies apply to the applicant's request:

(1) *Chapter 8; Section 2.03; Goal 3; Policy 3:* In cases where flat front entry garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development, no greater than 20% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

In this case the applicant is proposing to set the primary structure a minimum of 25-feet from the front property line. This coupled with the proposed five (5) foot recessed garage would create a minimum of a 30-foot driveway or ten (10) feet less than the 40-foot driveway created by meeting the current requirements. The only part of the applicant's request that is not in conformance with the OURHometown Vision 2040 Comprehensive Plan is the applicant's request to incorporate 100% flat front entry. The applicant has stated that the reason for this request is due to the inability to incorporate a *J-Swing* or *Traditional Swing* garage orientation with a 50-foot wide lot. This aspect of the request is discretionary for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

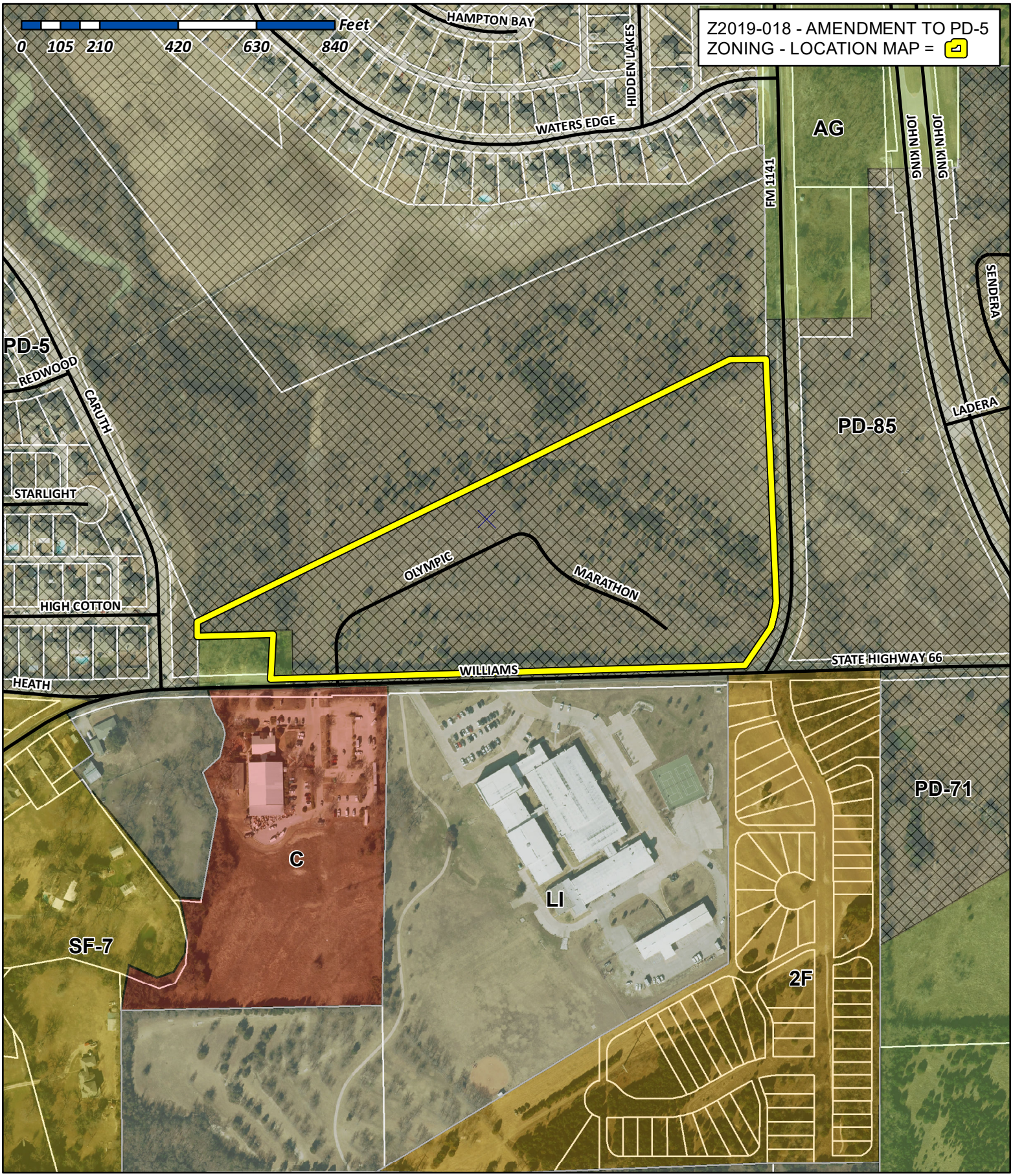
On August 28, 2019, staff mailed 1,496 notices to property owners and residents within 500-feet of Planned Development District 5 (PD-5). Staff also emailed notices to the Caruth Lakes/Caruth Ridge Estates, Lakeview Summit, the Preserve, Stone Creek, and Quail Run Valley Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received nine (9) notices returned. These notices were as follows:

(1) One (1) email stating they agreed with the applicant's request.
(2) Four (4) notices opposed to the applicant's request.
(3) One (1) email opposed to zero-lot-line homes, which are already a *by-right* entitlement on the subject property.
(4) Three (3) notices stating they were opposed to the townhomes associated with *Case No. Z2019-017*, but not stating any direct opinions to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 5 (PD-5), then staff would propose the following conditions of approval:

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



City of Rockwall

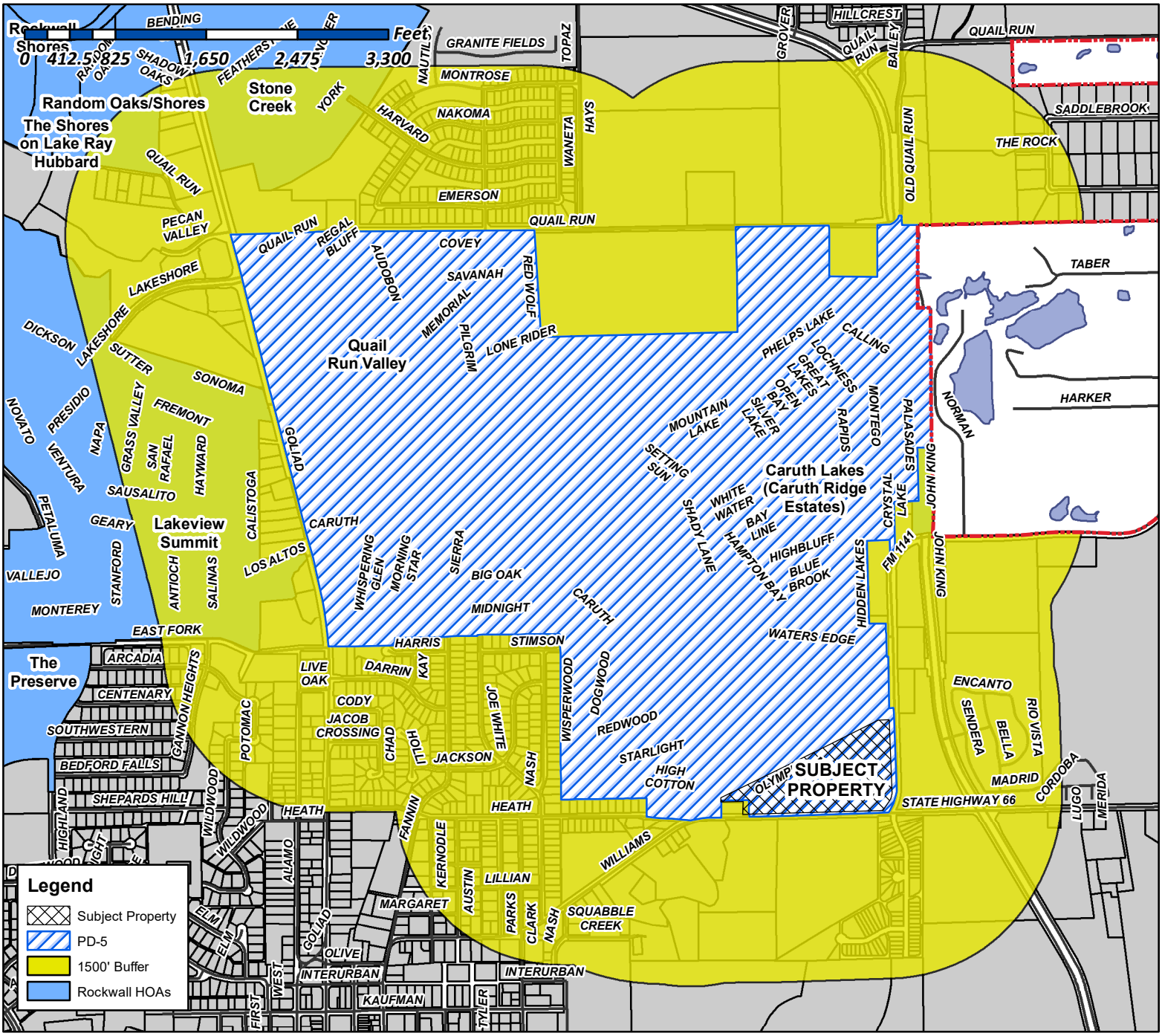
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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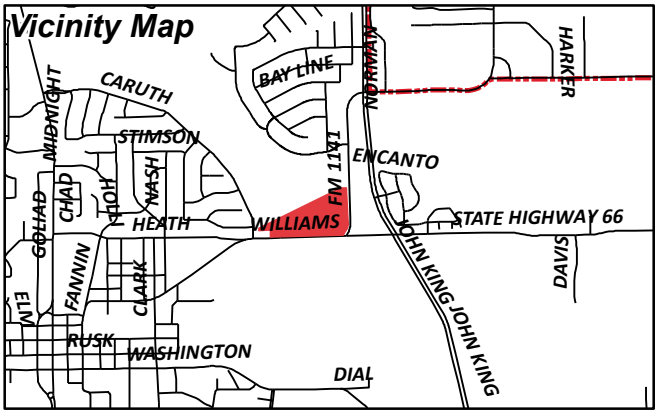
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Case Number: Z2019-048
Case Name: Amendment to PD-5
Case Type: Zoning
Zoning: Amendment to PD-5
Case Address: Corner of Hwy 66 & FM 1141

Date Created: *8/20/2019*

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



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Friday, August 30, 2019 11:44:55 AM
Attachments:	PUBLIC NOTICE.pdf HOA Notification Map (08.20.2019).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attach ed a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***August 16, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 9/10/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 9/16/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-018- Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-1114, and take any action necessary.**

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

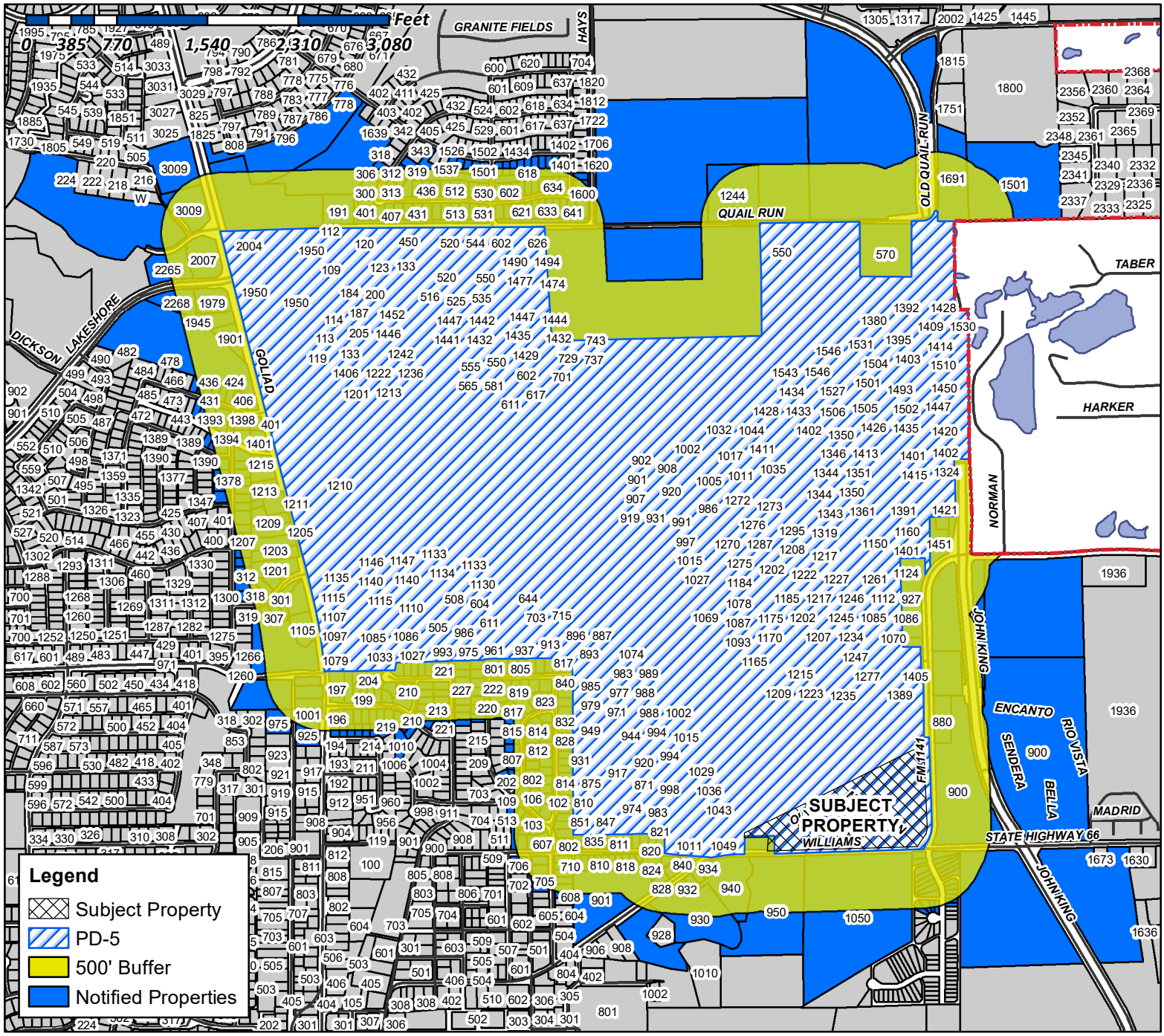
Sincerely,

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

City of Rockwall

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

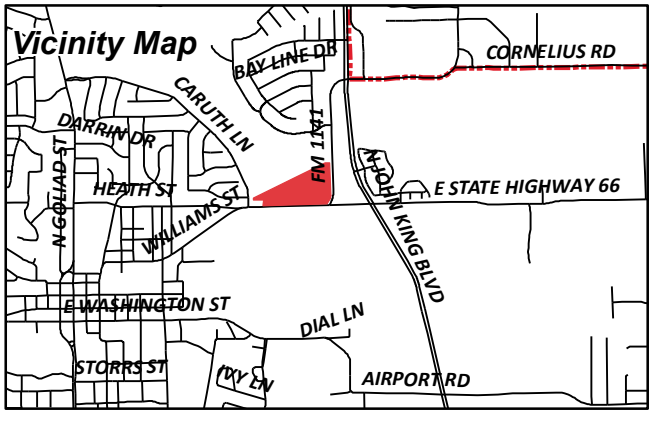
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Case Number: Z2018-018
Case Name: Amendment to PD-5
Case Type: Zoning
Zoning: Amendment to PD-5
Case Address: Corner of Hwy 66 & FM 1141

Date Created: *8/20/2019*

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



VALK ROBERT AND VIDA FLORES MEMBRENO
1 LANTERN DR
HEATH, TX 75032

THIEMAN KEITH AND KRISTY
100 QUEENS MEADOW LN
ROYSE CITY, TX 75189

EVANS SALLY BOWMAN
1000 MIDNIGHT PASS
ROCKWALL, TX 75087

JOHNSON DOUGLAS E & CHERI LYNN
1000 REDWOOD TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 SAFFLOWER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 HIGH COTTON LN
ROCKWALL, TX 75087

VASQUEZ LEILA A
1002 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

BARNETT VERNON K JR AND SHELLY L
1002 SAFFLOWER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1003 SHADY LANE DR
ROCKWALL, TX 75087

CORNEAU MAX & KRISTINE
1003 MIDNIGHT PASS
ROCKWALL, TX 75087

JOHNSON ARANDA
1003 REDWOOD TRL
ROCKWALL, TX 75087

TANNER BACIL H AND NELDA R
1004 NORTH HARRISON
WEST, TX 76691

RAGAN MICHAEL & LINDA
1004 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

ADAMS JOHNNY R JR & JEANNE K
1005 HIGH COTTON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 REDWOOD TR
ROCKWALL, TX 75087

WHITE KEVIN M
1006 SHADY LANE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 STARLIGHT PL
ROCKWALL, TX 75087

SMITH DONALD G
1007 SAFFLOWER CT
ROCKWALL, TX 75087

GOODWIN JOHN & DEANNA M
1008 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

HOLLINGSHEAD JOHN D
1009 MIDNIGHT PASS
ROCKWALL, TX 75087

MANNING JEFF M & ERIKA O
1009 REDWOOD TRL
ROCKWALL, TX 75087

RICHMOND RICHARD C & BARBARA L
1009 SHADY LANE DRIVE
ROCKWALL, TX 75087

ROLAND RANDY C AND ANDREA B
101 JOE WHITE ST
ROCKWALL, TX 75087

SPENCE JODY L
1010 HIGH COTTON LN
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

KOZLOVSKY BECKY
1010 STARLIGHT PLACE
ROCKWALL, TX 75087

KINSELLA ERIC P & CARLA J
1011 HIGH COTTON LN
ROCKWALL, TX 75087

WERTH TREVOR J & JAMI G
1011 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

ZABROUSKI RICHARD F & BERNADETTE A
1012 SHADY LANE
ROCKWALL, TX 75087

RUST WILLIAM KA ND TERRI DAWN
1013 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 REDWOOD TR
ROCKWALL, TX 75087

WILSON STANLEY L & LILLIE S
1014 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1015 MIDNIGHT PASS
ROCKWALL, TX 75087

MOHR MICHAEL J & LISA M
1015 REDWOOD TRAIL
ROCKWALL, TX 75087

SMITH CLYDE JR & LINDA
1015 SAFFLOWER CT
ROCKWALL, TX 75087

LY RON VAN & NGOC ANH NGUYEN
1015 SHADY LANE DRIVE
ROCKWALL, TX 75087

HOMS MARK
1016 HIGH COTTON LN
ROCKWALL, TX 75087

COX TANYA K & WILLIAM S
1016 STARLIGHT PL
ROCKWALL, TX 75087

MITCHELL WILLIAM L & KRISTEN M
1017 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

LAMBERT MILDRED L & NORMAN R
1017 HIGH COTTON LN
ROCKWALL, TX 75087

ENGLISH DONALD J JR AND ERICKA M
1017 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

NGUYEN LUONG D & KIMBERLY NGA LY AND
1018 SHADY LANE DRIVE
ROCKWALL, TX 75087

WIENBARG KIMBERLY
1019 STARLIGHT
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M
102 JOE WHITE ST
ROCKWALL, TX 75087

AMELUNKE BRIAN & LACEY
1020 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

TOMLINSON RENA J
1020 N FANNIN ST
ROCKWALL, TX 75087

NASHATKER KATHERINE
1021 REDWOOD TR
ROCKWALL, TX 75087

TIMM KENNETH J AND VALERIA
1021 SHADY LANE DR
ROCKWALL, TX 75087

HEIN KYLE G & VERONICA L
1022 HIGH COTTON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 N FANNIN ST
ROCKWALL, TX 75087

ELLIOTT MICHAEL L AND EMILY C
1022 STARLIGHT PL
ROCKWALL, TX 75087

WILMOT PAUL JOHN AND AVRIL RUTH
1023 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

WOODS WILLIAM & RITA
1023 HIGH COTTON LN
ROCKWALL, TX 75087

BYWATER JAMES AND CANDACE
1023 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

JOHNSON MARY B
1023 N FANNIN ST
ROCKWALL, TX 75087

LOPEZ ISIDORO R & IRMA
1024 KAY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 N FANNIN ST
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION
1024 S GREENVILLE AVE 0
ALLEN, TX 75002

GONZALEZ YADIRA & HECTOR
1024 SHADY LANE DRIVE
ROCKWALL, TX 75087

DIXON CHARLES S AND STEPHANIE
1025 KAY LN
ROCKWALL, TX 75087

GOODEN JAMES ALLAN AND WAI KEUNG
ANTHONY CHENG
1025 N FANNIN ST
ROCKWALL, TX 75087

JARESH DONALD & COLETTE
1025 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 KAY DR
ROCKWALL, TX 75087

HARE ANTHONY & TAMMY
1026 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 N FANNIN ST
ROCKWALL, TX 75087

DICKENS EMMA
1027 MIDNIGHT PASS
ROCKWALL, TX 75087

BURNS VICKIE L & STEPHEN F
1027 N FANNIN ST
ROCKWALL, TX 75087

FONTANOT JOSE GIANNINO ALVAREZ Y &
CARLET A ZARRAGA BOHORQUEZ
1027 SHADY LANE DRIVE
ROCKWALL, TX 75087

COX TRACY LEANN
1028 HIGH COTTON LANE
ROCKWALL, TX 75087

COLLINGS JOHN AND JUANITA
1028 KAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1028 N FANNIN ST
ROCKWALL, TX 75087

DARRINGTON RUSSELL
1028 REDWOOD TRL
ROCKWALL, TX 75087

BECKWITH CHRISTOPHER W & TRUDI J
1028 STARLIGHT PL
ROCKWALL, TX 75087

FRIETZE CARL M JR
1029 FANNIN
ROCKWALL, TX 75087

WEATHERBEE BILL J & AMANDA J
1029 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

SINGH GURDARSHAN & PARAMJIT AND
1029 HIGH COTTON
ROCKWALL, TX 75087

SASS CHARLES R JR AND KELLY M
1029 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

SIMS WILLIAM HERMAN JR
1029 REDWOOD TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
103 JOE WHITE ST
ROCKWALL, TX 75087

CHEN SONG PING AND MEI QIN XIAO
103 N BROADWAY
TECUMSCH, OK 74873

JORGENSEN HARRIS HOLT & DONNA TIPTON
1030 KAY LANE
ROCKWALL, TX 75087

COGGINS MICHAEL F & KRYSTAL C
1030 N FANNIN ST
ROCKWALL, TX 75087

ANDREASON JACQUELINE & WILLIAM
1030 SHADY LANE DRIVE
ROCKWALL, TX 75087

GOODWIN JAMES JR & LINDA M
1031 N FANNIN ST
ROCKWALL, TX 75087

BAKER CHRISTOPHER MILLER AND MONICA
NAHIR
1031 STARLIGHT PL
ROCKWALL, TX 75087

ADAMS DEBBIE & MICHAEL
1032 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

HANOVICH JOSEPH T AND TARYN C
1033 MIDNIGHT PASS
ROCKWALL, TX 75087

GONZALES LINDA E & DAVID
1033 SHADY LANE DRIVE
ROCKWALL, TX 75087

BASHAM TOMMY & JAMIE
1034 HIGH COTTON LN
ROCKWALL, TX 75087

WICKER CARY RAY ETUX
1034 N FANNIN ST
ROCKWALL, TX 75087

RYLAARSDAM AUSTIN AND ASHLEY
1035 HAMPTON BAY DR
ROCKWALL, TX 75087

KEGLEY SCOTT
1035 HIGH COTTON LANE
ROCKWALL, TX 75087

CHIRRICK FAMILY TRUST
1035 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

GONZALEZ FRANCISCO J & SOCORRO J
1036 N FANNIN ST
ROCKWALL, TX 75087

HOLDER JUDITH
1036 STARLIGHT PL
ROCKWALL, TX 75087

BROWN KELVIN
1037 STARLIGHT PLACE
ROCKWALL, TX 75087

HUGHES FAMILY LIVING TRUST
1038 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

FERNER DEBORAH
1039 SHADY LANE DRIVE
ROCKWALL, TX 75087

PERRY HERMAN E & DIANNA L
104 JOE WHITE ST
ROCKWALL, TX 75087

JOHNSON ROBERT AND
1040 HIGH COTTON LN
ROCKWALL, TX 75087

CHINN WILLIAM MARCUS AND CODI CAROL
1041 HAMPTON BAY DR
ROCKWALL, TX 75087

PHENNEGER LARRY & KATHY
1041 HIGH COTTON LN
ROCKWALL, TX 75087

MATARELLI GREGORY AND MARCIA G
1042 SHADE LANE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1043 STARLIGHT PL
ROCKWALL, TX 75087

KURKJIAN JOHN S & KARYN ZABROUSKI
1044 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

CADMAN WILLIAM H & MARY V
1045 MIDNIGHT PASS
ROCKWALL, TX 75087

DAVIS ERNEST L JR AND BRANDI N
1045 SHADY LANE DRIVE
ROCKWALL, TX 75087

SADDLER JERRY AND EMILY
1047 HAMPTON BAY DR
ROCKWALL, TX 75087

CONFIDENTIAL
1048 HIGH COTTON LN
ROCKWALL, TX 75087

CASTILLO JAVIER AND PRICILIA ESQUEDA ARREDONDO
1048 SHADY LANE DR
ROCKWALL, TX 75087

BACK STACY ANN & CHARLES BACK JR
1049 HIGH COTTON LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
105 JOE WHITE ST
ROCKWALL, TX 75087

LOPATEGUI EDWARD M
105 CARRACK DR
ROUND ROCK, TX 78681

CURRENT RESIDENT
1050 WILLIAMS
ROCKWALL, TX 75087

KEHM NATALIE & DONAVON
1050 HIDDEN LAKES WAY
ROCKWALL, TX 75087

TAGUINOD OMAR D AND EUNICE V
1051 SHADY LANE DRIVE
ROCKWALL, TX 75087

XHIXHO SOKOL AND REZARTA
1053 HAMPTON BAY DR
ROCKWALL, TX 75087

URIVE CONRAD & BETTY J
1053 MIDNIGHT PASS
ROCKWALL, TX 75087

CALVERLEY JERRY L JR AND DEANNE J
1054 SHADY LANE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1055 HIDDEN LAKES WAY
ROCKWALL, TX 75087

GREEN TRAVIS D & VEATRICE L
1056 WISPERWOOD DR
ROCKWALL, TX 75087

KUMAR MELANIE AND ABHILASH
1057 SHADY LANE DRIVE
ROCKWALL, TX 75087

ZATOPEK ROYCE J & STACY D
1059 MIDNIGHT PASS
ROCKWALL, TX 75087

PEDDIE VIRGINIA A
106 JOE WHITE STREET
ROCKWALL, TX 75087

TAYLOR STEVEN MURRY & ANITA
1060 HIDDEN LAKES WAY
ROCKWALL, TX 75087

WODNIAK DANIEL
1060 SHADY LANE DR
ROCKWALL, TX 75087

JOHNSON JAMIE L AND RICHARD K
1061 HIDDEN LAKES WAY
ROCKWALL, TX 75087

METZLER LYLE R & CAROL J
1061 WISPERWOOD DR
ROCKWALL, TX 75087

PARR TREVOR G & ROBIN M
1062 WISPERWOOD DR
ROCKWALL, TX 75087

ALLBRITTON DANNY
1063 SHADY LANE DRIVE
ROCKWALL, TX 75087

BINGHAM RACHEL C AND
1065 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

MANLEY MICHAEL J AND MARY F
1065 MIDNIGHT PASS
ROCKWALL, TX 75087

CONFIDENTIAL
1066 SHADY LN
ROCKWALL, TX 75087

DUNCAN GREGORY LYN &
1068 WISPERWOOD DR
ROCKWALL, TX 75087

HANKINS MARQUIS L & JACQUELINE K
1069 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROBERSON DOUGLAS
1069 OAK CREEK CIR
ROYSE CITY, TX 75189

CONFIDENTIAL
1069 SHADY LANE DRIVE
ROCKWALL, TX 75087

LOWE KEITH MICHAEL AND KIMBERLY
1069 WISPERWOOD DR
ROCKWALL, TX 75087

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

LEAHY ANDERSON C AND
1070 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CALLAHAN DIANE
1071 HAMPTON BAY DR
ROCKWALL, TX 75087

BIRLESON VINCENT R
1071 MIDNIGHT PASS
ROCKWALL, TX 75087

BAUGHMAN TERRY LEE & TONI LYNN
1072 SHADY LANE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1074 WISPERWOOD DR
ROCKWALL, TX 75087

SMITH AARON E & CORTNEY M
1075 SHADY LANE DRIVE
ROCKWALL, TX 75087

LANGLEY ROXANE
1075 WHISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1077 HAMPTON BAY
ROCKWALL, TX 75087

ROBINSON JUDITH ANN & SAMUEL L
1078 SHADY LANE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1079 MIDNIGHT PASS
ROCKWALL, TX 75087

CURRENT RESIDENT
108 JOE WHITE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1080 MIDNIGHT PASS
ROCKWALL, TX 75087

FAIRES DEWAIN AND MONICA
1080 HIDDEN LAKES WAY
ROCKWALL, TX 75087

HUDSPETH SAM & DANI
1081 SHADY LANE DR
ROCKWALL, TX 75087

SPEYRER MARK
1083 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

VANDIVER JAY L & PAULA J
1085 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SELLING GEORGE D & LINDA S
1085 MIDNIGHT PASS
ROCKWALL, TX 75087

CRUZ CAROL D & DANIEL
1085 WHISPERING GLN
ROCKWALL, TX 75087

CURRENT RESIDENT
1086 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SANCHEZ BELLO JUAN LEONARDO
1086 SHADY LANE
ROCKWALL, TX 75087

FOITH BRUCE DUANE & LORNA MAE
1087 SHADY LANE
ROCKWALL, TX 75087

BEDELL HOYLE D & ELICIA N
1088 MIDNIGHT PASS
ROCKWALL, TX 75087

ARD JAMES S & LAURA M
1088 MORNING STAR
ROCKWALL, TX 75087

WITHORN BETTY J
1088 WHISPERING GLN
ROCKWALL, TX 75087

CURRENT RESIDENT
1089 HAMPTON BAY
ROCKWALL, TX 75087

EWING LARRY J & LEA ANN
1089 MORNING STAR
ROCKWALL, TX 75087

ANDREWS LEWIS
109 EASTERNER PLACE
ROCKWALL, TX 75032

CURANOVIC JOHN
109 ELM CREST DR
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE
109 JOE WHITE ST
ROCKWALL, TX 75087

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

WEBB LAUREN
1091 MIDNIGHT PASS
ROCKWALL, TX 75087

HENDRICKS JEFFREY T & LENA H
1091 WHISPERING GLN
ROCKWALL, TX 75087

SHIPP DARLA JUNE & STANLEY JOE
1092 HIDDEN LAKES WAY
ROCKWALL, TX 75087

DORMAN THOMAS FRANCIS & DONNA OWENS
1093 SHADY LANE DRIVE
ROCKWALL, TX 75087

MORRIS CRAIG AND SARAH
1095 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

JOHNSON STACY N
1096 MIDNIGHT PASS
ROCKWALL, TX 75087

KEARNS TERRY M & JENNIFER M JOINT LIVING TRUST
1096 MORNING STAR
ROCKWALL, TX 75087

CALDWELL BRANDON S AND SHELLEY K
1096 WHISPERING GLN
ROCKWALL, TX 75087

CURRENT RESIDENT
1097 MIDNIGHT PASS
ROCKWALL, TX 75087

BASSINGER BETTY M
1097 MORNING STAR
ROCKWALL, TX 75087

VAN VLECK ALBERT L AND AMY ANN
1097 WHISPERING GLEN
ROCKWALL, TX 75087

PULERA JOHN TRUST
110 AGAVE
LAKE FOREST, CA 92630

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

GILPIN THOMAS K & ANGELA J
1100 HIDDEN LAKES WAY
ROCKWALL, TX 75087

DALLALIO JONATHON AND CARISSA
1101 MIDNIGHT PASS
ROCKWALL, TX 75087

WILCOX REBECCA AND RICHARD J
1102 MIDNIGHT PASS
ROCKWALL, TX 75087

WILCOX RICHARD
1102 MIDNIGHT PASS
ROCKWALL, TX 75087

DODD JAMES H & LAURI J
1102 MORNING STAR
ROCKWALL, TX 75087

SHANDALOW JOEL AND ELIZABETH
1102 WHISPERING GLEN
ROCKWALL, TX 75087

CURRENT RESIDENT
1103 MORNING STAR
ROCKWALL, TX 75087

CURRENT RESIDENT
1105 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1106 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 MIDNIGHT PASS
ROCKWALL, TX 75087

SAENZ ROEL CARLOS II
1107 WHISPERING GLEN
ROCKWALL, TX 75087

SMITH WALTER R & KELLY A
1108 MORNING STAR
ROCKWALL, TX 75087

JOHNSON QUINN PAUL & SUSAN G
1109 MORNING STAR
ROCKWALL, TX 75087

CURRENT RESIDENT
1110 MEMORIAL DR
ROCKWALL, TX 75087

WILLIAMS ROBERT T JR
1110 MEMORIAL DR
ROCKWALL, TX 75087

DE LA CRUZ RAFAEL ANDRES
1110 MIDNIGHT PASS
ROCKWALL, TX 75087

EARLEY BRIAN
1110 TATE LN
ARGYLE, TX 76226

POWERS PETER
1110 WHISPERING GLN
ROCKWALL, TX 75087

CONFIDENTIAL
1112 HIDDEN LAKES WAY
ROCKWALL, TX 75087

GREEN ERIC L & JONI C
1113 MORNING STAR
ROCKWALL, TX 75087

WHITUS JOHN & LORRA BETH
1114 MORNING STAR
ROCKWALL, TX 75087

SEIFERT RICHARD J ETUX DEBORAH
1115 MIDNIGHT PASS
ROCKWALL, TX 75087

DUNCAN JEANETTE
1115 WHISPERING GLEN
ROCKWALL, TX 75087

JONES EVELYN ANTHONY AND LINDA NIKOLE
1116 MEMORIAL DRIVE
ROCKWALL, TX 75087

BRACKETT RUSTY
1117 MORNING STAR
ROCKWALL, TX 75087

ROWE LORI A
1118 HIDDEN LAKES WAY
ROCKWALL, TX 75087

BAIN JAMES M & CHASE C
1118 MIDNIGHT PASS
ROCKWALL, TX 75087

MALONE ANTHONY R & TESHA
1118 WHISPERING GLN
ROCKWALL, TX 75087

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

PIERATT NATHAN A & SARA R
1120 MORNING STAR
ROCKWALL, TX 75087

WARD LINDA G
1123 MORNING STAR
ROCKWALL, TX 75087

CONFIDENTIAL
1123 WHISPERING GLN
ROCKWALL, TX 75087

LARSEN RALPH & MARY ANN
1124 HIDDEN LAKES WAY
ROCKWALL, TX 75087

HOANG CAM N
1124 MEMORIAL DR
ROCKWALL, TX 75087

SMITH GRAHAM P AND LAUREN E
1125 SIERRA PASS
ROCKWALL, TX 75087

CONFIDENTIAL
1126 MORNING STAR
ROCKWALL, TX 75087

WRIGHT REBEKAH R AND KEVIN P
1126 WHISPERING GLEN
ROCKWALL, TX 75087

CURRENT RESIDENT
1127 MORNING STAR
ROCKWALL, TX 75087

GIDDINGS BRIDGETTE & MARCQUIS
1128 MIDNIGHT PASS
ROCKWALL, TX 75087

CHEV VISAL P AND AMELIA MEALEA CHEV
113 BOB WHITE CT
ROCKWALL, TX 75087

WHISENHUNT KENNETH AND JUDY
1130 HIDDEN LAKES WAY
ROCKWALL, TX 75087

GILLESPIE DONNA M AND RICHARD M
1130 SIERRA PASS
ROCKWALL, TX 75087

MARCHBANKS PATCHARIN & SATO KIMIHIKO
1131 WHISPERING GLN
ROCKWALL, TX 75087

HUNT WILLIAM H AND CONNIE L
1133 MORNING STAR
ROCKWALL, TX 75087

HOWARD RANDALL W & PHYLLIS
1133 SIERRA PASS
ROCKWALL, TX 75087

SLAGLE JACK & DIANE
1134 MIDNIGHT PASS
ROCKWALL, TX 75087

NOWLIN WILLIAM P & CHERYL L MCINTOSH
1134 MORNING STAR
ROCKWALL, TX 75087

PHAM AUBREE E AND
1134 WHISPERING GLEN
ROCKWALL, TX 75087

CURRENT RESIDENT
1135 MIDNIGHT PASS
ROCKWALL, TX 75087

RUTHERFORD JESSICA R AND
1136 HIDDEN LAKES WAY
ROCKWALL, TX 75087

RYAN LARRY J III & WENDY A
1139 WHISPERING GLN
ROCKWALL, TX 75087

GUEVARA GUILLERMO E AND CRYSTAL M
114 BOB WHITE COURT
ROCKWALL, TX 75087

JONES DENNIS P & RITA S
1140 BLITZEN DR
HENDERSON, NV 89012

GUAMANCELA RONY D
1140 MIDNIGHT PASS
ROCKWALL, TX 75087

FARRIS MARK
1140 WHISPERING GLN
ROCKWALL, TX 75087

ROJAS CARLOS
1142 HIDDEN LAKES WAY
ROCKWALL, TX 75087

JOHNSON JULIE
1146 MIDNIGHT PASS
ROCKWALL, TX 75087

PHILLIP SUMA C AND
1147 WHISPERING GLN
ROCKWALL, TX 75087

SOLDAT WILLIAM K & CRYSTAL DHAIRE
1148 WHISPERING GLN
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

MARTINEZ AUGUSTINE
1150 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1160 CRYSTAL LAKE DRIVE
ROCKWALL, TX 75087

AULT JASON L & PATRICIA S
1165 WATERS EDGE DRIVE
ROCKWALL, TX 75087

BAUGH MELVA Y
1168 CRYSTAL LAKE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1170 WATERS EDGE DRIVE
ROCKWALL, TX 75087

SIMPSON L KIMBAL
1171 WATERS EDGE DR
ROCKWALL, TX 75087

LAHAIR JOHN & NEALY
1174 CRYSTAL LAKE DR
ROCKWALL, TX 75087

LINDBERG LONETA
1175 HAMPTON BAY DR
ROCKWALL, TX 75087

RENKIEWICZ TEDDY
1177 WATERS EDGE DRIVE
ROCKWALL, TX 75087

SELMAN PHIL
1180 WATERS EDGE DR
ROCKWALL, TX 75087

DENSON ROBERT JOSEPH
1182 HIGHBLUFF LANE
ROCKWALL, TX 75087

CONFIDENTIAL
1183 BAY LINE DRIVE
ROCKWALL, TX 75087

JOSEPH MATHEWKUTTY V AND LEELAMMA
1183 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

MERRELL CLAY AND KELSIE
1183 WATERS EDGE DRIVE
ROCKWALL, TX 75087

PLESSINGER DEREK
1184 BAY LINE DRIVE
ROCKWALL, TX 75087

MURPHY RYAN J
1185 HIGHBLUFF LANE
ROCKWALL, TX 75087

BAKER BENJAMIN AND LEA J
1186 WATERS EDGE
ROCKWALL, TX 75087

ROHR DAVID AND CHANDRA ROHR
1188 HIGHBLUFF LANE
ROCKWALL, TX 75087

KEFFER MICHAEL & JENNIFER
1189 BAY LINE DRIVE
ROCKWALL, TX 75087

ROY TAMARA LYNN
1189 HAMPTON BAY DR
ROCKWALL, TX 75087

JOYCE MICHAEL RYAN
1189 WATERS EDGE DR
ROCKWALL, TX 75087

JOSEPH ISAAC
119 BOB WHITE COURT
ROCKWALL, TX 75087

CONFIDENTIAL
1190 BAY LINE DR
ROCKWALL, TX 75087

MONKS KELLY ELIZABETH
1192 WATERS EDGE DR
ROCKWALL, TX 75087

PINILLA EDGAR ARMANDO AND
1193 HIGHBLUFF LN
ROCKWALL, TX 75087

WILLIAMS JAMES JEFFREY
1194 HIGHBLUFF LN
ROCKWALL, TX 75087

BURNS RUSSELL N AND JULIE K
1195 BAY LINE DR
ROCKWALL, TX 75087

DODSON LEANNE
1195 HAMPTON BAY DR
ROCKWALL, TX 75087

SCOTT DALTON PERRY AND
1195 WATERS EDGE DRIVE
ROCKWALL, TX 75087

STERBENZ BRIAN A & MELINDA L
1196 BAY LINE DR
ROCKWALL, TX 75087

HARLAN TRAVIS L & KERRY L
1198 WATERS EDGE DRIVE
ROCKWALL, TX 75087

AJULUCHUKWU BRYAN AND REBECCA
1199 HIGHBLUFF LN
ROCKWALL, TX 75087

CONFIDENTIAL
120 BOB WHITE CT
ROCKWALL, TX 75087

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

LEWIS ROY AND VICKY
1200 HIGHBLUFF LN
ROCKWALL, TX 75087

SWARTHOUT JOSEPH R AND ROSE E
1201 BAY LINE DR
ROCKWALL, TX 75087

CALLAWAY BROCK E AND SCHAUNA M
1201 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 BAY LINE DR
ROCKWALL, TX 75087

ALI MD AKBAR
1202 BLUE BROOK DR
ROCKWALL, TX 75087

PRICE J T
1203 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1204 WATERS EDGE DR
ROCKWALL, TX 75087

ABEBE YARED AND
1205 HIGHBLUFF LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1205 N GOLIAD
ROCKWALL, TX 75087

WATKINS ANDREW M & BEVERLY GILL
1206 HIGH BLUFF LANE
ROCKWALL, TX 75087

CELIS PABLO ANDRES AND CHRISTEN MAUREEN
1207 BLUE BROOK DR
ROCKWALL, TX 75087

WILCOXSON CHRISTY R AND
1207 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

SCHROEDER JARED C AND LAURA L
1207 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1207 N GOLIAD
ROCKWALL, TX 75087

DAVIS DAVID BRIAN
1208 BAY LINE DRIVE
ROCKWALL, TX 75087

LEE ILSEOK OH & EUN HA
1209 BAY LINE DRIVE
ROCKWALL, TX 75087

DENNIS MARVIN J TRUSTEE
1209 N GOLIAD ST
ROCKWALL, TX 75087

RODRIGUEZ ROJELIO M & ELIZA O
1209 VALLEY TRL
HEATH, TX 75032

ANTHONY KENDRA AND
1209 WATERS EDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1210 N GOLIAD
ROCKWALL, TX 75087

OLSON KARL NORVELL
1211 HIGHBLUFF LANE
ROCKWALL, TX 75087

KERN ALLAN S & DEBRA L
1211 N GOLIAD ST
ROCKWALL, TX 75087

KERN ALLAN S & DEBRA L
1211 N GOLIAD ST
ROCKWALL, TX 75087

GRAY JEFFREY LYNN & REBECCA JOY
1212 WATERS EDGE DRIVE
ROCKWALL, TX 75087

WILLIAMSON DAVID M AND LORI M
1213 MEMORIAL DR
ROCKWALL, TX 75087

ELSEY JOHN
1213 N GOLIAD ST
ROCKWALL, TX 75087

HILLIARD GALEN AND DONNA
1214 BAY LINE DR
ROCKWALL, TX 75087

ROSS BRADLEY GENE & TRACY LORRAYNE
1214 HIGHBLUFF LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1215 HAMPTON BAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1215 N GOLIAD
ROCKWALL, TX 75087

BISHOP DUSTIN AND KELLY
1215 WATERS EDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1216 BLUE BROOK DR
ROCKWALL, TX 75087

MATTHEWS KENDAHL T
1217 BAY LINE DRIVE
ROCKWALL, TX 75087

LAPRADE TERRY & CYNTHIA
1217 BLUE BROOK DR
ROCKWALL, TX 75087

VAUGHN MICHAEL SHANE AND NATALIE J
1217 HIGHBLUFF
ROCKWALL, TX 75087

DUGAS CARL A & JUDITH A
1219 MEMORIAL DRIVE
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

PERRY STEPHEN ELI AND APRIL MARIE
1220 BAY LINE DR
ROCKWALL, TX 75087

WILLIAMS KATHRYN
1220 WATERS EDGE DR
ROCKWALL, TX 75087

PUSKAS THOMAS J
1222 BLUE BROOK DR
ROCKWALL, TX 75087

ROGERS MICHAEL
1222 HIGHBLUFF LN
ROCKWALL, TX 75087

BURNS BILLY C & COBIE M
1222 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1223 HAMPTON BAY DR
ROCKWALL, TX 75087

COWSER CHAD
1223 WATERS EDGE DRIVE
ROCKWALL, TX 75087

LEMORE ROBERTA
1225 BAY LINE DR
ROCKWALL, TX 75087

BAKER SPENCER R AND JANIS H
1225 BLUE BROOK DRIVE
ROCKWALL, TX 75087

KOPEC FRANK J AND DEBORAH A
1225 MEMORIAL DR
ROCKWALL, TX 75087

BARRERA DUSTIN AND
1226 BAY LINE DRIVE
ROCKWALL, TX 75087

BENSON TAMMY MELTON AND TONEY BENSON
1227 HIGHBLUFF LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1228 BLUE BROOK DR
ROCKWALL, TX 75087

WALVOORD KREG ANTHONY AND
1228 WATERS EDGE DR
ROCKWALL, TX 75087

SCOTT KEVIN A AND
1229 WATERS EDGE DRIVE
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

PARMAR PIUS & JYOTSNA
1230 HIGHBLUFF LANE
ROCKWALL, TX 75087

DRENNON ANITA S
1230 MEMORIAL DR
ROCKWALL, TX 75087

OBASUYI BILL IKPOMWOSA & OLIVIA T
1231 BAY LINE DRIVE
ROCKWALL, TX 75087

EDWARDS WENDY AND MICHAEL SCOTT
1231 HAMPTON BAY DR
ROCKWALL, TX 75087

CONFIDENTIAL
1232 BAY LINE DR
ROCKWALL, TX 75087

POWELL LAURA LEE
1233 BLUE BROOK DRIVE
ROCKWALL, TX 75087

BELSETH DALE A
1234 HAMPTON BAY DR
ROCKWALL, TX 75087

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

GREEN HARRY & ELVINA
1235 WATERS EDGE DRIVE
ROCKWALL, TX 75087

BAYES AIDA CALDERON
1236 BLUE BROOK
ROCKWALL, TX 75087

SMITH EMILY JANETTE
1236 HIGHBLUFF LN
ROCKWALL, TX 75087

STRAIGHT JOSEPH &
1236 MEMORIAL DR
ROCKWALL, TX 75087

ARSLAN ABDULLAH N
1236 WATERS EDGE DR
ROCKWALL, TX 75087

LARSON JESSICA & WAYNE
1237 BAY LINE DRIVE
ROCKWALL, TX 75087

CARR GLENN W & JUDITH A
1237 HIGHBLUFF LN
ROCKWALL, TX 75087

SMITH BRIAN W AND JOANNA C
1238 BAY LINE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1239 HAMPTON BAY DR
ROCKWALL, TX 75087

VAUGHAN PATRICK G & BRONWYN
1241 WATERS EDGE DR
ROCKWALL, TX 75087

PHILLIPS DYRLE WAYNE & BOBBIE J
1242 HIGHBLUFF LN
ROCKWALL, TX 75087

SHOVE STEVEN G & DANA L
1242 MEMORIAL DR
ROCKWALL, TX 75087

THURMAN DAVID & BEVERLY
1243 BAY LINE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1244 QUAIL RUN
ROCKWALL, TX 75087

WOELTGE STEPHEN AND JACQUELINE
1244 BAY LINE DR
ROCKWALL, TX 75087

CHIRAYIL MARIAMMA REVOCABLE LIVING TRUST
1244 WATERS EDGE DR
ROCKWALL, TX 75087

RIVERA MISAEL E AND PAOLA
1245 BLUE BOOK DRIVE
ROCKWALL, TX 75087

SPARROW DONAL F & CHARLENE L REVOCABLE TRUST
1245 HIGHBLUFF LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1246 BLUE BROOK DR
ROCKWALL, TX 75087

GAINES TRACY ALLEN & AMY M
1246 BLUE BROOK DR
ROCKWALL, TX 75087

DAVIS JAMES PETER & PAMELA NELL
1247 HAMPTON BAY DR
ROCKWALL, TX 75087

REED THOMAS AND KATHY
1247 WATERS EDGE DR
ROCKWALL, TX 75087

STAWASZ JOHN BERNARD II & CAHTY LYNN
1248 HIGHBLUFF LN
ROCKWALL, TX 75087

ECHOLS ROBERT ROSS & KRISTIN
1249 BAY LINE DR
ROCKWALL, TX 75087

EAVES DAVID L & CHERYL L
125 BOB WHITE CT
ROCKWALL, TX 75087

TUCHSCHERER PETER J
1250 BAY LINE DRIVE
ROCKWALL, TX 75087

ARIAS WANDA
1250 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

JENSEN JAMES & SANDRA
1252 WATERS EDGE DR
ROCKWALL, TX 75087

SAMPSON KASIE
1253 HIGHBLUFF LN
ROCKWALL, TX 75087

REAZOR TIMOTHY J & TANYA RENEE
1253 WATERS EDGE DR
ROCKWALL, TX 75087

ABDO KHALED AND AMANDA KAY LANGFORD
1254 BLUE BROOK DR
ROCKWALL, TX 75087

BLUNT LUTHER LEWIS & LINDA GAYLE
1254 HIGHBLUFF LN
ROCKWALL, TX 75087

WILEY BROOKE LYNDSEY
1255 BAY LINE DR
ROCKWALL, TX 75087

TARPLEY CAROLYN M
1256 BAY LINE DRIVE
ROCKWALL, TX 75087

CANTU SANDRA C & JAMES A
1259 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
126 BOB WHITE CT
ROCKWALL, TX 75087

SURIG MARK JOSEPH
1260 HIGHBLUFF LN
ROCKWALL, TX 75087

RULE AMY & SHAWN
1260 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
1261 BAY LINE DRIVE
ROCKWALL, TX 75087

DEWBRE JUSTIN JOEL AND CHERYL CHRISTINE
1261 HIGHBLUFF LN
ROCKWALL, TX 75087

KLEPIN DIANNE
1262 BAY LINE
ROCKWALL, TX 75087

KIERNAN KEVIN & KIMBERLY
1262 BLUE BROOK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1265 CRESCENT COVE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1265 WATERS EDGE DR
ROCKWALL, TX 75087

BISHOP DANIEL R AND TIFFANY D
1266 CRESCENT COVE DR
ROCKWALL, TX 75087

HARVEY DERICK AND
1266 HIGHBLUFF LN
ROCKWALL, TX 75087

CONFIDENTIAL
1266 WATERS EDGE DR
ROCKWALL, TX 75087

BERGER JM AND
1268 BAY LINE DRIVE
ROCKWALL, TX 75087

WHEELOCK KIMBERLY K
1269 BAY LINE DR
ROCKWALL, TX 75087

CARROLL THOMAS SEAN &
1270 WHITE WATER LANE
ROCKWALL, TX 75087

HUNTER JAMES DARL & SUSAN BAILEY
1271 WATERS EDGE DRIVE
ROCKWALL, TX 75087

RITTER JAMES AND KAY L
1272 CRESCENT COVE DR
ROCKWALL, TX 75087

SIKORA PAUL PETER & STACI LYNN
1272 WATERS EDGE DR
ROCKWALL, TX 75087

ISOM MARK A AND
1273 CRESCENT COVE DR
ROCKWALL, TX 75087

LOSS RYAN AND LINDSEY
1274 BAY LINE DR
ROCKWALL, TX 75087

SAVAGE CHRISTINA B AND
1275 BAY LINE DRIVE
ROCKWALL, TX 75087

PAYNE ADAM J AND ELIZABETH A
1275 WHITE WATER LN
ROCKWALL, TX 75087

GUO LIN AND JIYONG HUANG
1276 WHITE WATER LN
ROCKWALL, TX 75087

JACKSON BEAU MICHAEL
1277 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1278 WATERS EDGE DR
ROCKWALL, TX 75087

SANCHEZ PROTO AND DEBORA
1278 CRESCENT COVE DR
ROCKWALL, TX 75087

YOUNG THEOBIE L & RHONDA R
1279 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

JONES DUANE & AMY
1281 WHITE WATER LANE
ROCKWALL, TX 75087

HENDLEY GARY
1284 CRESCENT COVE DR
ROCKWALL, TX 75087

KENNY RAYMOND E & BILLYE R
1284 SHORES BLVD
ROCKWALL, TX 75087

VON GLAHN JEREMY
1284 WHITE WATER LN
ROCKWALL, TX 75087

CONFIDENTIAL
1285 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

JURADO MICHAEL S AND MALACHIA M
1287 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1290 WHITE WATER LN
ROCKWALL, TX 75087

LEE DAYNA N & JASON E
1290 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

VIZCAYA HUGO AND PATRICIA ZINGG DE VIZCAYA
1291 CRESCENT COVE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1295 WHITE WATER LN
ROCKWALL, TX 75087

LAYER FANNIE
1296 CRESCENT COVE DR
ROCKWALL, TX 75087

DALTON MICHAEL B AND COURTNEY D SHOOK
1296 WHITE WATER LANE
ROCKWALL, TX 75087

YOUSIF RAMSEN
1297 CRESCENT COVE DR
ROCKWALL, TX 75087

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

MIZE SAMUEL M & PATTIE J
1300 CALISTOGA DR
ROCKWALL, TX 75087

VERNER JASON N AND ASHLEY A
1301 WHITE WATER LN
ROCKWALL, TX 75087

LITTLE RANDALL P
1302 CRESCENT COVE DR
ROCKWALL, TX 75087

WHITTINGTON RANDALL S & CHRISTINA L
1302 PALASADES COURT
ROCKWALL, TX 75087

BALDWIN GREGORY D AND PAMELA R
1302 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1303 CRESCENT COVE DR
ROCKWALL, TX 75087

BRANDT RONALD W & PRISCILLA V
1306 CALISTOGA DR
ROCKWALL, TX 75087

BRAY AARON S AND STACIE M
1307 WHITE WATER LN
ROCKWALL, TX 75087

WINDHAM JORDAN R AND SAMANTHA L
1308 CRESCENT COVE DR
ROCKWALL, TX 75087

JUAREZ ANALISA MARIE
1308 PALASADES COURT
ROCKWALL, TX 75087

THAMES JONATHAN D AND JESSICA J
1308 WHITE WATER LN
ROCKWALL, TX 75087

VAZIRALLI RAJU J
1309 CRESCENT COVE DR
ROCKWALL, TX 75087

ROCKWALL ENTERPRISES LLC
1309 MORAINE PL
HEATH, TX 75032

THOMAS STACEY
1310 SCARBORO HILLS LN
ROCKWALL, TX 75087

VAUGHN CLYDE & ELWYN J
1312 CALISTOGA DR
ROCKWALL, TX 75087

SMITH VANCE AND KRISTINE
1313 WHITE WATER LN
ROCKWALL, TX 75087

YANCY RONALD L AND DAVID J YOUNG
1314 CRESCENT COVE DR
ROCKWALL, TX 75087

AVENDANO JOSE GREGORIO AND NEREIDA E
1314 PALASADES CT
ROCKWALL, TX 75087

FLIPPEN LYNNE S & JODY J
1314 WHITE WATER LANE
ROCKWALL, TX 75087

GARRETT WILLIAM L
1315 CALLE RAMON
SANTA FE, NM 87501

BAILEY JAVON C & SYDNEY L
1315 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

MCCARRON WILLIAM & ADELE
1318 CALISTOGA DR
ROCKWALL, TX 75087

GARCIA LACI A AND DAVID
1319 WHITE WATER LN
ROCKWALL, TX 75087

DOTSON TREA & TERRY
1320 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

COX WENDELL
1320 WHITE WATER LANE
ROCKWALL, TX 75087

MAYNARD MARIAN
1321 CRESCENT COVE DR
ROCKWALL, TX 75087

HOUSEWRIGHT JOHN & ANNE
1324 CALISTOGA DR
ROCKWALL, TX 75087

SCHEUMANN DONALD E & TERESA A
1324 PALASADES COURT
ROCKWALL, TX 75087

GIRON JOSELITO AND RACHEL
1325 WHITE WATER LN
ROCKWALL, TX 75087

CASARES ALFONSO & MARIA MERCEDES GUERRERO
1326 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

MCAVOY MARK
1326 WHITE WATER LANE
ROCKWALL, TX 75087

MCGARRY LORI
1327 CRESCENT COVE DR
ROCKWALL, TX 75087

AGEE JUSTIN
133 BOB WHITE CT
ROCKWALL, TX 75087

CASTRICONE RICHARD & LEANNE
133 IRELAND CT
ROCKWALL, TX 75087

COUGHLIN JOHN M & JENNIFER
1330 ARBOR GREEN TRL
O FALLON, IL 62269

GARRETT JAY A &
1330 CALISTOGA DR
ROCKWALL, TX 75087

BELL PATRICIA L AND HARRY A II
1331 WHITE WATER LN
ROCKWALL, TX 75087

PHELPS JASON R & TAIASHA D
1332 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

VAUGHAN MELISSA W & JASON A
1332 WHITE WATER LANE
ROCKWALL, TX 75087

ALFORD DANA P
1333 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

MINOR FRANCIS GENE & JOYCE NADINE
1336 CALISTOGA DR
ROCKWALL, TX 75087

MCCORD RONNIE G JR AND RUBY D
1337 WHITE WATER LN
ROCKWALL, TX 75087

THE JOLLY FAMILY LIVING TRUST
1338 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

BAKHTAVORYAN RAFAEL AND SONA
HAYRAPETYAN
1338 WHITE WATER LN
ROCKWALL, TX 75087

BILYEU BOBBY & TRACY
1339 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

DAVIS SHANNON
134 BOB WHITE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1342 CALISTOGA DR
ROCKWALL, TX 75087

TRZOPEK MICHAL K AND BARBARA
1343 WHITE WATER LN
ROCKWALL, TX 75087

LINDSAY KAREN
1344 CRESCENT COVE DR
ROCKWALL, TX 75087

HIGHNOTE RONNIE L AND DELORES M
1344 WHITE WATER LN
ROCKWALL, TX 75087

STRAUB THERESA
1345 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

RYBOLT PAUL & KRISTINA
1346 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

JURCA JEREMY PAUL AND LEAH MICHELLE
1348 CALISTOGA DR
ROCKWALL, TX 75087

ORTIZ ROBERTO JR AND ERICA
1348 CALISTOGA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1349 WHITE WATER LN
ROCKWALL, TX 75087

DANG DUNG T AND
1350 CALISTOGA DR
ROCKWALL, TX 75087

JACOME CARLOS I &
1350 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

BUNKER ROBERT
1350 SCARBORO HILLS LN
ROCKWALL, TX 75087

DEEL MICHAEL JAMES & SANDRA KING
1350 WHITE WATER LANE
ROCKWALL, TX 75087

RHEA JASON MICHAEL & CASEY GOODNIGHT
1351 CRESCENT DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1354 CALISTOGA DR
ROCKWALL, TX 75087

WINDAHL TODD
1355 WHITE WATER LN
ROCKWALL, TX 75087

GUY GLENN III & HANNAH
1356 WHITE WATER LANE
ROCKWALL, TX 75087

GREER CLINTON SCOTT AND SHARON
1357 CRESCENT COVE DR
ROCKWALL, TX 75087

ARMET TED
136 IRELAND COURT
ROCKWALL, TX 75087

MATHEW ROSHAN V & NATALIE E
1360 CALISTOGA DR
ROCKWALL, TX 75087

DOBSON KATHERINE C AND
1361 WHITE WATER LN
ROCKWALL, TX 75087

BRUNER KURT & OLIVIA
1362 PETALUMA DR
ROCKWALL, TX 75087

LEE RYAN AND CHRISTINA
1362 WHITE ATER LANE
ROCKWALL, TX 75087

REYNA HUMBERTO & LILIANA GARCIA
1363 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

TALLEY DOUGLAS W
1365 CALLISTOGA DRIVE
ROCKWALL, TX 75087

LARKIN GARY W AND CATHERINE G
1366 CALISTOGA DR
ROCKWALL, TX 75087

BALTHROP PAUL JAY AND VALERIE ANN BAKER BALTHROP
1367 WHITE WATER LANE
ROCKWALL, TX 75087

FONTENOT THOMAS J & PATRICIA ANN
1368 WHITE WATER LN
ROCKWALL, TX 75087

MILLER BRENT A & JENNIFER L
1369 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

IVY FONDA & BARRY
1370 BAY LINE DRIVE
ROCKWALL, TX 75087

POOL THERESA
1371 CALISTOGA DR
ROCKWALL, TX 75087

LOWRY STEVEN DAVID
1372 CALISTOGA DR
ROCKWALL, TX 75087

ROBINSON JACK K JR & MADONNA M
1373 WHITE WATER LANE
ROCKWALL, TX 75087

HILL JASON C & NICOLE L
1374 WHITE WATER LANE
ROCKWALL, TX 75087

SHARRETT BRIAN AND MARGO
1375 CRESCENT COVE DR
ROCKWALL, TX 75087

STIVER BRANDON LEE AND KIMBERLY MAY
1376 BAY LINE DR
ROCKWALL, TX 75087

FONTENLA NICHOLAS N
1377 CALISTOGA DR
ROCKWALL, TX 75087

YUEN KENT & LYNN
1378 CALISTOGA DR
ROCKWALL, TX 75087

STEINBERG CORY
1379 WHITE WATER LANE
ROCKWALL, TX 75087

SANDERS APRIL D AND
1380 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

MORRIS BRADY LEE AND MARCELLA
1380 WHITE WATER LN
ROCKWALL, TX 75087

ALLEN FAMILY TRUST, ALBERT FREDERICK &
1381 CRESCENT COVE DR
ROCKWALL, TX 75087

LAMPTEY REBECCA A AND NII LANTE
1382 BAY LINE DRIVE
ROCKWALL, TX 75087

MALLIN RYAN M
1383 CALISTOGA DR
ROCKWALL, TX 75087

RYDER HEATH JAMES AND MELANIE ANN
1383 WATER EDGE DRIVE
ROCKWALL, TX 75087

JAGER STEPHEN & GENEVIEVE OBSON
1385 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1386 WHITE WATER LN
ROCKWALL, TX 75087

DEWEY BRET ADMIRAL
1386 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

BEATS DIANNA L
1387 CRESCENT COVE DR
ROCKWALL, TX 75087

ALLIN WILLIAM BARTLETT & PAULA JEAN
1389 CALISTOGA DR
ROCKWALL, TX 75087

WIGLE NICHOLAS & AMANDA N
1389 WATERS EDGE DRIVE
ROCKWALL, TX 75087

BURNETT CATHY J
139 IRELAND COURT
ROCKWALL, TX 75087

2017 R GAUNA & M CRUZ REVOCABLE TRUST
1390 BAY LINE DRIVE
ROCKWALL, TX 75087

CRAIG JONATHAN P
1390 CALISTOGA DR
ROCKWALL, TX 75087

COLLINGS STEPHEN AND DENEA
1391 WHITE WATER LN
ROCKWALL, TX 75087

KOSTERMAN CHRISTOPHER J & COLLEEN S
1392 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

TANTON CATHY
1392 WHITE WATER LANE
ROCKWALL, TX 75087

SUDDUTH DEBBIE
1393 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

OLOYA MARIANNE M
1394 CALISTOGA DR
ROCKWALL, TX 75087

GARD JOSHUA AND SAMANTHA
1395 BAY LINE DR
ROCKWALL, TX 75087

KLEIN RONALD AND KELLY
1395 PHELPS LAKE DR
ROCKWALL, TX 75087

ELLIOTT CHRISTOPHER ANDREW & HEATHER R
1395 WATERS EDGE DRIVE
ROCKWALL, TX 75087

ADAMS JOHN ROBERT JR AND TANYA SUE
1397 CALISTOGA DR
ROCKWALL, TX 75087

NEVANS BRIAN W AND ALISON E
1397 DHAKA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1398 CALISTOGA DR
ROCKWALL, TX 75087

COLE LESLIE E & REBECCA J
1398 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

GANDY MARY J
1400 DHAKA DRIVE
ROCKWALL, TX 75087

LOTT LAWRENCE L AND JEAN A
1401 BAY LINE DR
ROCKWALL, TX 75087

IASINSCHI RAFAEL E
1401 MONTEGO COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 N GOLIAD ST
ROCKWALL, TX 75087

ROGERS GENE FRANKLIN
1401 PALASADES COURT
ROCKWALL, TX 75087

SIMMONS LEE & COLIN
1401 RAPIDS COURTS
ROCKWALL, TX 75087

SUTHER WILFRED R AND ROSE A
1401 SILVER LAKE DR
ROCKWALL, TX 75087

STALLCUP CHRISTOPHER AND ASHLEY
1402 MONTEGO COURT
ROCKWALL, TX 75087

TURNER KELLI & JEFF
1402 OPEN BAY COURT
ROCKWALL, TX 75087

GARRETSON MICHAEL S & MELISSA A
1402 PALASADES COURT
ROCKWALL, TX 75087

CHAMBLESS RUSSELL E & LAN
1402 RAPIDS COURT
ROCKWALL, TX 75087

SANTOS-ROJAS JUAN F AND MARIA E
1402 SILVER LAKE DR
ROCKWALL, TX 75087

BENTLEY STEPHEN RAY & CLARISSE RENEE
1402 WHITE WATER LN
ROCKWALL, TX 75087

HUDSON GAYLE AND CALVIN L JR
1403 CRESCENT COVE DR
ROCKWALL, TX 75087

COWARD BRENDA AND RICHARD
1403 DHAKA DR
ROCKWALL, TX 75087

BELL JEREMY AND MARI CHRISTINE BELL
1403 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

FAKE MARK C & KATHRYN K
1403 WHITE WATER LN
ROCKWALL, TX 75087

DREWISKE LAUREN AND DANIEL
1404 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1405 HARVARD DR
ROCKWALL, TX 75087

HUGHES JIMMY W & TINA M
1405 OPEN BAY COURT
ROCKWALL, TX 75087

LAWSON MATTHEW & ROBBIE
1405 PLUMMER DR
ROCKWALL, TX 75087

HANNAH ANGELIA YVETTE
1405 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1406 AUDOBON LANE
ROCKWALL, TX 75087

BARAKATT SHEA N
1407 MONTEGO CT
ROCKWALL, TX 75087

MEZZANOTTE JOHN AND JENNY
1407 PALASADES COURT
ROCKWALL, TX 75087

JENNINGS AMBER B & TIMOTHY D
1407 RAPIDS COURT
ROCKWALL, TX 75087

TUTTLE LEON AND BILLIE J
1408 DHAKA DR
ROCKWALL, TX 75087

FLOWERS DUSTIN PAUL AND KACI RAE
1408 MONTEGO COURT
ROCKWALL, TX 75087

SINGH RANBIR
1408 PALASADES CT
ROCKWALL, TX 75087

DUNLOP LINDA LOU
1408 RAPIDS COURT
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

HELIE ROBERT A AND MADELEINE B
1408 WHITE WATER LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1409 HARVARD DR
ROCKWALL, TX 75087

SAMFORD CHARLES T JR AND JESSICA D
1409 CRESCENT COVE DR
ROCKWALL, TX 75087

BONNYCASTLE JOSEPH AND LOUISE
1409 DHAKA DR
ROCKWALL, TX 75087

SENTER MICHAEL D AND MEGAN E
1409 PHELPS LAKE DR
ROCKWALL, TX 75087

MULLOWNEY PATRICK
1409 WHITE WATER LN
ROCKWALL, TX 75087

FRANKLIN JAMES K AND ELLANORA R
1410 OPEN BAY CT
ROCKWALL, TX 75087

CHILCOTE BARRY J & CONNIE L
1410 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

ALEMAN JORGE R AND ELISABETH B
1410 SILVER LAKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1411 HARVARD DR
ROCKWALL, TX 75087

COMBS JAY M & DONNA
1411 SILVER LAKE DRIVE
ROCKWALL, TX 75087

SNYDER ROBERT A & CARRIE J
14126 20TH DR SE
MILL CREEK, WA 98012

JENNINGS JUDY
1413 MONTEGO CT
ROCKWALL, TX 75087

VAN LOWE KENNETH C JR
1413 RAPIDS CT
ROCKWALL, TX 75087

FRAZIER JOHN C
1414 AUDOBON LANE
ROCKWALL, TX 75087

MILLER CURTIS W & MARY MARGARET MYER
1414 BRITTANY WAY
ROCKWALL, TX 75087

GARCIA MARIE S AND CARLOS C
1414 DHAKA DR
ROCKWALL, TX 75087

CONFIDENTIAL
1414 MONTEGO CT
ROCKWALL, TX 75087

CRABB LAURIE M
1414 PALASADES CT
ROCKWALL, TX 75087

MOBERLY JEFFREY A
1414 RAPIDS CT
ROCKWALL, TX 75087

MATHAI JOYCE
1414 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 OPEN BAY CT
ROCKWALL, TX 75087

MOSLENER MICHAEL J & JAN D
1415 BRITTANY WAY
ROCKWALL, TX 75087

SHINDOLL LINDA J
1415 CRESCENT COVE DR
ROCKWALL, TX 75087

ROSPIGLIOSI JOHN A
1415 DHAKA DRIVE
ROCKWALL, TX 75087

ONSUM KEITH W AND RACHEL Y
1415 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

DENNY READE EDWARD
1415 WHITE WATER LN
ROCKWALL, TX 75087

WATSON WILLIAM H AND VIVIAN J
1416 OPEN BAY CT
ROCKWALL, TX 75087

WILLIAMS DARLA AND TERRY
1416 PHELPS LAKE DR
ROCKWALL, TX 75087

BRYANT MICHAEL H & MARY D
1416 SILVER LAKE DRIVE
ROCKWALL, TX 75087

KNIZE NICHOLAS W
1417 RED WOLF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1419 HARVARD DR
ROCKWALL, TX 75087

MOORE TRAVIS & AMY
1419 MONTEGO CT
ROCKWALL, TX 75087

HAMIL JOHN T AND DONNA
1419 PALASADES CT
ROCKWALL, TX 75087

MASCORRO SHELLEY ANISSA
1419 PILGRIM
ROCKWALL, TX 75087

PATTERSON JIMMY R AND MONICA K PATTERSON
1419 RAPIDS COURT
ROCKWALL, TX 75087

FLETCHER DEBORAH
1420 MONTEGO CT
ROCKWALL, TX 75087

MORALES CLAUDIA A
1420 PALASADES CT
ROCKWALL, TX 75087

PHILPOTT BILLY D AND
1420 RAPIDS COURT
ROCKWALL, TX 75087

KOTTKE BENJAMIN AND TERI L
1421 MEMORIAL DR
ROCKWALL, TX 75087

RUTLEDGE CHRISTOPHER G AND TIFFANY N
1421 OPEN BAY CT
ROCKWALL, TX 75087

GAUVIN COLLEEN
1421 WHITE WATER LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1422 AUDOBON LN
ROCKWALL, TX 75087

LOPEZ OSCAR R & ARELIS
1422 OPEN BAY COURT
ROCKWALL, TX 75087

BURNETT KEITH & MICHELLE
1422 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

EVANS JAMES M & LAURA F
1422 SILVER LAKE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1423 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1423 RED WOLF DR
ROCKWALL, TX 75087

PYLE CARRIE SUZANNE
1424 BRITTANY WAY
ROCKWALL, TX 75087

BREWER ROBERT & LESLIE DODGE
1425 BRITTANY WAY
ROCKWALL, TX 75087

THOMPSON ANTHONY AND KATHY
1425 MONTEGO CT
ROCKWALL, TX 75087

BALLI NOE JR
1425 PALASADES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1426 PALASADES CT
ROCKWALL, TX 75087

FOSTER BRIAN S
1426 MONTEGO CT
ROCKWALL, TX 75087

HARKNESS DONALD W AND SUSAN J
1426 PALASADES CT
ROCKWALL, TX 75087

CONFIDENTIAL
1426 RAPIDS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1427 HARVARD DR
ROCKWALL, TX 75087

HULBERT JULIE
1427 OPEN BAY CT
ROCKWALL, TX 75087

DACUS JOLYNN AND WAYNE
1428 OPEN BAY CT
ROCKWALL, TX 75087

AGUIRRE KATHLEA SWEETSY AND ARISTOTLE
1428 PHELPS LAKE DR
ROCKWALL, TX 75087

PRUITT ASHLEY M & CASEY D
1428 SILVER LAKE DRIVE
ROCKWALL, TX 75087

ELLIOTT KIMBERLY AND MALCOLM
1429 PILGRIM CT
ROCKWALL, TX 75087

SHIRLEY CHAD & CINDY
1429 RED WOLF DR
ROCKWALL, TX 75087

DORAZIO RICHARD & SHARON LIVING TRUST
143 SHEPHERDS GLEN RD
HEATH, TX 75032

WALT EARNEST & PAMELA
1430 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1431 HARVARD DR
ROCKWALL, TX 75087

RODRIQUEZ ANDRES B & DEANNA M
1431 BRITTANY WAY
ROCKWALL, TX 75087

JONES DION GABRIELLE
1431 MEMORIAL DR
ROCKWALL, MS 75087

REMEDIZ CELESTE AND TYLER R
1431 PALASADES CT
ROCKWALL, TX 75087

PAQUIN CHRIS
1432 BRITTANY WAY
ROCKWALL, TX 75087

BECK JENNIFER ANN & JASON S
1432 MONTEGO CT
ROCKWALL, TX 75087

STEVENS COURTNEY
1432 PALASADES COURT
ROCKWALL, TX 75087

JAGACZEWSKI EDWARD & GLORIA
1432 PILGRIM
ROCKWALL, TX 75087

BROWN SHANNON THOMAS AND CORA NICOLE
1432 RED WOLF DR
ROCKWALL, TX 75087

PITTMAN MARK RICHARD AND JULIE A
1433 OPEN BAY COURT
ROCKWALL, TX 75087

JONES ASHLEY
1434 MEMORIAL DRIVE
ROCKWALL, TX 75087

BENNERS ROBERT JR AND TAMMI
1434 OPEN BAY CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 HARVARD DR
ROCKWALL, TX 75087

MALONE BRADLEY K AND BRIANNA M
1435 MONTEGO CT
ROCKWALL, TX 75087

CONSELMAN CHARLES A AND MARY ESTHER
1435 PILGRIM
ROCKWALL, TX 75087

CONFIDENTIAL
1435 RED WOLF DR
ROCKWALL, TX 75087

WHITWORTH JOSEPH AND KATHLEEN
1437 BRITTANY WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1437 PALASADES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1438 PALASADES CT
ROCKWALL, TX 75087

JACKSON GLENDA LISA
1438 AUDOBON LN
ROCKWALL, TX 75087

CARRERAS YULY D & ALEXANDER RAMOS PLACENCIA
1438 CALLING CIRCLE
ROCKWALL, TX 75087

YOUNG BRENT W AND IRIS L
1438 MONTEGO CT
ROCKWALL, TX 75087

HAMPTON RONALD T
1438 RED WOLF DRIVE
ROCKWALL, TX 75087

RADOVIC CVETKO
1439 MEMORIAL DR
ROCKWALL, TX 75087

BALLARD ROBERT LEE & SYLVIA JEAN
1440 BRITTANY WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD 0
AUSTIN, TX 78660

PACESETTER HOMES LLC
14400 THE LAKES BLVD 0
AUSTIN, TX 78660

CURRENT RESIDENT
1441 PILGRIM CT
ROCKWALL, TX 75087

CONFIDENTIAL
1441 RED WOLF DR
ROCKWALL, TX 75087

STEWART FAMILY LIVING TR
1442 PILGRIM
ROCKWALL, TX 75087

LYNCH KOLLEEN & RYAN
1444 MONTEGO COURT
ROCKWALL, TX 75087

HILL JUDITH LEEANN AND BILLY
1444 PALASADES CT
ROCKWALL, TX 75087

WINHAM MARY LEE
1444 RED WOLF DR
ROCKWALL, TX 75087

KOUSSA RAMSEY RAM ADEL
1445 BRITTANY WAY
ROCKWALL, TX 75087

SHAIN SHANNON DUANE
1446 AUDOBON LN
ROCKWALL, TX 75087

RAMIREZ RAYNALDO & VALARIE
1446 MEMORIAL DRIVE
ROCKWALL, TX 75087

FARLEY JOHN S & LEIGH A
1447 MEMORIAL DR
ROCKWALL, TX 75087

GIARDINA NICHOLAS J JR
1447 PALASADES CT
ROCKWALL, TX 75087

FRANSEN JAMIESON B AND GINNY A
1447 PILGRIM
ROCKWALL, TX 75087

CONFIDENTIAL
1447 RED WOLF DR
ROCKWALL, TX 75087

STEVENS PAUL H & CAROL J
1448 BRITTANY WAY
ROCKWALL, TX 75087

COVINGTON TIMOTHY K & JULIE K
1448 PILGRIM
ROCKWALL, TX 75087

JAIMES URIEL
1450 MEMORIAL DR
ROCKWALL, TX 75087

CORDER GEORGE E JR AND DOTTIE MAE
1450 PALASADES CT
ROCKWALL, TX 75087

JUNOD HELEN
1450 RED WOLF LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1451 FM1141
ROCKWALL, TX 75087

TANNER WILMA GRACE
1451 FM 1141
ROCKWALL, TX 75087

MITTENDORF CHRIS ERIC & STEPHANY NOELLE
1452 AUDOBON LANE
ROCKWALL, TX 75087

BARLOW CHRISTOPHER CARTER AND
1453 BRITTANY WAY
ROCKWALL, TX 75087

SANDRA PRICE TRUSTEE
1453 RED WOLF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1454 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1455 MEMORIAL DR
ROCKWALL, TX 75087

HANES LUCINDA
1456 BRITTANY WAY
ROCKWALL, TX 75087

HAURY SARA
1456 RED WOLF DR
ROCKWALL, TX 75087

GLOGOVAC OBRAD & VERA
1458 AUDOBON LN
ROCKWALL, TX 75087

KING GREGORY P & THERESA A
1459 RED WOLF DR
ROCKWALL, TX 75087

GREY CHRISTOPHER F AND LAURA J
1460 MEMORIAL DR
ROCKWALL, TX 75087

STELLA LESLEY
1461 BRITTANY WAY
ROCKWALL, TX 75032

GRIFFIN BOBBIE DILLAHUNTY
1462 RED WOLF DR
ROCKWALL, TX 75087

STONEHAM LESLIE E
1463 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1464 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1464 BRITTANY WAY
ROCKWALL, TX 75087

WEEKS LINDA MAYE
1465 RED WOLF DR
ROCKWALL, TX 75087

MEYERS SHELLEY DANNE & TIMOTHY ANDREW
1466 MEMORIAL DR
ROCKWALL, TX 75087

HAYWORTH AMY AND
1468 RED WOLF DR
ROCKWALL, TX 75087

ZINGG LOLA J
1469 BRITTANY WAY
ROCKWALL, TX 75087

PANTER JOSHUA AND AMBER
1470 AUDOBON LN
ROCKWALL, TX 75087

FREEMAN TODD MICHAEL
1471 RED WOLF DR
ROCKWALL, TX 75087

BUIE L M & JANE B
1472 BRITTANY WAY
ROCKWALL, TX 75087

STOLL ROBERT AND ANN
1472 MEMORIAL DR
ROCKWALL, TX 75087

MORENO ANTONIO & JANET
1473 MEMORIAL DR
ROCKWALL, TX 75087

BENSON LINWOOD AND NANCY
1474 RED WOLF DRIVE
ROCKWALL, TX 75087

ELLER DIANE ELIZABETH
1476 AUDOBON LN
ROCKWALL, TX 75087

LANNOYE RACHEL M & MARK C
1477 BRITTANY WAY
ROCKWALL, TX 75087

LOPEZ AURELIO A
1477 RED WOLF DR
ROCKWALL, TX 75087

WATTS KENNETH A & LISA
1478 MEMORIAL DR
ROCKWALL, TX 75087

CASTLEBERRY DANNY LEE & RUTH E
1480 BRITTANY WAY
ROCKWALL, TX 75087

TROUSDALE JOHN R
1480 RED WOLF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1482 AUDOBON LN
ROCKWALL, TX 75087

VIEDA & GONZALEZ
1483 RED WOLF DR
ROCKWALL, TX 75087

BOTTOMS DEBRA E & CHARLES G
1484 MEMORIAL DR
ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST
1485 BRITTANY WAY
ROCKWALL, TX 75087

BEYER ALFRED B & JANET M
1486 RED WOLF DR
ROCKWALL, TX 75087

VOLPE JOANN
1488 AUDOBON LN
ROCKWALL, TX 75087

ELLIS BRIAN & LAUREN
1488 BRITTANY WAY
ROCKWALL, TX 75087

TUTTLE DAVID & CAROLYN
1490 MEMORIAL DR
ROCKWALL, TX 75087

HAYNES GEORGE J & CAROLYN J
1491 AUDOBON LN
ROCKWALL, TX 75087

MAYO GARY M & LILIAN URBINA-MAYO
1491 RED WOLF DR
ROCKWALL, TX 75087

PADILLA OSCAR & MELISSA
1493 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1494 RED WOLF DR
ROCKWALL, TX 75087

CASAZZA ALBERT AND ALEXIS K
1496 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 CALLING CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 HARVARD DR
ROCKWALL, TX 75087

HELMER KALENA AND BRIAN
1501 AUDOBON LN
ROCKWALL, TX 75087

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

EZRIN RENANA M
1502 LOCHNESS CT
ROCKWALL, TX 75087

BOYLES GLYN E & MARY F
1503 BRITTANY WAY
ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND
1504 BRITTANY WAY
ROCKWALL, TX 75087

KILLINGSWORTH ANDY OWEN AND LISA
PERKOWSKI KILLINGSWORTH
1504 CALLING CIR
ROCKWALL, TX 75087

PACKETT MICHAEL D AND DANA D
1505 LOCHNESS CT
ROCKWALL, TX 75087

BREWER BETTIE M
1506 GREAT LAKES CT
ROCKWALL, TX 75087

HETMWE MATTHEW A AND DEBRA S
1506 GREAT LAKES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 HARVARD DR
ROCKWALL, TX 75087

SUIRE AARON AND SHANNON ARMSTRONG
1507 CALLING CIR
ROCKWALL, TX 75087

INGRAM AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

MANN MICHAEL AND KRYSTAL
1509 GREAT LAKES CT
ROCKWALL, TX 75087

SPARKS KERRY JOSHUA AND JENNIFER
1510 CHESAPEAKE DR
ROCKWALL, TX 75087

RANGEL DANIEL & YOSELIN
1510 LOCKNESS CT
ROCKWALL, TX 75087

SCARBOROUGH AUDREY M
1511 BRITTANY WAY
ROCKWALL, TX 75087

RODRIGUEZ NATIVIDAD JR AND CRUZEL VIA
1512 CALLING CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 HARVARD DR
ROCKWALL, TX 75087

ABSTON DAVID AND KATHRYN
1513 CALLING CIRCLE
ROCKWALL, TX 75087

REDDY FAMILY REVOCABLE TRUST
1515 LOCHNESS COURT
ROCKWALL, TX 75087

ROBINETTE MARK P AND JENNIFER L
1516 GREAT LAKES CT
ROCKWALL, TX 75087

VALDERAS KEITH AND LAUREN
1516 LOCHNESS CT
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

BALLARD JOSHUA G AND COLLEEN M
1518 CALLING CIR
ROCKWALL, TX 75087

HANZLICEK BENJAMIN J
1518 CHESAPEAKE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1519 HARVARD DR
ROCKWALL, TX 75087

CONFIDENTIAL
1519 CALLING CIR
ROCKWALL, TX 75087

RATHER CHRIS T
1519 GREAT LAKES CT
ROCKWALL, TX 75087

JOBSON MARK AND PATRICIA
1521 LOCHNESS CT
ROCKWALL, TX 75087

EVANS RENEE L
1522 GREAT LAKES CT
ROCKWALL, TX 75087

WHITESIDE JOHN M AND JEANNINE
1522 LOCHNESS CT
ROCKWALL, TX 75087

TOVAR ELISA M
1524 CALLING CIRCLE
ROCKWALL, TX 75087

SIMMONS JESSE ALLAN AND ANGIE MAGDY
1524 CHESAPEAKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1525 HARVARD DR
ROCKWALL, TX 75087

WILLIAMS MICHAEL L AND PEGGY A
1525 CALLING CIRCLE
ROCKWALL, TX 75087

BOYD TONY L AND LINDA
1525 GREAT LAKES CT
ROCKWALL, TX 75087

BILODEAU ELIZABETH
1527 LOCHNESS CT
ROCKWALL, TX 75087

PERSON BRANDON A AND KRISTINA L
1528 GREAT LAKES CT
ROCKWALL, TX 75087

MAGOUYRK WADE C SR AND COURTNEY L
1528 LOCHNESS CT
ROCKWALL, TX 75087

ORR DONNIE & ALICE
1530 CHESAPEAKE DRIVE
ROCKWALL, TX 75087

PETTY LYNDEN AND VICTORIA
1531 CALLING CIR
ROCKWALL, TX 75087

ADEMA DALE J AND VICKIE J
1531 GREAT LAKES CT
ROCKWALL, TX 75087

RAIBOURN JAMES CRAIG
1533 LOCHNESS COURT
ROCKWALL, TX 75087

WILLIAMS JARED R & HEATHER L
1534 LOCHNESS COURT
ROCKWALL, TX 75087

RICHARD EXPO
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

RICHARD EXPO
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

SAFIEDDINE BARRAK
1537 GREAT LAKES CT
ROCKWALL, TX 75087

ARGENAL JULIO GABRIEL & AMBER ELIZABETH
1539 LOCHNESS COURT
ROCKWALL, TX 75087

ARNOLD KELLY L AND MARTIN
1540 GREAT LAKES CT
ROCKWALL, TX 75087

KELSO MICHAEL AND MAURA
1540 LOCHNESS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1543 GREAT LAKES CT
ROCKWALL, TX 75087

PROTHRO ALISE
1543 GREAT LAKES COURT
ROCKWALL, TX 75087

HASSELL ERIN L
1545 LOCHNESS CT
ROCKWALL, TX 75087

NOGGLE SCOTT AND CARRI
1546 GREAT LAKES CT
ROCKWALL, TX 75087

SELMAN JOHN C JR AND VIRGINIA A
1546 LOCHNESS CT
ROCKWALL, TX 75087

GRANT NICHOLAS P & SHERRI D
1569 E QUAIL RUN RD
ROCKWALL, TX 75087

SABRSULA MELISSA
1571 ANNA CADR RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1600 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1604 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1608 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1612 WANETA DR
ROCKWALL, TX 75087

YMCA OF DALLAS
1621 W WALNUT HILL LN
IRVING, TX 75038

ROADRUNNER PROPERTIES LLC
16902 PRESTON RD
DALLAS, TX 75248

LANKFORD BONNIE
1691 OLD E QUAIL RUN RD
ROCKWALL, TX 75087

HPA BORROWER 2018-1 MS LLC
180 N STETSON AVE 0
CHICAGO, IL 60601

HPA TEXAS SUB 2017-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

HP TEXAS I LLC DBA HPA TX LLC
180 NORTH STETSON AVENUE 0
CHICAGO, IL 60601

MEGATEL HOMES LLC
1800 VALLEY VIEW LANE 0
FARMERS BRANCH, TX 75234

ESCOBEDO CARLOS DAVID
184 RAINTREE CT
ROCKWALL, TX 75087

CHEN ZEHUA
1840 SAN JACINTO DRIVE
ALLEN, TX 75013

CERBERUS SFR HOLDINGS, L.P.
1850 PARKWAY PLACE 0
MARIETTA, GA 30067

HOLMES HENRIETTA
1862 EMERALD BAY DR
ROCKWALL, TX 75087

WALKER, LORI MICHELE & THOMAS S
187 RAINTREE COURT
ROCKWALL, TX 75087

NEDELCU MIHAI & AMY
190 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1901 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
191 E QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1945 N GOLIAD ST
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

SHREVE RICHARD
195 RAINTREE COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO
197 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
199 DARRIN DR
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN
199 CODY PLACE
ROCKWALL, TX 75087

DEAN STACY
200 DARRIN DR
ROCKWALL, TX 75087

KENNET TYLER D AND DONELLE M
200 RAINTREE COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
202 JOE WHITE ST
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

ABERNATHY HENRY A & DONNA G
2024 SUN DRIVE
ROCKWALL, TX 75032

DEAN LUTHER A
2026 SUN DR
ROCKWALL, TX 75032

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

HATCHER MATTHEW S & IRENE
204 HARRIS DR
ROCKWALL, TX 75087

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

ZACEK COLLIN M & APRIL O
205 RAINTREE CT
ROCKWALL, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

PEVELER MICHAEL A
206 HARRIS DR
ROCKWALL, TX 75087

MITCHELL KELLI A &
207 CODY PL
ROCKWALL, TX 75087

HARTMEIER MICHAEL J & DEANNA K
208 DARRIN DR
ROCKWALL, TX 75087

FRAZIER BILL E & LISA KEE
208 HARRIS DR
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

VOGEL TANA
209 HARRIS DRIVE
ROCKWALL, TX 75087

BURNHAM TANA
209 HARRIS DRIVE
ROCKWALL, TX 75087

ZOLMAN ADAM DAVID AND
210 DARRIN DRIVE
ROCKWALL, TX 75087

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

PERKINS STEPHEN DEWITT
210 HARRIS DR
ROCKWALL, TX 75087

REED TERESA
211 CODY PLACE
ROCKWALL, TX 75087

MARINO STEFANO
211 HARRIS DR
ROCKWALL, TX 75087

BOWEN JAMES A
2111 MEADOWVIEW DR
CADDO MILLS, TX 75135

CURRENT RESIDENT
212 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
213 HARRIS DR
ROCKWALL, TX 75087

RATH OSCAR
213 DARRIN DR
ROCKWALL, TX 75087

BREWER RICK A AND KRISTINE A
214 DARRIN DRIVE
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS
2140 AIRPORT RD
ROCKWALL, TX 75087

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

GLOBIS RAYMOND M
215 HARRIS DR
ROCKWALL, TX 75087

DALTON MELLONIE MCCROAN
215 RIVER FERN AVE 0
GARLAND, TX 75040

HENDERSON KATHRYN D
216 JOE WHITE ST
ROCKWALL, TX 75087

SMITH ERICA
217 DARRIN DR
ROCKWALL, TX 75087

BROCKWAY WINDELL C & DONNA K
217 HARRIS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
218 JOE WHITE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
219 HARRIS DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

ALLISON MARIE E
219 DARRIN DR
ROCKWALL, TX 75087

AGUILLON AUDON ETUX
219 JOE WHITE ST
ROCKWALL, TX 75087

PEOPLES CHRISTINA AND ASHLEY ELIZABETH
GHEEN GANDY AND
220 JOE WHITE STREET
ROCKWALL, TX 75087

MORENO EUGENE MARK & ROCIO
221 DARRIN DRIVE
ROCKWALL, TX 75087

REICK GEORGE & MARY L
221 HARRRIS DR
ROCKWALL, TX 75087

JOPLIN JADE & HEATHER
221 JOE WHITE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
222 JOE WHITE ST
ROCKWALL, TX 75087

SOON OI LING
2221 ALL SAINTS LN
PLANO, TX 75025

KEARBY LESLIE
223 JOE WHITE ST
ROCKWALL, TX 75087

KEARBY JESSICA
223 JOE WHITE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2268 N LAKESHORE DR
ROCKWALL, TX 75087

ZHOU XIAOQI AND LIRONG LI
227 BRANDON LN
MURPHY, TX 75094

CECIL WILLIAM DALE & LINDA SUE
227 JOE WHITE ST
ROCKWALL, TX 75087

BARFIELD JOHN A
227 WISE
ORANGE GROVE, TX 78372

DARST KATHY S
229 JOE WHITE ST
ROCKWALL, TX 75087

OBENSHAIN HARLIN & CYNTHIA A
231 JOE WHITE ST
ROCKWALL, TX 75087

HUBBARD RICHARD L & BRANDI
2316 SADDLEBROOK LN
ROCKWALL, TX 75087

KYLE JOHN K & MARGARET E
2320 FAIRWAY CIRCLE
HEATH, TX 75032

TURBYFILL SANDRA B
235 GLACIER AVE
FAIRBANKS, AK 99701

TAYLOR MARK G & JESSICA K
237 CLEM RD
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
2500 LEGACY DR 0
FRISCO, TX 75034

COSLEY STEVEN M
25129 THE OLD ROAD 0
STEVENSON RANCH, CA 91381

HACKER TREVOR WILLIAM
2513 BLACK TERN WAY
ELK GROVE, CA 95757

WILLIAMS JONI DIANE
2550 DAYBREAK DRIVE
ROCKWALL, TX 75032

STANDARD FAMILY TRUST
2750 S NOLINA PL
CHANDLER, AZ 85286

SMITH GEOFFREY
3 REBECCA CT
WALNUT CREEK, CA 94597

CURRENT RESIDENT
300 LOS ALTOS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
300 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
301 LOS ALTOS DR
ROCKWALL, TX 75087

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

RACK PARTNERS LTD
3021 RIDGE RD SUITE A 0
ROCKWALL, TX 75032

ROCKWALL PROPERTY CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
306 NAKOMA DR
ROCKWALL, TX 75087

MAYER CATHERINE
306 LOS ALTOS DR
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC
30601 AGOURA RD 0
AGOURA HILLS, CA 91301

CURRENT RESIDENT
307 LOS ALTOS DR
ROCKWALL, TX 75087

ROSINI GREG AND CAROL
3095 WINCREST DR
ROCKWALL, TX 75032

JAEGER DREW AND LAUREN
312 LOS ALTOS DR
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

GUNN VALERIA LEWIS & WILBERT
313 LOS ALTOS DR
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER G AND
3131 S HASKELL AVE
DALLAS, TX 75223

COLE HC ROCKWALL TX LLC
3150 HORIZON RD
ROCKWALL, TX 75032

WEBER MARY
318 COOPER ST
ROCKWALL, TX 75087

ROWLAND TOM & ELAINE
318 LOS ALTOS DR
ROCKWALL, TX 75087

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
319 LOS ALTOS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
319 NAKOMA DR
ROCKWALL, TX 75087

LEHMANN SARAH M AND JOSHUA B
3208 BOUVIER ST
ROWLETT, TX 75088

CURRENT RESIDENT
325 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
331 NAKOMA DR
ROCKWALL, TX 75087

SANCHEZ JOEL
3310 MINOCO DR
DALLAS, TX 75227

FARAH NICOLAS & SIMONE
3402 ANTHONY CIRCLE
ROWLETT, TX 75088

R FIFTY GREEN HOMES
3410 S GLENBROOK DR
GARLAND, TX 75041

RWLADERA LLC
361 W BYRON NELSON BLVD 0
ROANOKE, TX 76262

SALEHI MOHAMMAD
380 BEDFORD DRIVE
RICHARDSON, TX 75087

LOK JAMES S H & JANE F L TRUSTEES
0
3926 KINGRIDGE DR
SAN MATEO, CA 94403

CURRENT RESIDENT
400 FREMONT DR
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

NEAL DEMETRIA J
401 SONOMA DR
ROCKWALL, TX 75087

SANTINGA STEVEN D & CAROLYN S
406 FLORENCE DR
ROCKWALL, TX 75087

SMITH W MARK & RENE M
406 FREMONT DR
ROCKWALL, TX 75087

DELAHOUSSAYE GEORGE R AND DORA E
406 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
407 EMERSON DR
ROCKWALL, TX 75087

SEUBERT ELIZABETH A
412 FREMONT DR
ROCKWALL, TX 75087

CURRENT RESIDENT
413 EMERSON DR
ROCKWALL, TX 75087

CULHANE MICHAEL J AND BRANDI HARDIN
41541 44TH ST 2
QUARTZ HILL, CA 93536

MARLOWE JOEL B AND JOYLYNN
418 SONOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
419 EMERSON DR
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

BRAHIMAJ SHABAN A
424 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
430 EMERSON DR
ROCKWALL, TX 75087

DANNA RUSSELL JOHN & SUSAN LYNN
430 SONOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
431 EMERSON DR
ROCKWALL, TX 75087

INGALLS MICHELE
431 SONOMA DRIVE
ROCKWALL, TX 75087

JOBE BRYAN AND KAREN
436 EMERSON DRIVE
ROCKWALL, TX 75087

MILLER TOBY M &
0
436 SONOMA DR
ROCKWALL, TX 75087

BRINKMAN DANIEL
437 EMERSON DRIVE
ROCKWALL, TX 75087

HARRISON JEFFERY F & SHARON
437 SONOMA DRIVE
ROCKWALL, TX 75087

RENICK TINA NEILE
442 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
443 SONOMA DR
ROCKWALL, TX 75087

DALE JIMMY F AND KAY
446 BARNES BRIDGE RD
SUNNYVALE, TX 75182

SOLER JOSEPH
4462 VISTA MEADOW CT
MOORPARK, CA 93021

TOMASINO JUAN C &
0
448 SONOMA DR
ROCKWALL, TX 75087

WILLIAMS HAROLD B & SHARON R
450 COVEY TRL
ROCKWALL, TX 75087

PERKINS CHARLES B & NEALE S
4553 ACACIA WAY
PENNGROVE, CA 94951

MAXWELL TRACY AND KASSIE
456 COVEY TR
ROCKWALL, TX 75087

REEVES ARTHUR RICHARD IV
4650 WASHINGTON BLVD APT 804
ARLINGTON, VA 22201

JERVISS LINDA M
4701 PARK HILL DR
PLACERVILLE, CA 95667

BAUMANN LAURA
4781 SECRET COVE
ROCKWALL, TX 75032

HODGES PATRICK L
481 ARCADIA WAY
ROCKWALL, TX 75087

SPAFFORD SARAH
494 DOWELL RD
ROCKWALL, TX 75032

CURRENT RESIDENT
500 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 EMERSON DR
ROCKWALL, TX 75087

KOLESNYK OKSANA
502 COVEY TRAIL
ROCKWALL, TX 75087

BUCHHOLZ RON AND PENNY FAMILY
REVOCABLE TRUST
5035 PINE DR
BAYNTON BEACH, FL 33437

NEGA DONALD D & LISA M
505 BIG OAK CT
ROCKWALL, TX 75087

MUSTAPHA AHMAD
506 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
507 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
508 COVEY TR
ROCKWALL, TX 75087

FREEMAN TIMOTHY O & ANDREA
508 BIG OAK CT
ROCKWALL, TX 75087

COTNER HERBERT E & BARBARA T
511 BIG OAK CT
ROCKWALL, TX 75087

YERKS SHAWN AND LISA
512 EMERSON DRIVE
ROCKWALL, TX 75032

CAMPBELL ROBERT & PATRICIA
512 SANDPIPER LN
MESQUITE, TX 75149

CURRENT RESIDENT
513 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
513 EMERSON DR
ROCKWALL, TX 75087

SIDHU REET
514 BIG OAK CT
ROCKWALL, TX 75087

MCMILLAN ROBERT
514 COVEY TRL
ROCKWALL, TX 75087

HARTSFIELD MELINDA ANN & BRADLEY GENE
516 SAVANAH CT
ROCKWALL, TX 75087

SANDMAN REBECCA
517 BIG OAK CT
ROCKWALL, TX 75087

LANE DEBRA
517 SAVANAH COURT
ROCKWALL, TX 75087

BODINO LORI ANN
518 EMERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
519 EMERSON DR
ROCKWALL, TX 75087

DUPRE EMILY JOY
520 COVEY TRAIL
ROCKWALL, TX 75087

HULTQUIST JON J & BETH L
520 SAVANAH COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
521 COVEY TRL
ROCKWALL, TX 75087

BROWN VICTURE D
523 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
524 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 EMERSON DR
ROCKWALL, TX 75087

CONFIDENTIAL
525 SAVANAH CT
ROCKWALL, TX 75087

HUNT JUNE
526 COVEY TRL
ROCKWALL, TX 75087

FELKNER GEORGE K AND CAROLYN
526 SAVANAH COURT
ROCKWALL, TX 75087

HAMILTON LYNDSE K
529 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
530 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
531 EMERSON DR
ROCKWALL, TX 75087

SEATON JOSHUA A AND BETTY I EMELIANTSEV
532 COVEY TR
ROCKWALL, TX 75087

TAYLOR WILLIAM C & JENNIFER L
532 SAVANAH CT
ROCKWALL, TX 75087

COX MELISSA E
535 SAVANAH CT
ROCKWALL, TX 75087

GIBRALTER JEFFREY H & LACIE L
537 COVEY TRL
ROCKWALL, TX 75087

BOWEN JAMES R & CENIA
538 COVEY TRL
ROCKWALL, TX 75087

BURKART RICHARD G & DONNA D
540 SAVANAH CT
ROCKWALL, TX 75087

PAWLIK ROBERT
544 COVEY TR
ROCKWALL, TX 75087

MACK RYAN M SR & ROBIN L
545 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
550 LONE RIDER CT
ROCKWALL, TX 75087

GLOVER KERRY CLOYCE AND JOANN
550 E QUAIL RUN RD
ROCKWALL, TX 75087

BAKER JUSTIN T AND MORGAN CHAIVRE
550 SAVANAH CT
ROCKWALL, TX 75087

HAYS REVOCABLE MANAGEMENT TRUST
0
555 LONE RIDER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
565 LONE RIDER CT
ROCKWALL, TX 75087

YINGLING JOHN R
570 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

TEFERI ADEY & SINTAYEHU TSEGAHUN
572 DUTCH ELM DR
HERCULES, CA 94547

SILVA JOHN J
573 LONE RIDER CT
ROCKWALL, TX 75087

CARUTH RIDGE EST HOMEOWNERS ASSOC INC
0
5757 ALPHA RD STE 680
DALLAS, TX 75240

LAKEVIEW SUMMIT HOMEOWNERS ASSOCIATION
0
5757 ALPHA ROAD 0
DALLAS, TX 75240

HOFFMAN STEVEN AND DANA
576 LUNE CT
LELAND, NC 28451

RK LAM LLC
5803 PENROSE AVENUE
DALLAS, TX 75206

BORCHARDT SCOTT AND JILL
581 LONE RIDER CT
ROCKWALL, TX 75087

JONES PHILIP AND MICHELLE
588 LONE RIDER CT
ROCKWALL, TX 75087

CASTILLO ROLAND
589 LONE RIDER CT
ROCKWALL, TX 75087

C3R INVESTMENTS LLC
594 LONE RIDER CT
ROCKWALL, TX 75087

TUMEY CHRISTOPHER & CARI
594 LONE RIDER CT
ROCKWALL, TX 75087

CASCIO PAUL & MICHELLE
597 LONE RIDER CT
ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE 0
WEST DES MOINES, IA 50266

CURRENT RESIDENT
601 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
601 E HEATH ST
ROCKWALL, TX 75087

STEGALL VENTURES LLC
601 SUNSET HILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
602 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 LONE RIDER CT
ROCKWALL, TX 75087

GREAVES LARRY
602 COVEY TRL
ROCKWALL, TX 75087

KELBERT ERIC R
6021 WEST 85TH PLACE
LOS ANGELES, CA 90045

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

WEIDMAN JOHN R & FELICIA K
604 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
605 EMERSON DR
ROCKWALL, TX 75087

SCARBOROUGH BEN JR & IRENE T
605 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
605 E HEATH ST
ROCKWALL, TX 75087

BRIELLARD MARINETT J & CLEMENT
605 LONE RIDER CT
ROCKWALL, TX 75087

DAVIS SUSAN ELAINE BYRD
605 STORRS
ROCKWALL, TX 75087

CURRENT RESIDENT
606 EMERSON DR
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
607 SAINT MARY ST
ROCKWALL, TX 75087

OBIOMA CHIBO & BLOSSOM
608 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
609 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
610 EMERSON DR
ROCKWALL, TX 75087

DANG YUNKUN & ZILAI ZHANG
6109 WINSTEAD DR
PLANO, TX 75024

2017 D S HARAKAL REVOCABLE TRUST
611 BIG OAK COURT
ROCKWALL, TX 75087

LIGHT THERESA S AND BASILIO JR
611 LONE RIDER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
612 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 EMERSON DR
ROCKWALL, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

FOSTER ROBERT J & KEIKO MURAO
616 BIG OAK
ROCKWALL, TX 75087

CURRENT RESIDENT
617 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
617 EMERSON DR
ROCKWALL, TX 75087

KETTLE JEREMY D
617 LONE RIDER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
618 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
620 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
621 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 EMERSON DR
ROCKWALL, TX 75087

WISEMAN JEANETTE H
622 BIG OAK COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
623 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
625 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 EMERSON DR
ROCKWALL, TX 75087

HASEGAWA TETSUYA & PATRICIA EMY AOKI
626 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
627 LONE RIDER CT
ROCKWALL, TX 75087

INCRISTI ANTHONY AND RITA ANN
628 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
629 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 EMERSON DR
ROCKWALL, TX 75087

MCCLANAHAN GREGORY T & CYNTHIA
631 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
633 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 EMERSON DR
ROCKWALL, TX 75087

HURST GREG N
635 LONE RIDER CT
ROCKWALL, TX 75032

HORNBAKER MICHAEL D & APRIL MAY
636 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
637 EMERSON DR
ROCKWALL, TX 75087

AAGENES ORVIS C & JANICE F
637 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
641 EMERSON DR
ROCKWALL, TX 75087

SCHROEDER JOHN & LOVE JOY
641 LONE RIDER COURT
ROCKWALL, TX 75087

WILLIAMS JOHN E
643 BIG OAK CT
ROCKWALL, TX 75087

MELAMED RICHARD AND JOAN I
644 BIG OAK CT
ROCKWALL, TX 75087

WITT LOUISE
649 BIG OAK CT
ROCKWALL, TX 75087

KLEMM MERY & OTTO H
667 SANCTUARY GOLF PLACE
APOPKA, FL 32712

CURRENT RESIDENT
701 LONE RIDER CT
ROCKWALL, TX 75087

METE MUTLU AND NURCAN YURUK
701 SHREWSBURY PL
PLANO, TX 75074

TEMPLETON LORRAINE BIEGLER
702 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 BIG OAK CT
ROCKWALL, TX 75087

NICHOLS DANIEL AND
0
703 NASH ST
ROCKWALL, TX 75087

RUSHING BRIAN AND
0
705 NASH ST
ROCKWALL, TX 75087

ARELLANO JESUS L &
0
706 NASH ST
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
707 NASH ST
ROCKWALL, TX 75087

WILCOX LOYD A
707 LAKE MEADOWS DR
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

MILLER ANNA
709 BIG OAK COURT
ROCKWALL, TX 75087

BREWER SHERI RENEE
709 NASH ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

KING MISTY
710 NASH STREET
ROCKWALL, TX 75087

SAYRE DONALD AND AMY
711 LONE RIDER CT
ROCKWALL, TX 75087

PALMER LINDA C
714 PARKS AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
715 BIG OAK CT
ROCKWALL, TX 75087

DYNATEX LLC
716 COUNTRY CLUB DR
HEATH, TX 75032

JONES MARK D & DIANNA ROSE
719 LONE RIDER CT
ROCKWALL, TX 75087

SPARACIO RUTHANN
720 KENSINGTON DRIVE
ROCKWALL, TX 75032

GARCIA ESTEBAN AND
0
7215 HALIFAX PL
SPRINGFIELD, VI 22150

MARTINEZ FELIX & BARBARA E
729 LONE RIDER CT
ROCKWALL, TX 75087

GKD PROPERTIES LLC
732 AVALON DRIVE
HEATH, TX 75032

MARRS JACY LARY & SONYA LACHELLE
737 LONE RIDER CT
ROCKWALL, TX 75087

SOLDATOVIC THOMAS
743 LONE RIDER CT
ROCKWALL, TX 75087

GOLIAD REAL ESTATE LLC
7700 EASTERN AVENUE 0
DALLAS, TX 75209

PSB INDEMNITY FAMILY LIMITED PARTNERSHIP
777 PAUL DAVIS LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
801 E HEATH ST
ROCKWALL, TX 75087

BREWER PATRICIA E TRUSTEE OF
0
801 STIMSON STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
802 NASH ST
ROCKWALL, TX 75087

COLUNGA MAXIMO & MARGARITA
802 E HEATH ST
ROCKWALL, TX 75087

AZURDIA CECILIA RAQUEL
802 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
803 JACKSON ST
ROCKWALL, TX 75087

TAYLOR WANDA
803 E HEATH ST
ROCKWALL, TX 75087

STEGMAN CHRISTOPHER
803 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
804 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
804 NASH ST
ROCKWALL, TX 75087

BROWN REBECCA AND THOMAS
804 E HEATH ST
ROCKWALL, TX 75087

CARROLL JEFFREY D ETUX
804 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
805 JACKSON ST
ROCKWALL, TX 75087

KRUEGER CHARLES H & JENNY L
805 E HEATH ST
ROCKWALL, TX 75087

GHEEN SUE
805 STIMSON
ROCKWALL, TX 75087

CURRENT RESIDENT
806 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
806 NASH ST
ROCKWALL, TX 75087

CONLEY JANONA & THOMAS J
806 E. HEATH ST
ROCKWALL, TX 75087

DIAL ALICIA
806 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
807 JACKSON ST
ROCKWALL, TX 75087

MOHEDANO MARTIN
807 E HEATH ST
ROCKWALL, TX 75087

WORTHY SHARON ANN AND DENNIS KEITH
807 JACKSON STREET
ROCKWALL, TX 75087

WATERS DOUGLAS D
807 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
808 E HEATH ST
ROCKWALL, TX 75087

MILBY BOBBY
808 JACKSON ST
ROCKWALL, TX 75087

MCCASLAND R E
808 NASH ST
ROCKWALL, TX 75087

SMITH JACOB CALVIN
808 STIMSON ST
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

CURRENT RESIDENT
809 E HEATH ST
ROCKWALL, TX 75087

ISBELL KATHARINE A
809 JACKSON ST
ROCKWALL, TX 75087

ESTRADA JESSE L
809 STIMSON STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
810 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
810 E HEATH ST
ROCKWALL, TX 75087

HUNT DENA
810 JACKSON ST
ROCKWALL, TX 75087

COPAUS PHILLIP
810 NASH ST
ROCKWALL, TX 75087

WARDELL LUKE A
811 E HEATH ST
ROCKWALL, TX 75087

JOSEY TRAVIS
811 JACKSON STREET
ROCKWALL, TX 75087

BRIDGES ANTHONY G & LISA D
811 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 E HEATH ST
ROCKWALL, TX 75087

KINSEY HILLARY
812 EAST HEATH STREET
ROCKWALL, TX 75087

WIMPEE REBECCA AND JAKE
812 STIMSON ST
ROCKWALL, TX 75087

GULLEY STAN LAVERE ETUX
813 E HEATH ST
ROCKWALL, TX 75087

NEAL MERCY DAVID
813 JACKSON STREET
ROCKWALL, TX 75087

MASSEY BOBBY JOE
813 NASH ST
ROCKWALL, TX 75087

BIRD MICHAEL EDWIN
813 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
814 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
814 E HEATH ST
ROCKWALL, TX 75087

LIDE BRYAN D & CARROLL D
814 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
815 NASH ST
ROCKWALL, TX 75087

HODGES BRIAN CODY & CHRISTY MICHELLE
815 E HEATH ST
ROCKWALL, TX 75087

WEISS WILLIAM RODGERS
815 JACKSON ST
ROCKWALL, TX 75087

REYNOLDS ALAN J & ALANA B
815 N 8TH ST
GROVER BEACH, CA 93433

ROSS THOMAS D II
815 STIMSON STREET
ROCKWALL, TX 75087

NICHOLS CORY
816 E HEATH ST
ROCKWALL, TX 75087

LEROY RAYMOND
816 JACKSON ST
ROCKWALL, TX 75087

DAVIS MARY FRANCINE
816 NASH ST
ROCKWALL, TX 75087

RODRIGUEZ PAULA CANDACE
817 E HEATH STREET
ROCKWALL, TX 75087

GARZA YOLANDA & JUAN
817 JACKSON ST
ROCKWALL, TX 75087

CAMPBELL JIMMY
817 NASH ST
ROCKWALL, TX 75087

TELFORD JEFFREY BRYANT AND KEISHA L
817 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
818 NASH ST
ROCKWALL, TX 75087

HOLLAND ANN
818 E HEATH ST
ROCKWALL, TX 75087

MOORE MIRIAM
819 E HEATH ST
ROCKWALL, TX 75087

PETERSON DALE ETUX JANIE
819 JACKSON ST
ROCKWALL, TX 75087

FREEMAN DARLENE KING
819 NASH STREET
ROCKWALL, TX 75087

MILLER JOHN G & MARIANNE S
819 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
820 HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
820 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
821 NASH ST
ROCKWALL, TX 75087

GRANBERRY COYCE
821 E HEATH ST
ROCKWALL, TX 75087

FLETCHER DONNA G
821 JACKSON ST
ROCKWALL, TX 75087

MCCOY WREY A & RHONDA L
821 STIMSON ST
ROCKWALL, TX 75087

STONE CREEK PHASE 8 LTD
8214 WESTCHESTER DR 0
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DR 0
DALLAS, TX 75225

SMALL JESSICA RAELYN
822 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
823 JACKSON ST
ROCKWALL, TX 75087

MCCASLAND KENNETH W ET UX
823 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
824 HEATH ST
ROCKWALL, TX 75087

BICKEL JAMES R & CONNIE L
824 NASH ST
ROCKWALL, TX 75087

DOOLEY THOMAS W
825 NASH ST
ROCKWALL, TX 75087

POSEY SUE ELLEN
826 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
827 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
828 HEATH ST
ROCKWALL, TX 75087

WOODARD EMILY E AND BRACY
828 NASH ST
ROCKWALL, TX 75087

SEABOLT MARY LOUISE
829 NASH
ROCKWALL, TX 75087

ROACH KEITH & CHRISTINE
830 GLENMORE CT
ROCKWALL, TX 75087

STEWART IRIS J
830 NASH STREET
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

FELDMAN HAROLD
831 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
832 WILLIAMS ST
ROCKWALL, TX 75087

JACOBSEN RICHARD S JR & PENNY A
832 COUNTY ROAD 1120
CUMBY, TX 75433

BAGWELL LAURA
832 NASH STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
834 NASH ST
ROCKWALL, TX 75087

RANDALL ROBERT S & SHERY B
835 HIGH COTTON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
836 HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
840 HEATH ST
ROCKWALL, TX 75087

HOUCHIN ZACHARY
840 NASH ST
ROCKWALL, TX 75087

CASTORENA SHARON L
8402 CAPRICORN DR
UNIVERSAL CITY, TX 78148

DOTSON DUNCAN L & DOLORES J
841 HIGH COTTON LN
ROCKWALL, TX 75087

MINCE RANDY JOE & RHONDA LYNN
844 HIGH COTTON LN
ROCKWALL, TX 75087

WAY FAMILY TRUST
8441 S FM ROAD 549
ROCKWALL, TX 75032

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY 0
IRVING, TX 75063

BISHOP JOHN & AUDREY K
845 REDWOOD TRL
ROCKWALL, TX 75087

WEAVER BONNIE & SCOTT
847 HIGH COTTON LN
ROCKWALL, TX 75087

ACKENBACK SPENCER AND HEATHER LYNN SCHAMBER
847 WEST FM 1564
GREENVILLE, TX 75402

CHUNG WON S & HYE Y
850 HIGH COTTON LN
ROCKWALL, TX 75087

MCGEE JEFFRY S & DONNA L
851 WISPERWOOD DR
ROCKWALL, TX 75087

CONFIDENTIAL
853 HIGH COTTON LN
ROCKWALL, TX 75087

CONFIDENTIAL
853 REDWOOD TR
ROCKWALL, TX 75087

LAIN JACOB & SARAH
856 HIGH COTTON LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
857 WISPERWOOD DR
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT
859 HIGH COTTON LANE
ROCKWALL, TX 75087

GOUSE STEPHEN M
859 REDWOOD TRAIL
ROCKWALL, TX 75087

COTTI MICHAEL A
862 HIGH COTTON LANE
ROCKWALL, TX 75087

WHITAKER BRENT L & RHODENA Y
863 WISPERWOOD DR
ROCKWALL, TX 75087

HOPEWELL MARILYN E
865 HIGH COTTON LN
ROCKWALL, TX 75087

HOLMAN DAVID AND JULIE
865 REDWOOD TRL
ROCKWALL, TX 75087

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR 0
SCOTTSDALE, AZ 85255

SWH 2017-1 BORROWER LP
8665 EAST HARTFORD DRIVE 0
SCOTTSDALE, AZ 85255

PETERSON MIRIAM P & RONALD S
869 WISPERWOOD DR
ROCKWALL, TX 75087

MCKNIGHT SCOTT A & KAY A
871 HIGH COTTON LN
ROCKWALL, TX 75087

SNIDER DAVID M & DEBORAH
871 REDWOOD TRL
ROCKWALL, TX 75087

LOPEZ JOSE DEJESUS
8727 FOREST HILL BLVD
DALLAS, TX 75218

SMITH SUSAN
875 WHISPERWOOD
ROCKWALL, TX 75087

MCKINNEY ROBERT A & JENNIFER J
877 HIGH COTTON LN
ROCKWALL, TX 75087

TIPPIE ANGELA G
877 REDWOOD TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
880 FM1141
ROCKWALL, TX 75087

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

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD 0
COPPELL, TX 75019

BLY DANIEL S & KELLY JM
887 MIDNIGHT PASS
ROCKWALL, TX 75087

BIRKENBACK WILLIAM R & PRISCILLA L
893 MIDNIGHT PASS
ROCKWALL, TX 75087

HACKENBRACHT JAY S & JANINE
896 MIDNIGHT PASS
ROCKWALL, TX 75087

DALESSIO JEFFREY M & SUZANNE
897 MIDNIGHT PASS
ROCKWALL, TX 75087

OWENS MARK D
900 CEDAR SHORES DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
900 N JOHN KING BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
901 WILLIAMS ST
ROCKWALL, TX 75087

SHIPLEY MICHAEL R & LOUELLEN E
901 MIDNIGHT PASS
ROCKWALL, TX 75087

CHARBONNEAU BRUCE J & JOCELYN E
901 SETTING SUN COURT
ROCKWALL, TX 75087

ESTILL JAMES G JR & DIANA M
902 SETTING SUN COURT
ROCKWALL, TX 75087

STANLEY STEVEN AND ROBIN
905 IVY LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
906 MIDNIGHT PASS
ROCKWALL, TX 75087

ZOMER SHEANICIA
907 MIDNIGHT PASS
ROCKWALL, TX 75087

DRABBLE ASHLEY L & JUSTIN K
907 SETTING SUN COURT
ROCKWALL, TX 75087

CONFIDENTIAL
907 WISPERWOOD DRIVE
ROCKWALL, TX 75032

OVERSTREET LUCAS & JESSICA L
908 SETTING SUN COURT
ROCKWALL, TX 75087

BLAGAILA EMANUEL & DORCA
9115 PEBBLE FIELD WAY
SACRAMENTO, CA 95829

CURRENT RESIDENT
912 MIDNIGHT PASS
ROCKWALL, TX 75087

TATE KATRINA
912 MIDNIGHT PASS
ROCKWALL, TX 75087

PATINO ALVARO
912 WISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 MIDNIGHT PASS
ROCKWALL, TX 75087

AMMERMAN ERIC R & LAUREN D
913 SETTING SUN COURT
ROCKWALL, TX 75087

MCKEEVER RANDY L & TERRI L
913 WISPERWOOD DRIVE
ROCKWALL, TX 75087

LINDSEY TIFFANY MICHELE & CHRISTOPHER G
914 SETTING SUN COURT
ROCKWALL, TX 75087

CONFIDENTIAL
917 DOGWOOD LANE
ROCKWALL, TX 75087

SCRIBNER PATRICIA A
918 E GRUBB DR
MESQUITE, TX 75149

BUCKHALTER ASHLEY
918 MIDNIGHT PASS
ROCKWALL, TX 75087

MENCHACA EDWARD L
919 MIDNIGHT PASS
ROCKWALL, TX 75087

ROLLINS DESTINEE AND SEAN
919 SETTING SUN COURT
ROCKWALL, TX 75087

JELIC ANTHONY M & MOLLY A
919 WISPERWOOD DR
ROCKWALL, TX 75087

THREADGILL KATE LATHAM AND BRADLEY SCOTT
920 DOGWOOD LN
ROCKWALL, TX 75087

KING WENDELL D JR AND KIMBERLY A
920 SETTING SUN COURT
ROCKWALL, TX 75087

TIMIS MARIA R & DANUT
920 WHISPERWOOD DR
ROCKWALL, TX 75087

HCL PROPERTIES LLC
921 CHESTNUT LN
ROCKWALL, TX 75087

ANCHONDO OMAR & ENEDINA
923 DOGWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
924 MIDNIGHT PASS
ROCKWALL, TX 75087

VENTURA MIRNA JUDITH
925 MIDNIGHT PASS
ROCKWALL, TX 75087

DONAHOE JOHN M & KATHRINE E
925 N GOLIAD ST
ROCKWALL, TX 75087

DUREN JAMES A & RYNN R
925 SETTING SUN COURT
ROCKWALL, TX 75087

FOWLER ROBERT M
925 WISPERWOOD DR
ROCKWALL, TX 75087

PLOWMAN BRENDA
926 WISPERWOOD DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
927 FM1141
ROCKWALL, TX 75087

ARREDONDO MARCELINO & CAROLYN
928 DOGWOOD LANE
ROCKWALL, TX 75087

TATE NATHAN A AND LAURA S AND
0
928 WILLIAMS ST
ROCKWALL, TX 75087

HUBERTUS PATRICK D & PATRICIA A
929 DOGWOOD LN
ROCKWALL, TX 75087

HERRERA ROBERT JOSEPH & SYLVIA
930 MIDNIGHT PASS
ROCKWALL, TX 75087

SINGLETON ROY LEE SR & LINDA D
930 WILLIAMS ST
ROCKWALL, TX 75087

GETZ STEPHEN AND MELISSA SWIFT
931 MIDNIGHT PASS
ROCKWALL, TX 75087

EIGER STEVEN & ARLENE
931 SETTING SUN COURT
ROCKWALL, TX 75087

PAUL TIMOTHY
931 WISPERWOOD DR
ROCKWALL, TX 75087

PETTETT JUDITH
932 WHISPERWOOD DRIVE
ROCKWALL, TX 75087

CANTRELL JANET SUE
932 WILLIAMS ST
ROCKWALL, TX 75087

SHOUSE JACKYE L JR AND CHRISTINA A
CHRISTESON
934 WILLIAMS STREET
ROCKWALL, TX 75087

TRIPODI JOSEPH & MARIE
935 DOGWOOD LANE
ROCKWALL, TX 75087

OWENS JEFFERY ALLEN
936 DOGWOOD LANE
ROCKWALL, TX 75087

IVEY GREGORY JUSTIN & ERIN K
936 MIDNIGHT PASS
ROCKWALL, TX 75087

GILL SCOTT THOMAS & ANGELA R
936 WILLIAMS ST
ROCKWALL, TX 75087

MOORE JOSEPH & PATRICIA E
937 MIDNIGHT PASS
ROCKWALL, TX 75087

SPADE LESLIE & TERESA
937 WISPERWOOD DRIVE
ROCKWALL, TX 75087

SANCHEZ BEATRICE RAQUEL
938 WILLIAMS STREET
ROCKWALL, TX 75087

INGRAM TURHAN JR AND MELISSA MICHELLE
COPPEDGE
938 WISPERWOOD
ROCKWALL, TX 75087

SPILLMAN JAMES T
940 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
941 DOGWOOD LN
ROCKWALL, TX 75087

CONFIDENTIAL
942 MIDNIGHT PASS
ROCKWALL, TX 75087

DEITELBAUM SAMUEL E
943 MIDNIGHT PASS
ROCKWALL, TX 75087

MICHALENKO WILLIAM J JR
943 WISPERWOOD DR
ROCKWALL, TX 75087

HOLBROOK ALAN E
944 DOGWOOD LANE
ROCKWALL, TX 75087

VELA PATTI D & JOSE F JR
944 WISPERWOOD DR
ROCKWALL, TX 75087

NEXT GENERATION BLESSINGS LLC
947 DOGWOOD LANE
ROCKWALL, TX 75087

BURCHYETT JAMES T
948 MIDNIGHT PASS
ROCKWALL, TX 75087

WILSON CHRISTINE AKA CHRISTINE ANN
WILSON
949 MIDNIGHT PASS
ROCKWALL, TX 75087

PIETRYKOWSKI RICHARD & JEAN
949 WISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 WILLIAMS ST
ROCKWALL, TX 75087

SHINN THEODORE L JR & LAURA L
950 WISPERWOOD DR
ROCKWALL, TX 75087

RUSO JOHN JR & VIRGINIA K
953 DOGWOOD LN
ROCKWALL, TX 75087

ROEHRIG KYLE
954 MIDNIGHT PASS
ROCKWALL, TX 75087

PEVELER LISA H
955 MIDNIGHT PASS
ROCKWALL, TX 75087

TADLOCK JERRY
955 WISPERWOOD DR
ROCKWALL, TX 75087

STOVALL ANDREW D
956 DOGWOOD LN
ROCKWALL, TX 75087

INSUASTE GEORGE & LAURA LEE
956 WISPERWOOD DRIVE
ROCKWALL, TX 75087

MILAZZO DENNIS M & SHELLY A
959 DOGWOOD LANE
ROCKWALL, TX 75087

PALMER NEAL H & KIMBERLY A
961 MIDNIGHT PASS
ROCKWALL, TX 75087

MAGGIO CHARLES L
961 WISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
962 WISPERWOOD DR
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
963 W YELLOW JACKET LN
ROCKWALL, TX 75087

RANDA BARTON HANCE LIVING TRUST AND
0
963 W YELLOW JACKET LN 0
ROCKWALL, TX 75087

CURRENT RESIDENT
964 DOGWOOD LN
ROCKWALL, TX 75087

YARBOROUGH JAMES AND CONNIE
965 DOGWOOD LANE
ROCKWALL, TX 75087

TALENT MONTE DEWAYNE & SHERRY LEA
967 SHADY LANE DR
ROCKWALL, TX 75087

LARSEN MICHAEL & NANCY
967 WISPERWOOD DR
ROCKWALL, TX 75087

HENSON JAMES A & PATRICIA
968 MIDNIGHT PASS
ROCKWALL, TX 75087

WALTHALL TERRY & MARCIA
968 WISPERWOOD DR
ROCKWALL, TX 75087

DESMOND BRIAN G
971 DOGWOOD LN
ROCKWALL, TX 75087

PETERSON JUSTIN H & LAURA C REVOCABLE
LIVING TRUST
9710 OCTOBER GLORY LN
ROWLETT, TX 75089

TOMLINSON MICHAEL P AND
0
972 DOGWOOD LN
ROCKWALL, TX 75087

VASQUEZ MARIANA
973 SHADY LANE
ROCKWALL, TX 75087

FUDGE GERALD L & DENISE B
973 WISPERWOOD DR
ROCKWALL, TX 75087

KIRCHENBAUER BRYAN P
974 MIDNIGHT PASS
ROCKWALL, TX 75087

HILL HEATH D & JENNIFER S
974 STARLIGHT PL
ROCKWALL, TX 75087

BARICHIVICH BEN
974 WISPERWOOD DRIVE
ROCKWALL, TX 75087

DANIEL JASON
975 MIDNIGHT PASS
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY
975 N ALAMO RD
ROCKWALL, TX 75087

YOUNG WILLIAM D & BARBARA G
977 DOGWOOD LN
ROCKWALL, TX 75087

BAILEY TAMARA N
979 SHADY LANE DRIVE
ROCKWALL, TX 75087

HUBBARD BRANDON & SARAH CHRISTINE
979 WISPERWOOD DRIVE
ROCKWALL, TX 75087

LE VU T
980 DOGWOOD LANE
ROCKWALL, TX 75087

HERNDON JEFFREY C & CYNTHIA B
980 MIDNIGHT PASS
ROCKWALL, TX 75087

SHARP MARCUS & STELLA
980 STARLIGHT PL
ROCKWALL, TX 75087

FAIN BRIAN DAVID AND ELISABETH A
980 WISPERWOOD DRIVE
ROCKWALL, TX 75087

RENDON LETICIA
981 MIDNIGHT PASS
ROCKWALL, TX 75087

HOLST GRACE ELOISE & THOMAS H
983 DOGWOOD LN
ROCKWALL, TX 75087

D'ALESSIO LAWRENCE M AND TEEO A
983 STARLIGHT PL
ROCKWALL, TX 75087

BROOKS MELVIL & KIMBERLEY
985 REDWOOD TRL
ROCKWALL, TX 75087

GILMAN LANI
985 SHADY LANE DRIVE
ROCKWALL, TX 75087

MCGUIRE PHYLLIS J
985 WISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 MIDNIGHT PASS
ROCKWALL, TX 75087

JOLICOEUR KEVIN P AND SAMANTHA
986 SHADY LANE
DRIVE, TX 75087

KEIFER R MATTHEW & KRISTEN C
986 STARLIGHT PL
ROCKWALL, TX 75087

MEYER KENNETH B & JENNIFER C
987 MIDNIGHT PASS
ROCKWALL, TX 75087

HAYS ALAN & JERRY LYNN
987 SAFFLOWER CT
ROCKWALL, TX 75087

CONFIDENTIAL
988 DOGWOOD LN
ROCKWALL, TX 75087

MOSELEY PATRICIA M
988 REDWOOD TR
ROCKWALL, TX 75087

COUCH JULIE MARIE
988 SAFFLOWER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
989 DOGWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
991 STARLIGHT PL
ROCKWALL, TX 75087

BYRD NICHOLAS W & KAARINA F
991 REDWOOD TRL
ROCKWALL, TX 75087

PITTMAN JAMES F & ABBEY
991 SHADY LANE DRIVE
ROCKWALL, TX 75087

ZELADA WILLIAM N & JAEL
992 MIDNIGHT PASS
ROCKWALL, TX 75087

CARTER ROY F III AND CHARYSSE K
992 SHADY LANE DR
ROCKWALL, TX 75087

POMROY SHAWN AND PATRICIA
992 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
993 MIDNIGHT PASS
ROCKWALL, TX 75087

LOPEZ THEODORE LOUIS AND CHERYL MILISA
994 REDWOOD TR
ROCKWALL, TX 75087

DRYER MATTHEW J AND LISA
994 SAFFLOWER COURT
ROCKWALL, TX 75087

WILKE ANDREW D
995 SAFFLOWER CT
ROCKWALL, TX 75087

CONFIDENTIAL
997 REDWOOD TRL
ROCKWALL, TX 75087

KUKUWICH WENDEE E & LEE D GRIFFIN
997 SHADY LANE DRIVE
ROCKWALL, TX 75087

RARDON WALLY G AND CELE C
998 SHADY LANE DR
ROCKWALL, TX 75087

GUNDERSON CHRISTOPHER AND DIANA
998 STARLIGHT PL
ROCKWALL, TX 75087

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

FEDERAL HOME LOAN MORTGAGE CORPORATION
0
BAC HOME LOANS SERVICING LP 0
PLANO, TX 75024

WIMPEE JANIE K LIFE ESTATE
0
JOE E WIMPEE AND JERRY M WIMPEE 0
FAYETTEVILLE, AR 72701

ROCKWALL COUNTY HELPING HANDS INC
P O BOX 375
ROCKWALL, TX 75087

AMERICAN NATIONAL BANK OF TEXAS
0
P O BOX 40
TERRELL, TX 75160

VENETO HOLDINGS LLC
P. O. BOX 2379
CHANDLER, AZ 85244

YEN GERRY
P. O. BOX 8
LOS ALTOS, CA 94023

CONFIDENTIAL
PO BOX 1112
ROCKWALL, TX 75087

MURDOCK MARK AND EDITH
PO BOX 1393
ROCKWALL, TX 75087

BUDDY AND ALICIA MORAHAN LIVING TRUST
0
PO BOX 140795
DALLAS, TX 75214

SHUGART MELODY S
PO BOX 1491
ROCKWALL, TX 75087

GARRLANG PROPERTIES LLC
PO BOX 1503
ROCKWALL, TX 75087

WORTHY SHARON ANN & DENNIS KEITH
PO BOX 1656
ROCKWALL, TX 75087

TAYLOR JAREN & EMILY
PO BOX 1793
ROCKWALL, TX 75087

VICENTI RUBY E
PO BOX 202
ROCKWALL, TX 75087

GRANT LIVING TRUST
0
PO BOX 2067
SUNNYVALE, CA 94087

SMALL JOHN AND ANN
PO BOX 218
ROCKWALL, TX 75087

CLINE JAMES D AND LILLIAN R
PO BOX 2331
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
0
PO BOX 2769
WEATHERFORD, TX 76086

EAGLE SEIKI SALES LTD
0
PO BOX 2769
WEATHERFORD, TX 76086

ROCKWALL ASSEMBLY OF GOD
0
PO BOX 33
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

WHITTLE ROBERT S
PO BOX 369
ROCKWALL, TX 75087

WHITTLE ROBERT S
PO BOX 369
ROCKWALL, TX 75087

CUNNINGHAM BUDDY A & CATHEY L
REVOCABLE LIVING TRUST
PO BOX 96
ROYSE CITY, TX 75189

STATE ROAD PARK
ROCKWALL TX 75087
, 00000

FOERSTER ELWYNNE ANN
0
ROCKWALL, TX 75087

LOPEZ ISIDORO R & IRMA
& ARMANDO BARRON
1024 KAY LN
ROCKWALL, TX 75087

FOERSTER ELWYNNE ANN
323 ELM DR
ROCKWALL, TX 75087

POWELL LAURA LEE
AKA LAURA LEE KONRATH
1233 BLUE BROOK DRIVE
ROCKWALL, TX 75087

BUDDY AND ALICIA MORAHAN LIVING TRUST
ALICIA MORAHAN- TRUSTEE
PO BOX 140795
DALLAS, TX 75214

SCOTT DALTON PERRY AND
ALYSIA ANN VILLARREAL
1195 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
ANDREA M DUFF
1285 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

SCOTT KEVIN A AND
ASHLEY N HASTON
1229 WATERS EDGE DRIVE
ROCKWALL, TX 75087

AMERICAN NATIONAL BANK OF TEXAS
ATT TINA NORRIS
P O BOX 40
TERRELL, TX 75160

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

PHAM AUBREE E AND
BAO D PHAM
1134 WHISPERING GLEN
ROCKWALL, TX 75087

ISOM MARK A AND
BRENDA C THOMAS
1273 CRESCENT COVE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

FEDERAL HOME LOAN MORTGAGE CORP
C/O BANK OF AMERICA, N.A. AS SUCCESSOR BY
MERGER TO
BAC HOME LOANS SERVICING LP 7105
CORPORATE DRIVE
PLANO, TX 75024

ROCKWALL ASSEMBLY OF GOD
C/O DAVID SPIEGEL
PO BOX 33
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
C/O ELIZABETH BURKS
PO BOX 2769
WEATHERFORD, TX 76086

EAGLE SEIKI SALES LTD
C/O ELIZABETH BURKS
PO BOX 2769
WEATHERFORD, TX 76086

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

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O VCM, INC.
5757 ALPHA ROAD SUITE 680
DALLAS, TX 75240

CARUTH RIDGE EST HOMEOWNERS ASSOC INC
C/O VISION COMMUNITIES MANAGEMENT INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

ANTHONY KENDRA AND
CASSAR JEAN
1209 WATERS EDGE DR
ROCKWALL, TX 75087

RUSHING BRIAN AND
CHANEL KENTOPP
705 NASH ST
ROCKWALL, TX 75087

WALVOORD KREG ANTHONY AND
CHANTAL NICOLE WALVOORD
1228 WATERS EDGE DR
ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST
CHARLES E MILLIGAN AND CARLA A MILLIGAN
TRUSTEES
1485 BRITTANY WAY
ROCKWALL, TX 75087

SAVAGE CHRISTINA B AND
CHRISTOPHER B SCHNABEL
1275 BAY LINE DRIVE
ROCKWALL, TX 75087

PINILLA EDGAR ARMANDO AND
CLAUDIA FERNANDA DELGADO
1193 HIGHBLUFF LN
ROCKWALL, TX 75087

ARELLANO JESUS L &
CYNTHIA A HERRERA
706 NASH ST
ROCKWALL, TX 75087

ZOLMAN ADAM DAVID AND
DARBY ZOLMAN
210 DARRIN DRIVE
ROCKWALL, TX 75087

TATE NATHAN A AND LAURA S AND
DARLENE SINGLETON
928 WILLIAMS ST
ROCKWALL, TX 75087

TOMASINO JUAN C &
DEIDRA LOVEJOY
448 SONOMA DR
ROCKWALL, TX 75087

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

STRAIGHT JOSEPH &
ELENA M
1236 MEMORIAL DR
ROCKWALL, TX 75087

ABEBE YARED AND
FIREHIWOT D MULUGETA
1205 HIGHBLUFF LN
ROCKWALL, TX 75087

FRIETZE CARL M JR
FLORANGELA KORNAFEL
1029 FANNIN
ROCKWALL, TX 75087

THE JOLLY FAMILY LIVING TRUST
G RANDAL JOLLY AND ANDREA K JOLLY,
TRUSTEES
1338 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

WILCOXSON CHRISTY R AND
GORDY R & PAMELA F NIX
1207 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

GARCIA ESTEBAN AND
IDALIA RIVERA M
7215 HALIFAX PL
SPRINGFIELD, VI 22150

CHAPMAN CHRISTOPHER G AND
JAMES K CHAPMAN
3131 S HASKELL AVE
DALLAS, TX 75223

HUGHES FAMILY LIVING TRUST
JEFFREY J AND LAURA V HUGHES TRUSTEE'S
1038 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

SANDERS APRIL D AND
JENNIFER S GEGOGEINE
1380 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

PHILPOTT BILLY D AND
JERRYE J FUSSELL
1420 RAPIDS COURT
ROCKWALL, TX 75087

DANG DUNG T AND
JESSICA PHAN
1350 CALISTOGA DR
ROCKWALL, TX 75087

REDDY FAMILY REVOCABLE TRUST
JOHN PATRICK REDDY AND CONNINE BURKHART
REDDY, TRUSTEES
1515 LOCHNESS COURT
ROCKWALL, TX 75087

PULERA JOHN TRUST
JOHN PULERA TRUSTEE
110 AGAVE
LAKE FOREST, CA 92630

BARLOW CHRISTOPHER CARTER AND
JULIE ANN MATUSZ
1453 BRITTANY WAY
ROCKWALL, TX 75087

LEAHY ANDERSON C AND
KAITLIN A WALLER
1070 HIDDEN LAKES WAY
ROCKWALL, TX 75087

DUNCAN GREGORY LYN &
KATHERINE ELIZABETH POPE
1068 WISPERWOOD DR
ROCKWALL, TX 75087

RANDA BARTON HANCE LIVING TRUST AND
LARRY HANCE
963 W YELLOW JACKET LN APT 107
ROCKWALL, TX 75087

RUTHERFORD JESSICA R AND
LIANE B WATKINS
1136 HIDDEN LAKES WAY
ROCKWALL, TX 75087

LOK JAMES S H & JANE F L TRUSTEES
LOK FAMILY TRUST
3926 KINGRIDGE DR
SAN MATEO, CA 94403

HAYWORTH AMY AND
LYNN ROBINSON
1468 RED WOLF DR
ROCKWALL, TX 75087

PAQUIN CHRIS
MANDY WELCHER
1432 BRITTANY WAY
ROCKWALL, TX 75087

JACOME CARLOS I &
MARGARET KEELING
1350 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

GARRETT JAY A &
MARLENE M
1330 CALISTOGA DR
ROCKWALL, TX 75087

DENNIS MARVIN J TRUSTEE
MARVIN J DENNIS TRUST DATED APRIL 14,2010
1209 N GOLIAD ST
ROCKWALL, TX 75087

TOMLINSON MICHAEL P AND
MEREDITH L KANE
972 DOGWOOD LN
ROCKWALL, TX 75087

STEWART FAMILY LIVING TR
MICHAEL H & NELDA A STEWART TRUSTEES
1442 PILGRIM
ROCKWALL, TX 75087

BARRERA DUSTIN AND
NATALIE BARRERA
1226 BAY LINE DRIVE
ROCKWALL, TX 75087

CHIRRICK FAMILY TRUST
NICHOLAS E. CHIRRICK, TRUSTEE AND JANET L.
CHIRRICK, TRUSTEE
1035 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND
PANSY ANITA WILLIAMS
1504 BRITTANY WAY
ROCKWALL, TX 75087

ALLEN FAMILY TRUST, ALBERT FREDERICK &
PATRICIA DIANE TRUSTEES
1381 CRESCENT COVE DR
ROCKWALL, TX 75087

BREWER PATRICIA E TRUSTEE OF
PATRICIA E BREWER REVOCABLE LIVING TRUST
801 STIMSON STREET
ROCKWALL, TX 75087

GRANT LIVING TRUST
PATRICK & GILDA GRANT TRUSTEES
PO BOX 2067
SUNNYVALE, CA 94087

PHILLIP SUMA C AND
PHILLIP MAMMEN
1147 WHISPERING GLN
ROCKWALL, TX 75087

BERGER JM AND
PR JOHNSON
1268 BAY LINE DRIVE
ROCKWALL, TX 75087

DORAZIO RICHARD & SHARON LIVING TRUST
RICHARD A & SHARON L DORAZIO TRUSTEES
143 SHEPHERDS GLEN RD
HEATH, TX 75032

WIMPEE JANIE K LIFE ESTATE
RICHARD D WIMPEE AND JUDY A HARRIS AND
JOE E WIMPEE AND JERRY M WIMPEE 704 E
MAPLE ST
FAYETTEVILLE, AR 72701

HARVEY DERICK AND
RICK HARVEY AND VICKI HARVEY AND APRIL
MARIE HARVEY
1266 HIGHBLUFF LN
ROCKWALL, TX 75087

SINGH GURDARSHAN & PARAMJIT AND
RITU SINGH
1029 HIGH COTTON
ROCKWALL, TX 75087

STANDARD FAMILY TRUST
ROBERT A & SHIRLEY M STANDARD TRUSTEE
2750 S NOLINA PL
CHANDLER, AZ 85286

NGUYEN LUONG D & KIMBERLY NGA LY AND
RON VAN LY
1018 SHADY LANE DRIVE
ROCKWALL, TX 75087

FONTENLA NICHOLAS N
RORY M FONTENLA
1377 CALISTOGA DR
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

SANDRA PRICE TRUSTEE
SANDRA PRICE REVOCABLE LIVING TRUST
1453 RED WOLF DR
ROCKWALL, TX 75087

HAYS REVOCABLE MANAGEMENT TRUST
STANLEY E & SUSAN N HAYS CO TRUSTEES
555 LONE RIDER CT
ROCKWALL, TX 75087

MILLER TOBY M &
TAMY J STIVES
436 SONOMA DR
ROCKWALL, TX 75087

KEARNS TERRY M & JENNIFER M JOINT LIVING
TRUST
TERRY M & JENNIFER M KEARNS CO TRUSTEES
1096 MORNING STAR
ROCKWALL, TX 75087

CARROLL THOMAS SEAN &
THOMAS FRANKLIN CARROLL
1270 WHITE WATER LANE
ROCKWALL, TX 75087

BINGHAM RACHEL C AND
THOMAS S BINGHAM & SHARON E BINGHAM
1065 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

NICHOLS DANIEL AND
TIFFANY E RUSHING
703 NASH ST
ROCKWALL, TX 75087

DOBSON KATHERINE C AND
VERNON A RICHEY JR
1361 WHITE WATER LN
ROCKWALL, TX 75087

JOHNSON ROBERT AND
VIRGINIA LEE
1040 HIGH COTTON LN
ROCKWALL, TX 75087

PEOPLES CHRISTINA AND ASHLEY ELIZABETH
GHEEN GANDY AND
WILLIAM TAYLOR GHEEN
220 JOE WHITE STREET
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

HPA BORROWER 2018-1 MS LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

HP TEXAS I LLC DBA HPA TX LLC
180 NORTH STETSON AVENUE SUITE 3650
CHICAGO, IL 60601

MEGATEL HOMES LLC
1800 VALLEY VIEW LANE SUITE 400
FARMERS BRANCH, TX 75234

CERBERUS SFR HOLDINGS, L.P.
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

DALTON MELLONIE MCCROAN
215 RIVER FERN AVE APT 2420
GARLAND, TX 75040

COSLEY STEVEN M
25129 THE OLD ROAD STE 105
STEVENSON RANCH, CA 91381

RACK PARTNERS LTD
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

RWLADERA LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

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

GOLIAD REAL ESTATE LLC
7700 EASTERN AVENUE SUITE 705
DALLAS, TX 75209

STONE CREEK PHASE 8 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY SUITE 175
IRVING, TX 75063

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR SUITE 200
SCOTTSDALE, AZ 85255

SWH 2017-1 BORROWER LP
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

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

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD, SUITE 200PT
AGOURA HILLS, CA 91301

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD, SUITE 200PT
AGOURA HILLS, CA 91301

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD, SUITE 200PT
AGOURA HILLS, CA 91301

Miller, Ryan

From: Att <markfake@att.net>
Sent: Tuesday, September 3, 2019 1:11 PM
To: Miller, Ryan
Subject: Re: Case #Z2019-018:Amendment to Planned Development District 5 (PD-5)

I would agree to a five foot change, but not any more.

Thanks,

Mark

Sent from my iPhone

> On Sep 3, 2019, at 12:22 PM, Miller, Ryan <RMiller@rockwall.com> wrote:
>
> Mark ... The property is currently entitled and platted for 36 single-family homes. The lots are a minimum of 50-feet wide. According to the applicant, since they can not provide a J-Swing or Traditional Swing garage configuration on a lot that is less than 60-feet wide, they would like the flexibility to provide several different front entry products. Since this does not meet the zoning requirements they are required to go through a zoning amendment. As a compensatory measure the applicant is proposing a 25-foot front yard building setback as opposed to the required 20-foot. This will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If you have any additional questions please let me know. Thanks.
>
> RYAN C. MILLER, AICP
> DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF
> ROCKWALL
> 972.772.6441 OFFICE
> RMILLER@ROCKWALL.COM
> 385 S. GOLIAD STREET • ROCKWALL, TX 75087
>
>
> HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION
> WEBSITE | MUNICIPAL CODE WEBSITE GIS DIVISION WEBSITE | CITY OF
> ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE
>
>
> NOTES
> 1: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
> 2: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME
> PUBLIC RECORD
>
> -----Original Message-----
> From: Att <markfake@att.net>
> Sent: Tuesday, September 3, 2019 12:18 PM
> To: Miller, Ryan <RMiller@rockwall.com>
> Subject: Re: Case #Z2019-018:Amendment to Planned Development District
> 5 (PD-5)
>
> That seems pretty far off the original specification. Why would they ask for such a short setback?

>
>
> Mark Fake
>
> Sent from my iPhone
>
>> On Sep 3, 2019, at 8:27 AM, Miller, Ryan <RMiller@rockwall.com> wrote:
>>
>> Mark ... I will provide your response to the City Council. With regard to the case, no additional lots or density is being added. The only thing that is being changed is the garage setback requirements. Currently, the code requires a garage to be setback a minimum of 20-feet from the front façade and the applicant is requesting to decrease this to five (5) feet. If you have any additional questions please let me know. Thanks.
>>
>>
>> RYAN C. MILLER, AICP
>> DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF
>> ROCKWALL
>> 972.772.6441 OFFICE
>> RMILLER@ROCKWALL.COM
>> 385 S. GOLIAD STREET • ROCKWALL, TX 75087
>>
>>
>> HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION
>> WEBSITE | MUNICIPAL CODE WEBSITE GIS DIVISION WEBSITE | CITY OF
>> ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE
>>
>>
>> NOTES
>> 1: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
>> 2: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME
>> PUBLIC RECORD
>>
>> -----Original Message-----
>> From: Planning
>> Sent: Tuesday, September 3, 2019 8:23 AM
>> To: Miller, Ryan <RMiller@rockwall.com>
>> Subject: FW: Case #Z2019-018:Amendment to Planned Development
>> District
>> 5 (PD-5)
>>
>>
>>
>> -----Original Message-----
>> From: Mark Fake [mailto:markfake@att.net]
>> Sent: Monday, September 2, 2019 3:54 PM
>> To: Planning <planning@rockwall.com>
>> Cc: kimdeatonfake84@gmail.com
>> Subject: Case #Z2019-018:Amendment to Planned Development District 5
>> (PD-5)
>>
>> To: Ryan Miller, AICP

>> Directior of Planning & Zoning
>>
>> From: Mark and Kim Fake
>> 1403 White Water Ln.
>> Rockwall, TX 75087
>> ph.:214-394-0827
>>
>> Mr. Miller, and City Council,
>>
>> It is difficult for me to understand the way the Amendment is worded. It states the developer wants to change the garage setback, but it is not clear as to “from what, to what?”. Is it already a zero lot line, or is it proposing to go to a zero lot line?
>>
>> I am in opposition to anything that adds density to the area, beyond what has already been agreed upon. If the developer is making the change to add more residences after the fact of the original plan, then I am opposed on the grounds that it will add congestion to a growing area.
>>
>> If I am not understanding this issue, please clarify it for me.
>>
>> Thank you,
>>
>> Mark Fake
>> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>>
>>
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>

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

PLEASE RETURN THE BELOW FORM

Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

Please place a check mark on the appropriate line below:

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

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

I am opposed to this development because I don't want to live near any townhomes, condos, or apartments

Name: Candace Bywater

Address: 1023 Mountain Lake Dr. Rockwall 75087

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-018

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [x] I am in opposition to the request.

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

No new details are given as to what the request is asking for specificly. Zero lot lines are already the only ones in the area and I believe that the developer needs to adhere to his original word and not change thins once the project is started.

Respondent Information

Please provide your information.

First Name *

Josh

Last Name *

Gard

Address *

1395 bay line drive

City *

Rockwall

State *

Texas

Zip Code *

75087

Email Address *

jgard2521@yahoo.con

Phone Number

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

From: Planning
To: Miller, Ryan
Subject: FW: Amendment to Planned Development District 5 (PD-5)
Date: Wednesday, September 4, 2019 10:25:06 AM

From: Keith Onsum [mailto:keithonsum@gmail.com]
Sent: Wednesday, September 4, 2019 10:16 AM
To: Planning <planning@rockwall.com>
Subject: Amendment to Planned Development District 5 (PD-5)

Ryan Miller,

I am opposed to the request on the Z2019-018 Amendment to Planned Development District 5 (PD-5).

This is an area of bigger homes and nice neighborhoods and I believe with a zero lot line community it would decrease the value of ours.

Keith Onsum
1415 Phelps Lake Dr
Rockwall, TX 75087

Sent from my iPhone

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

Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

Please place a check mark on the appropriate line below:

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

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

Name: Kenneth Whisenhunt

Address: 1130 Hidden Lakes Way

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

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

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

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

To Whom It May Concern:

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

Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-114, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

Please place a check mark on the appropriate line below:

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

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

Name: Lea Ann Ewing
Address: 1089 Morning Star

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019018

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

I oppose this due to traffic impact on SH66 and FM1141 and the second order impacts to John King. Has a traffic impact study been accomplished for this development and if so what are the results of the projected traffic during rush hour? The impact on the ISD headquarters is significant, as well as the entrance to Helping Hands. This is a very bad plan with no good resolution. The high-density housing must NOT be allowed here.

Respondent Information

Please provide your information.

First Name *

max

Last Name *

corneau

Address *

1003 Midnight Pass

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

maxipter@gmail.com

Phone Number

469-338-9310

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

PLEASE RETURN THE BELOW FORM

Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

Please place a check mark on the appropriate line below:

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

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

IT WILL INCREASE HOUSING DENSITY AND THEREBY LOWER PROPERTY VALUES. STRONGLY OPPOSE.

Name: RICK & KRIS BROWN

Address: 214 DARRIN DR

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

Please place a check mark on the appropriate line below:

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

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

1 - Planned Development District 5 (PD-5) must remain intact to ensure full integrity of the area. It could affect home values negatively. (Amendments)
2 - The Amendment will not ensure aesthetics given Mr. Whittle track records and integrity.
3 - We do not need the Rob Whittle circus to alter quality of life in our neighborhood.

Name: Silas Barnhart

Address: 1407 Montejo Ct. Rockwall, 75087

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

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

8/14/19

Robert S. Whittle
P.O. Box 369
Rockwall, TX 75087

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

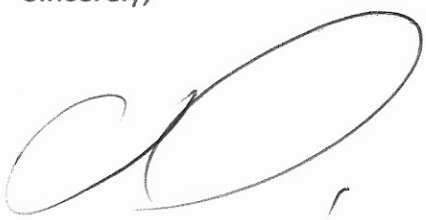
e-mail: rmiller@rockwall.com
Re: The Highlands

Dear Ryan,

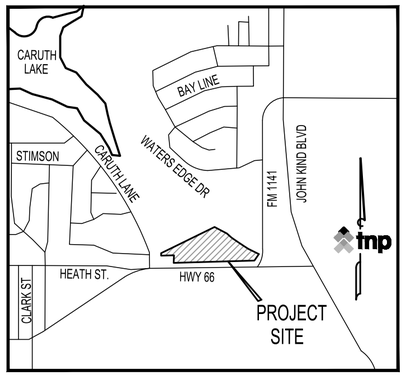
We hereby request a change in zoning to allow us to have a 5-foot offset from the front façade of the home for the garages instead of a 20-foot offset. I have owned this property since 1992. It was zoned multifamily when I purchased it. I changed the zoning to 60 patio home lots when the City asked me to in the 1990's. We are willing to make our front building line for the homes 30 feet instead of 20 feet. We have designed many of the lots deeper than the traditional 50-foot lot. Approval of this request will allow us to build a more aesthetically pleasing front elevation. It will also result in our homes having more front yard landscaping.

I have enclosed a check made payable to the City of Rockwall for the applicable zoning request fees.

Sincerely,

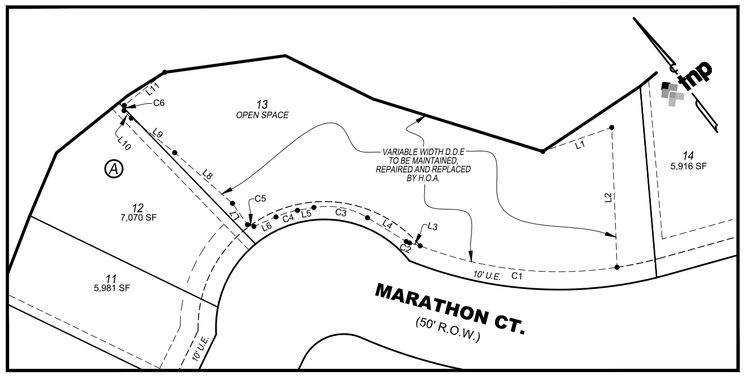


Robert S. Whittle, President



VICINITY MAP

NOT TO SCALE

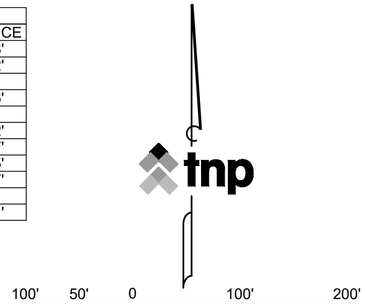


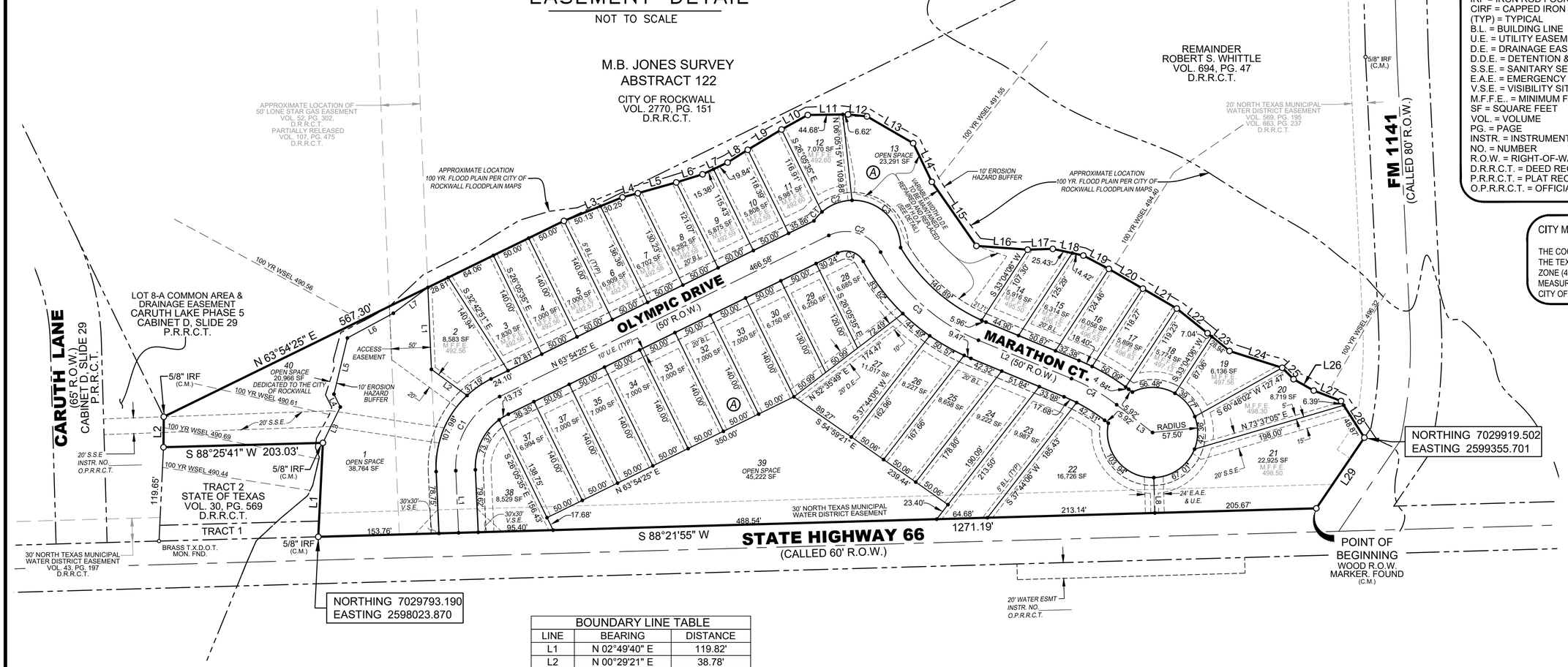
DETENTION & DRAINAGE EASEMENT DETAIL

NOT TO SCALE

EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	111.98'	215.00'	29°50'32"	N 45°46'01" W	110.72'
C2	2.13'	6.96'	17°32'21"	N 29°10'46" W	2.12'
C3	31.22'	43.04'	41°33'41"	N 41°11'26" W	30.54'
C4	12.58'	53.04'	13°35'05"	N 68°45'49" W	12.55'
C5	4.05'	2.96'	78°17'57"	N 36°24'23" W	3.74'
C6	3.29'	1.96'	96°05'15"	N 41°57'22" E	2.92'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 71°11'16" E	40.78'
L2	N 35°48'53" E	78.22'
L3	N 36°48'35" W	6.05'
L4	N 20°24'36" W	25.36'
L5	N 61°58'16" W	9.33'
L6	N 75°33'21" W	13.42'
L7	N 02°44'36" E	14.57'
L8	N 10°44'15" W	42.95'
L9	N 13°29'33" W	30.97'
L10	N 06°05'15" W	5.89'
L11	N 88°41'22" E	29.21'





CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°38'04" W	79.18'
L2	S 67°33'56" E	128.15'
L3	S 52°17'20" E	57.71'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°29'37" E	104.41'
L2	S 53°45'42" E	56.25'
L3	S 25°50'53" W	50.81'
L4	S 26°24'21" E	18.19'
L5	S 13°28'33" W	73.59'
L6	S 61°41'09" W	66.39'
L7	S 53°16'33" W	54.87'
L8	S 01°38'05" E	45.00'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.50'	14°29'53"	15.31'	N 41°43'59" E	15.27'
C2	60.50'	39°40'15"	41.89'	N 68°49'03" E	41.06'
C3	60.50'	91°08'09"	96.23'	S 45°46'45" E	86.40'
C4	25.00'	87°43'43"	38.28'	N 72°13'43" W	34.65'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	66°32'29"	116.14'	N 30°38'10" E	109.72'
C2	50.00'	87°43'43"	76.56'	S 72°13'43" E	69.30'
C3	250.00'	39°12'04"	171.05'	S 47°57'54" E	167.73'
C4	250.00'	15°16'36"	66.66'	S 59°55'38" E	66.46'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°49'40" E	119.82'
L2	N 00°29'21" E	38.78'
L3	N 68°04'00" E	80.39'
L4	N 75°09'25" E	20.21'
L5	N 74°16'46" E	50.83'
L6	N 72°47'15" E	35.04'
L7	N 64°47'37" E	35.22'
L8	N 57°43'08" E	30.34'
L9	N 59°00'34" E	50.18'
L10	N 61°02'02" E	38.15'
L11	N 89°11'41" E	51.30'
L12	S 84°05'28" E	24.24'
L13	S 59°49'49" E	68.07'
L14	S 25°43'03" E	54.58'
L15	S 34°49'31" E	99.35'
L16	S 85°47'09" E	65.46'
L17	N 88°11'15" E	31.97'
L18	S 77°41'46" E	39.84'
L19	S 62°19'53" E	36.68'
L20	S 59°52'10" E	50.07'
L21	S 59°36'42" E	50.05'
L22	S 51°15'54" E	50.25'
L23	S 50°54'45" E	35.98'
L24	S 72°21'00" E	70.45'
L25	S 44°49'34" E	20.45'
L26	S 60°35'24" E	29.52'
L27	S 68°59'24" E	37.25'
L28	S 32°28'10" E	55.26'
L29	S 34°11'01" W	108.85'

GENERAL NOTES

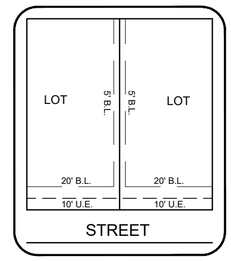
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM of 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
2. ALL CORNERS ARE 5/8" IRON RODS WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THE PROPERTY SHOWN HEREON BY GRAPHIC SCALE IS LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA AND ZONE "A" NO BASE FLOOD ELEVATION DETERMINED ACCORDING TO MAP NO. 48397C0030 L AND 48397C0040 L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Legend of Symbols & Abbreviations

(C.M.) = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
(TYP) = TYPICAL
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
D.D.E. = DETENTION & DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
E.A.E. = EMERGENCY ACCESS EASEMENT
V.S.E. = VISIBILITY SITE EASEMENT
M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
SF = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
INSTR. = INSTRUMENT
NO. = NUMBER
R.O.W. = RIGHT-OF-WAY
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

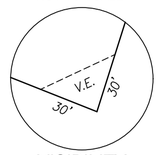
CITY MONUMENT NOTE

THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.



TYPICAL LOT DETAIL

NOT TO SCALE



VISIBILITY EASEMENT DETAIL

NOT TO SCALE

FINAL PLAT
THE HIGHLANDS

BLOCK A, LOTS 1-40
36 RESIDENTIAL LOTS AND 4 OPEN SPACES
11.003 ACRES
SITUATED IN THE
M.B. JONES SURVEY, ABSTRACT NO. 122
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
ROBERT S. WHITTLE
P.O. BOX 2109
Rockwall, Texas 75087

ENGINEER
F.C. CUNY CORP.
#2 Horizon Court, Suite 100
Heath, Texas 75032
(469) 402-7700

PROJECT INFORMATION
Project No.: FCU 18271
Date: January 9, 2019
Drawn By: JM
Scale: 1"=100'
SHEET 1 0F 2

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

tnp

Drawing: L:\Projects\FCU 18271 Highlands Ref 17-1762\Acad\Deliverables\Final_Plat\2019 01 15_FCU 18271 The_Highlands_F_Plat.dwg at Jan 15, 2019-5:51pm by jmaddox

O NERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as THE HIGHLANDS to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in THE HIGHLANDS addition have been notified and signed this plat.

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

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

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

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

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

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all re uirements of the Subdivision Regulations of the City of Rockwalls West regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the re uired base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authori ing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the re uired improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified re uisitions to the city secretary, supported by evidence of work done or until the developer and/or owner files a corporate surety bond with the city secretary in a sum e ual to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services re uired in order that the development will comport with the present and future growth needs of the City I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Robert S. Whittle

_____
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert S. Whittle, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of

_____, 2019.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

O NERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Robert S. Whittle is the owner of a tract of land located in the M.B. Jones Survey, Abstract No. 122, Rockwall County, Texas, and being a portion of a tract of land described by deed to Robert S. Whittle recorded in Volume 694, Page 47 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows

BEGINNING at a Wood R.O.W. marker found at the intersection of the north line of State Highway 66, (a called 60' R.O.W.) and the west line of F.M. 1141, (a called 80' R.O.W.)

THENCE South 88 degrees 21 minutes 55 seconds West, along the north line of said State Highway 66, a distance of 1271.19 feet to a 5/8 inch iron rod found for the southeast corner of a tract of land described by deed to the State of Texas (called Tract 1 for right-of-way purposes) recorded in Volume 30, Page 569 of the Deed Records of Rockwall County, Texas

THENCE North 02 degrees 49 minutes 40 seconds East, along the east line of said State of Texas tract, a distance of 119.82 feet to a 5/8 inch iron rod found for the northeast corner of said State of Texas tract (called Tract 2 for Roadside Park purposes)

THENCE South 88 degrees 25 minutes 41 seconds West, along the north line of said Tract 2, a distance of 203.03 feet to a 5/8 inch iron rod with cap stamped “TNP" set for corner lying on the east line of Lot 8-A, Common Area and Drainage Easement shown on Caruth Lake Phase 5, an addition to the City of Rockwall recorded in Cabinet D, Slide 29 of the Plat Records of Rockwall County, Texas

THENCE North 00 degrees 29 minutes 21 seconds East, along the east line of said Lot 8-A, a distance of 38.78 feet to a 5/8 inch iron rod found for the south corner of tract of land described by deed to the City of Rockwall recorded in Volume 2770, Page 151 of the Deed Records of Rockwall County, Texas

THENCE North 63 degrees 54 minutes 25 seconds East, along the southeast line of said City of Rockwall tract, a distance of 567.30 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE departing the southeast line of said City of Rockwall tract and through the interior of said Whittle tract the following courses and distances

THENCE North 68 degrees 04 minutes 00 seconds East, a distance of 80.39 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE North 75 degrees 09 minutes 25 seconds East, a distance of 20.21 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE North 74 degrees 16 minutes 46 seconds East, a distance of 50.83 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE North 72 degrees 47 minutes 15 seconds East, a distance of 35.04 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE North 64 degrees 47 minutes 37 seconds East, a distance of 35.22 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE North 57 degrees 43 minutes 08 seconds East, a distance of 30.34 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE North 59 degrees 00 minutes 34 seconds East, a distance of 50.18 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE North 61 degrees 02 minutes 02 seconds East, a distance of 38.15 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE North 89 degrees 11 minutes 41 seconds East, a distance of 51.30 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 84 degrees 05 minutes 28 seconds East, a distance of 24.24 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 59 degrees 49 minutes 49 seconds East, a distance of 68.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 25 degrees 43 minutes 03 seconds East, a distance of 54.58 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 34 degrees 49 minutes 31 seconds East, a distance of 99.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 85 degrees 47 minutes 09 seconds East, a distance of 65.46 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE North 88 degrees 11 minutes 15 seconds East, a distance of 31.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 77 degrees 41 minutes 46 seconds East, a distance of 39.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 62 degrees 19 minutes 53 seconds East, a distance of 36.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 59 degrees 52 minutes 10 seconds East, a distance of 50.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 59 degrees 36 minutes 42 seconds East, a distance of 50.05 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 51 degrees 15 minutes 54 seconds East, a distance of 50.25 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 50 degrees 54 minutes 45 seconds East, a distance of 35.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 72 degrees 21 minutes 00 seconds East, a distance of 70.45 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 44 degrees 49 minutes 34 seconds East, a distance of 20.45 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 60 degrees 35 minutes 24 seconds East, a distance of 29.52 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 68 degrees 59 minutes 24 seconds East, a distance of 37.25 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

THENCE South 32 degrees 28 minutes 10 seconds East, a distance of 55.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the aforementioned west line of F.M. 1141

THENCE South 34 degrees 11 minutes 01 seconds West along the west line of said F.M. 1141, a distance of 108.85 feet to the POINT OF BEGINNING containing 479,278 s uare Feet, or 11.003 acres of land.

SURVE ORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2019.

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of THE HIGHLANDS, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2018.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

FINAL PLAT
THE HIGHLANDS

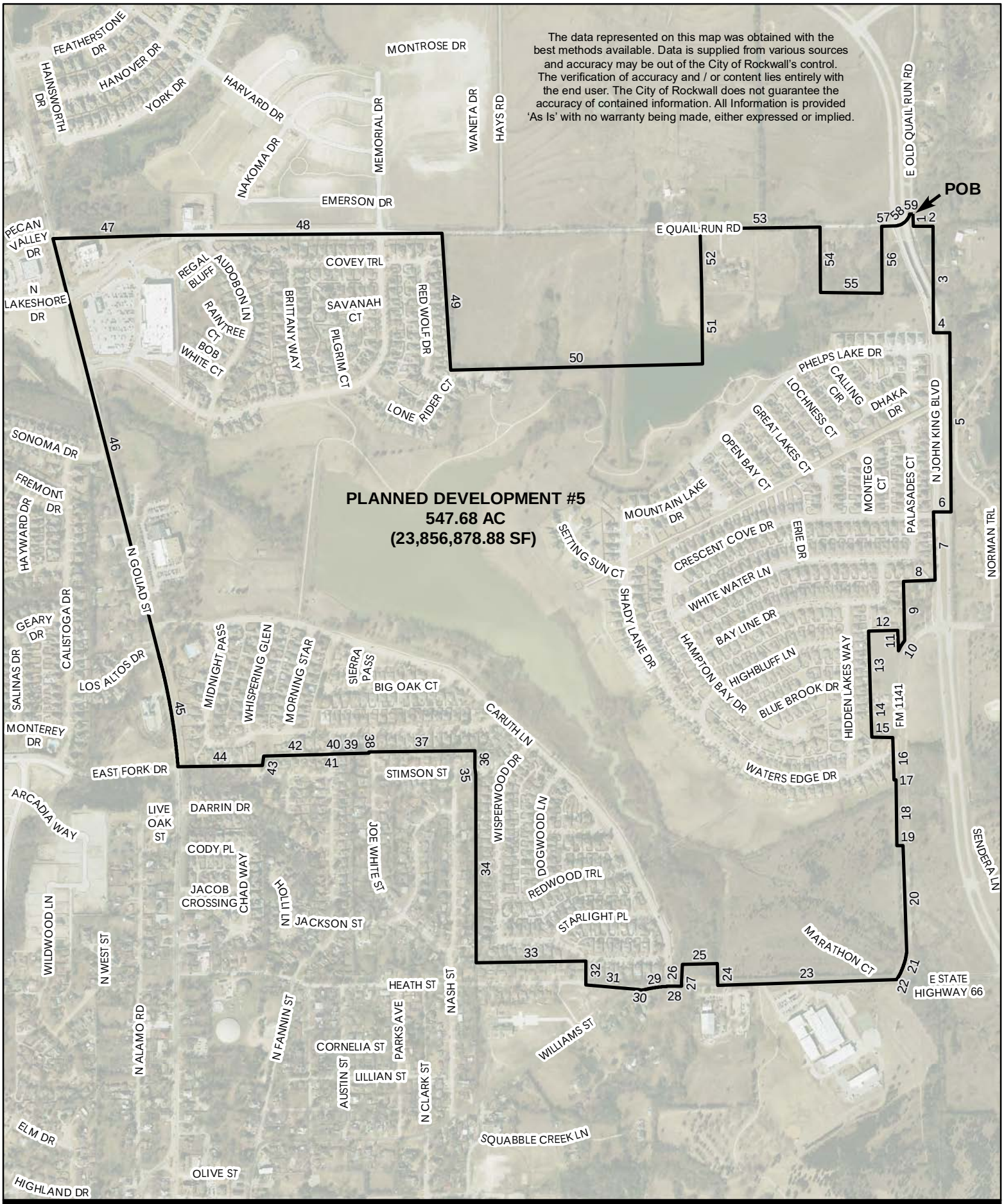
BLOCK A, LOTS 1-40
36 RESIDENTIAL LOTS AND 4 OPEN SPACES
11.003 ACRES
SITUATED IN THE
M.B. JONES SURVEY, ABSTRACT NO. 122
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

O NER
ROBERT S. WHITTLE
P.O. BOX 2109
Rockwall, Texas 75087

ENGINEER
F.C. CUNY CORP.
#2 Hori on Court, Suite 100
Heath, Texas 75032
(469) 402-7700

PRO ECT INFORMATION
Project No.: FCU 18271
Date: January 9, 2019
Drawn By: JM
Scale: 1"=100'
SHEET 2 0F 2

SURVE OR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com


The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.
POB
PLANNED DEVELOPMENT #5
547.68 AC
(23,856,878.88 SF)
FEATHERSTONE DR
HANOVER DR
HAINSWORTH DR
YORK DR
HARVARD DR
MONTROSE DR
MEMORIAL DR
WANETA DR
HAYS RD
NAKOMA DR
EMERSON DR
E OLD QUAIL RUN RD
E QUAIL RUN RD
PECAN VALLEY DR
N LAKESHORE DR
REGAL BLUFF
AUDOBON LN
COVEY TRL
RAINTREE CT
BOB WHITE CT
BRITTANY WAY
SAVANAH CT
PILGRIM CT
RED WOLF DR
LONE RIDER CT
PHELPS LAKE DR
CALLING CIR
LOCHNESS CT
DHAKA DR
GREAT LAKES CT
OPEN BAY CT
MOUNTAIN LAKE DR
MONTEGO CT
PALASADES CT
N JOHN KING BLVD
NORMAN TRL
SONOMA DR
FREMONT DR
HAYWARD DR
N GOLIAD ST
SETTING SUN CT
CRESCENT COVE DR
ERIE DR
SHADY LANE DR
WHITE WATER LN
BAY LINE DR
HAMPTON BAY DR
HIGHBLUFF LN
BLUE BROOK DR
HIDDEN LAKES WAY
FM 1141
GEARY DR
CALISTOGA DR
SALINAS DR
LOS ALTOS DR
MIDNIGHT PASS
WHISPERING GLEN
MORNING STAR
SIERRA PASS
BIG OAK CT
MONTEREY DR
CARUTH LN
EAST FORK DR
STIMSON ST
WISPERWOOD DR
WATERS EDGE DR
ARCADIA WAY
LIVE OAK ST
DARRIN DR
CODY PL
JACOB CROSSING
CHAD WAY
JOE WHITE ST
DOGWOOD LN
REDWOOD TRL
HOLT LN
JACKSON ST
STARLIGHT PL
MARATHON CT
SENDERA LN
WILDWOOD LN
N WEST ST
N ALAMO RD
HEATH ST
NASH ST
N FANNIN ST
PARKS AVE
CORNELIA ST
AUSTIN ST
LILLIAN ST
N CLARK ST
WILLIAMS ST
E STATE HIGHWAY 66
ELM DR
SQUABBLE CREEK LN
OLIVE ST
HIGHLAND DR
City of Rockwall
0 500 1,000 Feet
Date: 8/21/2019
BOUNDARY MAP

Legal Description

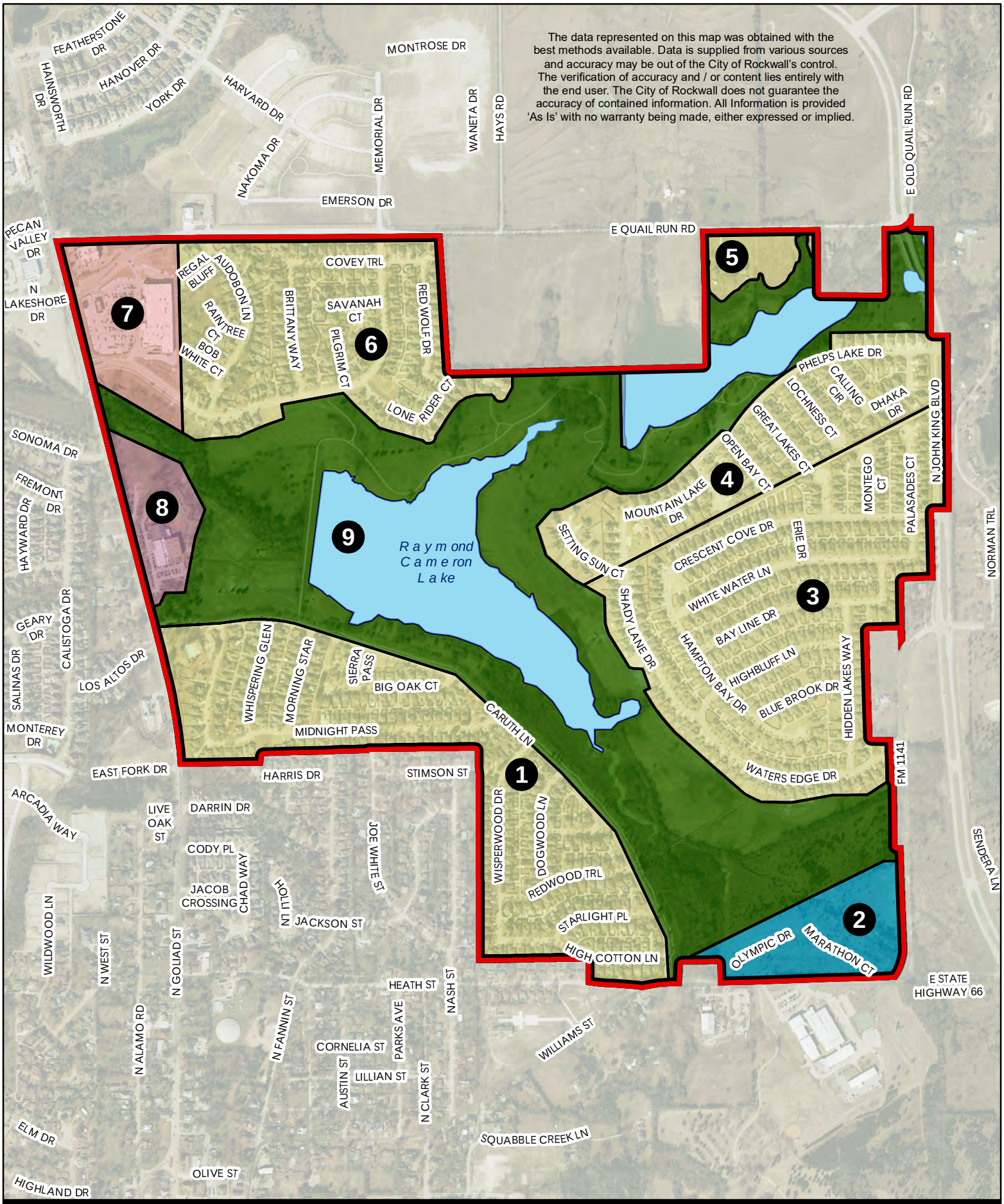
BEING 547.68 acres of land (also known as Planned Development No. 5, City of Rockwall) generally situated in Abstract 146, S. S. McCurry Survey, Abstract 122, M. B. Jones Survey, and Abstract 124, J. H. B. Jones Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Eastern Right of Way line of North John King Blvd. and East Quail Run Rd. *(located at NAD83 Texas State Plane GPS Coordinate (Grid): 2599456.003E, 7035211.252N Feet),* point also bears North 4°-12'-55" East a distance of 2,426.862 feet, from a White Water Ln. storm drainage inlet benchmark (*NAD83 Texas State Plane GPS Coordinate (Grid): 2598875.433E, 7032771.106 N feet)*:

1 **THENCE** South 1°-55'-15" East, a distance of 87.002 feet, for a corner;
2 **THENCE** North 89°-59'-44" East, a distance of 139.965 feet, for a corner;
3 **THENCE** South 0°-12'-13" East, a distance of 752.184 feet, for a corner;
4 **THENCE** North 89°-26'-3" East, a distance of 113.821 feet, for a corner;
5 **THENCE** South 0°-28'-28" East, along the Eastern Right of Way line of North John King Blvd., distance of 1266.225 feet, for a corner;
6 **THENCE** South 89°-56'-36" West, a distance of 125.88 feet, for a corner;
7 **THENCE** South 1°-19'-57" East, along the Eastern boundary of the Caruth Lakes Addition, a distance of 484.248 feet, for a corner;
8 **THENCE** South 88°-7'-18" West, a distance of 222.984 feet, for a corner;
9 **THENCE** South 1°-10'-33" East, a distance of 419.674 feet, to the beginning of a curve to the left having a radius of 358.409 feet;
10 **Continuing** along said curve to the left, through a central angle of 13° 24' 34", a distance of 83.691 feet, a chord bearing of South 31°-54'-10" West, an arc length of 83.882 feet, tangent of 42.133 feet for a corner;
11 **THENCE** North 1°-41'-27" West, a distance of 143.627 feet, for a corner;
12 **THENCE** South 88°-32'-19" West, a distance of 207 feet, for a corner;
13 **THENCE** South 1°-41'-27" East, a distance of 490.818 feet, to a point;
14 **THENCE** South 1°-41'-27" East, a distance of 260.031 feet, for a corner;
15 **THENCE** South 89°-19'-55" East, a distance of 150.377 feet, for a corner;
16 **THENCE** South 1°-27'-36" East, a distance of 299.847 feet, for a corner;
17 **THENCE** North 87°-52'-30" East, a distance of 14.643 feet, for a corner;
18 **THENCE** South 0°-38'-51" East, a distance of 466.086 feet, for a corner;
19 **THENCE** North 89°-7'-10" East, a distance of 42.873 feet, for a corner;
20 **THENCE** South 1°-59'-37" East, along the centerline of FM1141, a distance of 755.941 feet, to the beginning of a curve to the right having a radius of 463.619 feet;
21 **Continuing** along said curve to the right, through a central angle of 25° 29' 28", a distance of 204.568 feet, a chord bearing of South 20°-17'-10" West, an arc length of 206.265 feet, tangent of 104.868 feet for a corner;
22 **THENCE** South 16°-36'-29" West, a distance of 0.296 feet, for a corner;
23 **THENCE** South 88°-11'-53" West, along the centerline of State Highway 66 (Williams St), a distance of 1265.935 feet, for a corner;
24 **THENCE** North 0°-29'-15" West, a distance of 154.265 feet, for a corner;
25 **THENCE** South 88°-21'-55" West, a distance of 249.226 feet, for a corner;
26 **THENCE** South 1°-55'-26" West, a distance of 116.711 feet, to a point;
27 **THENCE** South 0°-34'-45" East, a distance of 35.308 feet, for a corner;
28 **THENCE** South 89°-8'-43" West, a distance of 63.899 feet, to the beginning of a curve to the left having a radius of 892.973 feet;
29 **Continuing** along said curve to the left, through a central angle of 13° 56' 26", a distance of 83.691 feet, a chord bearing of South 82°-28'-34" West, an arc length of 217.267 feet, tangent of 109.173 feet to a point;
30 **THENCE** North 81°-52'-11" West, a distance of 28.666 feet, to a point;
31 **THENCE** North 84°-46'-25" West, a distance of 370.870 feet, for a corner;
32 **THENCE** North 0°-13'-33" West, a distance of 166.864 feet, for a corner;

THENCE South 89°-8’-37” West, a distance of 775.659 feet, for a corner;
THENCE North 0°-8’-56” West, a distance of 1331.182 feet, to a point;
THENCE North 7°-19’-27” West, a distance of 46.023 feet, to a point;
THENCE North 0°-32’-38” West, a distance of 123.421 feet, for a corner;
THENCE South 89°-20’-56” West, a distance of 749.143 feet, for a corner;
THENCE South 5°-24’-36” East, a distance of 10.011 feet, for a corner;
THENCE South 88°-53’-57” West, a distance of 247.504 feet, to a point;
THENCE South 87°-17’-12” West, a distance of 0.478 feet, to a point;
THENCE South 87°-3’-23” West, a distance of 47.974 feet, to a point;
THENCE South 88°-30’-6” West, a distance of 447.084 feet, for a corner;
THENCE South 9°-13’-57” West, a distance of 68.404 feet, for a corner;
THENCE South 89°-5’-31” West, a distance of 596.411 feet, to the beginning of a curve to the left having a radius of 4342.699 feet;
Continuing along said curve to the left, through a central angle of 10° 41’ 5”, a distance of 808.673 feet, a chord bearing of North 9°-50’-4” West, an arc length of 809.846feet, tangent of 406.101 feet to a point;
THENCE North 14°-15’-56” West, along the centerline of State Highway 205 (N. Goliad St.), a distance of 3030.52 feet, for a corner;
THENCE North 88°-15’-29” East, a distance of 784.634 feet, to a point;
THENCE North 89°-36’-51” East, along the centerline of East Quail Run Rd., a distance of 1968.743 feet, for a corner;
THENCE South 3°-32’-29” East, a distance of 969.901 feet, for a corner;
THENCE North 88°-30’-49” East, a distance of 1779.891 feet, for a corner;
THENCE North 0°-21’-3” West, a distance of 530.608 feet, to a point;
THENCE North 1°-35’-46” West, a distance of 424.101 feet, for a corner;
THENCE North 89°-10’-59” East, along the centerline of East Quail Run Rd., a distance of 847.002 feet, for a corner;
THENCE South 0°-16’-35” East, a distance of 462.415 feet, for a corner;
THENCE South 89°-23’-26” East, a distance of 435.817 feet, for a corner;
THENCE North 0°-4’-34” West, a distance of 473.06 feet, for a corner;
THENCE North 89°-2’-49” East, a distance of 99.793 feet, to the beginning of a curve to the left having a radius of 113.58 feet;
Continuing along said curve to the left, through a central angle of 69° 11’ 2”, a distance of 128.965 feet, a chord bearing of North 49°-25’-7” East, an arc length of 137.147 feet, tangent of 78.33 feet to a point;
THENCE North 89°-14’-25” East, a distance of 22.678 feet to the POINT OF BEGINNING AND CONTAINING 547.68 acres of land (23,856,878.88 square feet) more or less. The above description also intended to follow all adjacent existing city limits, and abutting parcel boundaries unless noted.

Closure Report
Number of Courses: 59
Total Perimeter Length: 26622.146
Misclosure As X/Y: 0, 0.001
Misclosure As Direction/Distance: N 24°-14’-24” E, 0.001 feet


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FEATHERSTONE DR
HANOVER DR
HAINSWORTH DR
YORK DR
HARVARD DR
MONTROSE DR
MEMORIAL DR
WANETA DR
HAYS RD
NAKOMA DR
EMERSON DR
E OLD QUAIL RUN RD
E QUAIL RUN RD
PECAN VALLEY DR
N LAKESHORE DR
REGAL BLUFF
AUDOBON LN
COVEY TRL
RAINTREE CT
BOB WHITE CT
BRITTANY WAY
SAVANAH CT
PILGRIM CT
RED WOLF DR
LONE RIDER CT
PHELPS LAKE DR
CALLING CIR
LOCHNESS CT
DHAKA DR
GREAT LAKES CT
OPEN BAY CT
MOUNTAIN LAKE DR
MONTEGO CT
PALASADES CT
N JOHN KING BLVD
NORMAN TRL
SONOMA DR
FREMONT DR
HAYWARD DR
Raymond Cameron Lake
SETTING SUN CT
CRESCENT COVE DR
ERIE DR
WHITE WATER LN
BAY LINE DR
HIGHBLUFF LN
BLUE BROOK DR
HIDDEN LAKES WAY
SHADY LANE DR
HAMPTON BAY DR
GEARY DR
CALISTOGA DR
SALINAS DR
LOS ALTOS DR
WHISPERING GLEN
MORNING STAR
SIERRA PASS
BIG OAK CT
MIDNIGHT PASS
CARUTH LN
MONTEREY DR
EAST FORK DR
HARRIS DR
STIMSON ST
WATERS EDGE DR
FM 1141
ARCADIA WAY
LIVE OAK ST
DARRIN DR
CODY PL
JACOB CROSSING
CHAD WAY
HOLT LN
JOE WHITE ST
WISPERWOOD DR
DOGWOOD LN
REDWOOD TRL
STARLIGHT PL
HIGH COTTON LN
OLYMPIC DR
MARATHON CT
SENDERA LN
E STATE HIGHWAY 66
WILDWOOD LN
N WEST ST
N GOLIAD ST
JACKSON ST
HEATH ST
NASH ST
N FANNIN ST
PARKS AVE
CORNELIA ST
WILLIAMS ST
N ALAMO RD
AUSTIN ST
LILLIAN ST
N CLARK ST
ELM DR
SQUABBLE CREEK LN
OLIVE ST
HIGHLAND DR
1
2
3
4
5
6
7
8
9
City of Rockwall
0
500
1,000 Feet
Date: 8/21/2019
PD-5

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 73-31

FOR OFFICE USE ONLY

An Ordinance of the City of Rockwall amending the Comprehensive Zoning Ordinance, as heretofore amended, so as to give the following described tracts of land a Planned Development District zoning classification for Shopping Center uses, to be designated as Planned Development District No. 5, said Planned Development District being described as follows, to wit: Being a tract of land out of the S. S. McCurry Survey, containing 539.329 acres. BEGINNING at the point of intersection of the north line of State Highway No. 66 and the west line of F.M. Road No. 1141, in the City of Rockwall, Texas;

THENCE N35° 38' E a distance of 146.0 ft.;
THENCE N 1° 05' W a distance of 1562 ft.;
THENCE S 89° 07' W a distance of 207 ft.;
THENCE N 0° 34' W a distance of 775 ft.;
THENCE N 89° 28' 43" E a distance of 503.80 ft.;
THENCE S 0° 04' 13" E a distance of 159.34 ft.;
THENCE N 29° 46' 47" E a distance of 57.90 ft.;
THENCE N 0° 02' 00" E a distance of 434.46 ft.;
THENCE N 88° 40' 49" E a distance of 156.0 ft.;
THENCE S 0° 14' 37" W a distance of 313.30 ft.;
THENCE N 57° 05' 37" E a distance of 16.29 ft.;
THENCE N 88° 37' 57" E a distance of 172.06 ft.;
THENCE N 0° 10' 13" W a distance of 2306.01 ft.;
THENCE N 0° 30' E a distance of 490.21 ft.;
THENCE N 89° 11' W a distance of 889.50 ft.;
THENCE N 89° 48' W a distance of 856.0 ft.;
THENCE S 0° 50' E a distance of 958 ft.;
THENCE S 89° 22' W a distance of 1726.0 ft.;
THENCE N 0° 54' 08" W a distance of 1050 ft. more or less to a point for corner in the south line of a county road;
THENCE N 89° 12' 18" W a distance of 1947.09 ft.;
THENCE S 89° 37' 49" W a distance of 575.0 ft.;
THENCE S 0° 54' 06" W a distance of 748.80 ft.;
THENCE S. 13° 02' 36" E a distance 1779.11 ft.;
THENCE S. 40° 07' 36" E a distance of 112.0 ft.;
THENCE S 13° 02' 36" E a distance of 262.0 ft.;

THENCE S 12° 39' 31" E a distance of 109.04 ft.;

THENCE S 12° 12' 51" W a distance of 112.28 ft.;

THENCE S.11° 19' 07" E a distance of 247.50 ft.;

THENCE S 11° 35' E a distance of 7.0 ft.;

THENCE S 8° 50' E a distance of 196.5 ft.;

THENCE S 5° 50' E a distance of 277.5 ft.;

THENCE N 89° 25' E a distance of 536.0 ft.;

THENCE N 13° 02' 32" E a distance of 73.25 ft.;

THENCE N 89° 19' E a distance of 1499.70 ft.;

THENCE N 2° 58' W a distance of 20.90 ft.;

THENCE N 53° 18' E a distance of 60.01 ft.;

THENCE N 80° 30' E a distance of 43.50 ft.;

THENCE S 1° 37' W a distance of 1504.00 ft.;

THENCE S 1° 37' W a distance of 1483.1 ft.;

THENCE S 89° 35' E a distance of 778.0 ft.;

THENCE S 0° 23' W a distance of 150.0 ft.;

THENCE S 87° 22' E a distance of 345.0 ft.;

THENCE S 89° 52' E a distance of 318.0 ft.;

THENCE N 0° 08' E a distance of 124 ft.;

THENCE S 89° 52' E a distance of 203 ft.;

THENCE S 0° 08' W a distance of 124ft.;

THENCE S 89° 52' E a distance of 1271 ft.; to the place of beginning; providing for certain conditions; providing for a penalty not to exceed the sum of Two Hundred Dollars ($200.00) for each offense; and declaring an emergency.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall, and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give the

following described property the following zoning classification, to-wit:

That the following area be, and the same is hereby zoned Planned Development District No. 5 under special conditions, to-wit:

Being a tract of land out of the S. S. McCurry Survey, containing 539.329 acres.

BEGINNING at the point of intersection of the north line of State Highway No. 66 and the west line of F.M. Road No. 1141, in the City of Rockwall, Texas;

THENCE N 35° 38' E a distance of 146.0 ft.;
THENCE N 1° 05' W a distance of 1562 ft.;
THENCE S 89° 07' W a distance of 207 ft.;
THENCE N 0° 34' W a distance of 775 ft.;
THENCE N 89° 28' 43" E a distance of 503.80 ft.;
THENCE S 0° 04' 13" E a distance of 159.34 ft.;
THENCE N 29° 46' 47" E a distance of 57.90 ft.;
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THENCE S 0° 14' 37" W a distance of 313.30 ft.;
THENCE N 57° 05' 37" E a distance of 16.29 ft.;
THENCE N 88° 37' 57" E a distance of 172.06 ft.;
THENCE N 0° 10' 13" W a distance of 2306.01 ft.;
THENCE N 0° 30' E a distance of 490.21 ft.;
THENCE N 89° 11' W a distance of 889.50 ft.;
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THENCE S 0° 50' E a distance of 958 ft.;
THENCE S 89° 22' W a distance of 1726.0 ft.;
THENCE N 0° 54' 08" W a distance of 1050 ft. more or less to a point for corner in the south line of a county road;
THENCE N 89° 12' 18" W a distance of 1947.09 ft.;
THENCE S 89° 37' 49" W a distance of 575.0 ft.;
THENCE S 0° 54' 06" W a distance of 748.80 ft.;
THENCE S 13° 02' 36" E a distance of 1779.11 ft.;
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THENCE S 12° 39' 31" E a distance of 109.04 ft.;
THENCE S 12° 12' 51" W a distance of 112.28 ft.;
THENCE S 11° 19' 07" E a distance of 246.50 ft.;
THENCE S 11° 35' E a distance of 7.0 ft.;

THENCE S 8° 50' E a distance of 196.5 ft.;

THENCE S 5° 50' E a distance of 277.5 ft.;

THENCE N 89° 25' E a distance of 537.0 ft.;

THENCE N 13° 02' 32" E a distance of 73.25 ft.;

THENCE N 89° 19' E a distance of 1499.70 ft.;

THENCE N 2° 58' W a distance of 20.90 ft.;

THENCE N 53° 18' E a distance of 60.01 ft.;

THENCE N 80° 30' E a distance of 43.50 ft.;

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THENCE S 0° 08' W a distance of 124 ft.;

THENCE S 89° 52' E a distance of 1271 ft.; to the place of beginning; providing for certain conditions; providing for a penalty not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and declaring an emergency.

SECTION 2. That the above zoning classification as Planned Development District No. 5 is granted subject to the following special conditions:

(1) That the Planned Development District for Shopping Center Purposes shall be developed in accourance with the site plan for said area, which is attached to and made a part of this ordinance for all purposes.

(2) That all developments of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Planned Development District permitting uses for Single Family Dwellings, Single Family Cluster Home housing, Duplexes, Townhouses, Multiple Family Dwellings. Neighborhood Service and General Retail, Church, School, Park, Community Center and Golf Course, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate

plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development, and shall provide for the dedication and improvement of any street deemed necessary by the Planning and Zoning Commission for access to the property, to adjacent property orfor circulation around the site.

The General Retal area shall consist of not more than 36.6 acres. The Professional & Medical Offices area shall consist of not more than 13.5 acres. The Garden Apartments area shall consist of not more than 46.5 acres @ 16 units per acre. The Townhouse Clusters area shall consist of not more than 85.9 acres @ 7 units per acre. The Townhouse Community area shall consist of not more than 21.4 acres. Single Family area shall consist of not more than 325.8 acres; Platted SF-1 not more than 9.9 acres; Platted SF-2 not more than 83.3 acres; Platted SF-3 not more than 95.8 acres. The School area shall consist of not less than 17.9 acres. The Public Park area shall consist of not less than 95.6 acres. The Church and Day School area shall consist of not less than 4.0 acres.

The density, coverage, height, park and offstreet loading standards shall be as set forth on the site plan.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by an overall site plan.

(4) That in the development of said property under Planned Development District No. 5 zoning classification, such property shall be developed in accordance with the regulations applicable to Neighborhood Service districts and General Retail district regulations under Comprehensive Zoning Ordinance, except where said regulations shallbe different from the attached site plan, and to that extent said attached site plan shall control. Otherwise, as shown on said site plan the regulations applicable to the Neighborhood Service and General Retail districts relating to area regulations, offstreet parking loading regulations, height regulations, accessory building regulations, as contained in the Comprehensive Zoning Ordinance shall be applicable.

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described tracts of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended herein, by the granting of this zoning change.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense.

SECTION 6. WHEREAS, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 4th day of September, 1973.

APPROVED:

Harry L Myers
Mayor

DULY RECORDED:

Dawn C Williams
City Secretary

TOTAL AREA - 529.329 AC

rockwall - texas

1st Continental Enterprises Inc.

PLANNED DEVELOPMENT DISTRICT

ZONING PLAN

Approved 9/4/73 ordinance #73-3

PROPOSED COMMUNITY MINI MALL SHOPPING CENTER G.R 22.8 AC.

PROPOSED MF-1 GARDEN APARTMENTS 22.7 AC. 16 UNITS PER ACRE MAX DENSITY

PROPOSED PROFESSIONAL & MEDICAL OFFICES "O" 13.5 AC

PROPOSED SF-3 SINGLE FAMILY 47.9 AC

PROPOSED NEIGHBORHOOD SERVICE 7.0 AC.

PROPOSED SF-2 SINGLE FAMILY 42.9 AC.

PROPOSED SCHOOL SITE SF-2 8.0 AC.

SF-2 PUBLIC PARK 95.6 AC. 3560 YARD NINE HOLE GOLF COURSE

PROPOSED SF-2 SINGLE FAMILY 40.4 AC.

PROPOSED SINGLE FAMILY SF-1 9.8 AC.

EXISTING LAKE & RECREATION AREA

OPEN SPACE FOR TOWNHOUSE AREA 21.4 AC.

PROPOSED TOWNHOUSE CLUSTERS ATTACHED SINGLE FAMILY HOMES 36.2 AC 7 UNITS PER ACRE MAX. DENSITY

PROPOSED SCHOOL SITE SF-3 9.9 AC.

PROPOSED SF-3 SINGLE FAMILY 47.9 AC.

PROPOSED SF-2 CLUSTERS. ATTACHED SINGLE F.M. HOMES 49.7 AC 7 UNITS PER ACRE MAX. DENSITY

SF-3 CHURCH & DAY SCHOOL 4.0 AC.

PROPOSED MF-1 GARDEN APARTMENTS 23.8 AC. 16 UNITS PER ACRE MAX DENSITY

PROPOSED NEIGHBORHOOD SHOPPING G.R 6.8 AC

OTHERS 10.9 AC.

WIDENING 1.15 AC.

WIDENING .35 AC.

PROPOSED 60' SECONDARY ST. 3.06 AC.

PROPOSED 60' SECONDARY ST. 3.8 AC.

ONE HALF SECONDARY ST. 1.72 AC.

A PROPOSED MAJOR STREET 9.2 AC.

STIMSON STREET

JOE WHITE ST.

LONE STAR GAS LINE

100' DRAINAGE CHANNEL

EXISTING EASEMENT

STATE HWY. 66 A MAJOR STREET

F.M. ROAD 1141

PD-5

SCALE IN FEET 0 100 400 800

LAND USE NOTES

GENERAL RETAL	36.6 AC.		
PROFESSIONAL & MEDICAL OFFICES	13.5 AC.	(DENSITY)	(LIVING UNI
GARDEN APARTMENTS	46.5 AC	@ 16	745
TOWNHOUSE CLUSTERS	85.9 AC.	@ 7	.600
TOWNHOUSE COMMUNITY AREA	21.4 AC.		
SINGLE FAMILY	325.8 AC.		685
PLATTED SF-1/16	9.9 AC.	@3.5	.25
PLATTED SF-1/10	83.3 AC.	@3.3	.275
PLATTED SF-3/7	95.8 AC.	@4.0	.385
SCHOOL SITES	17.9 AC.		
PUBLIC PARK	95.6 AC.		
CHURCH & DAY SCHOOL	4.0 AC.		
MAJOR & SECONDARY STREETS. (DOES NOT INCLUDE SECONDARIES SHOWN IN DASHED LINES)	19.3 AC.		
TOTAL	313.2 AC.		
TOTAL	529.3 AC.	3.83 GROSS DENSITY	2030 LIVING UNITS

2030 FAMILIES @ 3.5 PEOPLE PER FAMILY = 7100 PEOPLE

ROBERT W. HOLLIN II

Land Planning, Inc.

EAST GRAND POST OFFICE BUILDIN
ROOM 201 TAylor 3-479
1106 GRAHAM STREET
POST OFFICE BOX 11172

FOR OFFICE USE ONLY

ORDINANCE NO 87-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 73-31, SO AS TO AMEND THE APPROVED PRELIMINARY PLAN ON "PD-5" PLANNED DEVELOPMENT DISTRICT NO. 5; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and Ordinance 73-31 as heretofore amended, be, and the same is hereby amended by amending the approved preliminary plan for "PD-5", Planned Development District No. 5, as it relates to approved land uses and approved development criteria. That said amended site plan is attached hereto as Exhibit "A" and said amended development criteria is attached hereto as Exhibit "B" and made a part hereof for all purposes.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District No. 5 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved preliminary plan for Planned Development District No. 5 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and

other requirements set forth thereon, subject to the following special conditions:

a. That the amended site plan attached hereto as Exhibit "A" and the development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 5 and any and all such development shall be in strict accordance with such site plan and development criteria.

b. No substantial change in development of "PD-5" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 5 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

c. All other area requirements for each use not specifically covered on the site plan attached as Exhibit "A" and the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of One Thousand Dollars ($1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 18th day of May, 1987.

ATTEST:

APPROVED

Mayor

1st reading 5/4/87
2nd reading 5/18/87

PLANNED DEVELOPMENT DISTRICT 5

SUMMARY

USE	NET ACREAGE	TRACTS
Single Family	208.60	2, 6, 7, 15 and 16
Multi-Family	29.80	14 and 18
Office	7.40	12
Retail	57.90	1, 3, 8, 9, 10, 11 and 17
Lake (Surface Area)	62.90	--
Flood Plain	98.60	--
Major Thoroughfares	26.90	--
Agriculture	9.80	4, 5, 13
Total	501.90	
Other, Single Family, YMCA	45.96	
Total	547.86	

This planned development district consists of approximately 501 acres and is located east of State Highway 205 and north of State Highway 66. The land is characterized by rolling terrain and a soil conservation lake of approximately 52 acres. The following development standards set forth use of land and development criteria by tracts. Tracts having similar use are grouped under a common set of criteria.

I. SINGLE FAMILY - Tract 15 - Gross Acreage - 39.1 Acres
Tract 16 - Gross Acreage - 29.3 Acres
PT. Tract 6 - Gross Acreage - 39.8 Acres

A. Purpose: Standards for this use are intended for single family residential dwellings; public, denominational and private schools; churches; parks; and approved accessory buildings.

B. Permitted Uses: The following uses shall be permitted:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.

2. One detached single-family dwelling per lot.

3. Home occupations.

4. Day care centers with less than 7 children enrolled at any one time.

5. Paved automobile parking areas which are necessary to the uses permitted in this district.

6. Municipally owned or controlled facilities, utilities, and uses.

7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot.

8. Accessory buildings not to exceed fifteen (15) feet in height, provided the exterior covering contains only the same materials as the main structure, as an accessory to a residential use on the same lot.

9. Private residential swimming pools as an accessory to a residential use.

10. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.

11. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.

12. An accessory use customarily related to a principal use authorized in SF-7 District classification.

13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

14. Temporary on site construction offices limited to period of construction, with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)

1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in the Comprehensive Zoning Ordinance.

2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.

3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.

4. Institutional uses, including day care centers with more than 6 children.

5. Semi-public uses.

6. Accessory buildings in excess of fifteen (15) feet in height or a structure with exterior materials that are not contained in the main building, or portable storage buildings in excess of one hundred twenty (120) square feet or ten (10) feet in height used as an accessory to a residential use on the same lot.

D. Area Requirements:

1. Minimum lot area - 7,000 square feet

2. Maximum number of single family detached dwellings units per lot - 1

3. Minimum square footage per dwelling unit - 1200 square feet

4. Minimum lot frontage on a public street - 60 feet

5. Minimum lot depth - 100 feet

6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet.

7. Minimum depth of rear setback - 10 feet

8. Minimum width of side setback -

   a. Internal lot - 6 feet

   b. Abutting street - 15 feet

   c. Abutting an arterial - 20 feet

9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet

10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet

11. Maximum building coverage as a percentage of lot area - 35 percent

12. Maximum height of structures - 32 feet

13. Minimum number of paved off-street parking spaces required for -

   a. One single family dwelling unit - 2
   An enclosed garage shall not be considered in meeting the off street parking requirements.

   b. All other uses (See Off-street Parking section of Comprehensive Zoning Ordinance 83-23)

II. SINGLE FAMILY - Pt. Tract 6, gross acreage 40.0 Acres

A. Purpose: Standards for this use are intended for single family residential dwellings; public, denominational and private schools; churches; parks; and approved accessory buildings. This district is proposed to allow zero lot line development.

B. Permitted Uses: The following uses shall be permitted:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.

2. One detached single-family dwelling per lot.

3. Home occupations.

4. Day care centers with less than 7 children enrolled at any one time.

5. Paved automobile parking areas which are necessary to the uses permitted in this district.

6. Municipally owned or controlled facilities, utilities, and uses.

7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot.

8. Accessory buildings not to exceed fifteen (15) feet in height provided the exterior covering contains only the same materials as the main structure, as an accessory to a residential use on the same lot.

9. Private residential swimming pools as an accessory to a residential use.

10. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.

11. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.

12. An accessory use customarily related to a principal use authorized in SF-7 District classification.

13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

14. Temporary on site construction offices limited to period of construction, with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.

1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in the Comprehensive Zoning Ordinance.

2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.

3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.

4. Institutional uses, including day care centers with more than 6 children.

5. Semi-public uses.

6. Accessory buildings in excess of fifteen (15) feet in height or a structure with exterior materials that are not contained in the main building, or portable storage buildings in excess of one hundred twenty (120) square feet or ten (10) feet in height, used as an accessory to a residential use on the same lot.

D. Area Requirements:

1. Minimum lot area - 5,000 square feet

2. Maximum number of single family detached dwellings units per lot - 1

3. Minimum square footage per dwelling unit - 1200 square feet

4. Minimum lot frontage on a public street - 60 feet

5. Minimum lot depth - 100 feet

6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet.

7. Minimum depth of rear setback - 10 feet

8. Minimum width of side setback -

   a. Internal lot - 6 feet

   b. Abutting street - 15 feet

c. Abutting an arterial - 20 feet

9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet

10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet

11. Maximum building coverage as a percentage of lot area - 35 percent

12. Maximum height of structures - 32 feet

13. Minimum number of paved off-street parking spaces required for -

a. One single family dwelling unit - 2
An enclosed garage shall not be considered in meeting the off street parking requirements.

b. All other uses (See Off-street Parking Section of Comprehensive Zoning Ordinance)

III. SINGLE FAMILY - MEDIUM DENSITY - Tract 2 - 47.9 Gross Acres
Tract 7 - 23.7 Gross Acres

A. Purpose: Standards for this use allow for the construction of a single family detached cluster type housing development in which structures are arranged in closely related groups and placed on suitable terrain allowing preservation of natural topography and other site features. The maximum density for this district shall not exceed seven (7) dwelling units per gross acre. Arrangement of building sites, access, open space, building set backs and other platting features shall be approved at time of site plan approval.

Each tract designated in this planned development district for medium density use is on smaller parcels and is generally located adjacent to the lake and designated open space.

B. Permitted Uses:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.

2. One single-family detached dwelling per lot.

3. Home occupations.

4. Day care centers with less than 7 full time children enrolled at any one time.

5. Paved automobile parking areas which are necessary to the uses permitted uses in this district.

6. Municipally owned or controlled facilities, utilities, and uses.

7. Nurseries, greenhouses, and gardens, as an accessory to a residential use on the same lot where the products are not to be sold.

8. An accessory use customarily related to a principal use.

9. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and a one year extension being authorized by the Planning and Zoning Commission, such sales offices to be maintained at all times.

10. Temporary on site construction offices limited to the period of construction, with a two year initial period and a one year extension being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

11. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)

1. Paved parking facilities for nonresidential uses that are not allowed in this district provided they are property screened, buffered and landscaped.

2. Facilities for those utilities holding a franchise under the City.

3. Institutional uses, including day care centers with more than 6 children.

4. Semi-public uses.

5. Private residential tennis court used as an accessory to a residential use if not located on the same lot or utilizing lights.

6. Associated recreation and/or community clubs.

D. Area Requirements:

1. Minimum lot area - 3,500 square feet

2. Maximum number of single family dwelling units per lot - 1

3. Minimum square footage per dwelling unit - 1,000 square feet

4. Minimum lot frontage on a public street - Development plan approval

5. Minimum lot depth - 100 feet

6. Minimum depth of front setback -

   a. Front Entry Garage - 20 feet

   b. Rear or Side Entry Garage - 15 feet plus 1 foot for each foot in height over 25 feet.

7. Minimum depth of rear setback - 7½

8. Minimum width of side setback -

   a. Abutting street - 15 feet

   b. Abutting an arterial - 20 feet

   c. Internal lot - Set by Development Plan

9. Minimum length of driveway pavement from the public right-of-way on side or rear yard - 20 feet

10. Maximum building coverage as a percentage of lot area - 60%

11. Maximum density - 7.0 units per gross acre

12. Maximum height of structures - 30 feet

13. Minimum number of off-street space required - 2 off-street spaces plus a one-car garage

IV. MULTI-FAMILY RESIDENTIAL DISTRICT - Tract 14 - 20.4 Gross Acres
Tract 18 - 10.1 Gross Acres

A. Purpose: Standards for this use provide for residential dwellings to be constructed as multi-family units not to exceed 14 units per acre. Each tract designated for this use is contiguous to the lake and open space area.

B. Permitted Uses:

1. Agricultural uses on unplatted land in accordance with all other adopted ordinances.

2. Apartments/condominiums

3. Day Care centers with less than 7 full time children enrolled at any one time except in condominiums and apartments.

4. Paved automobile parking areas which are necessary to the uses permitted in this district.

5. Municipally owned or controlled facilities, utilities, and uses.

6. Storage buildings used as an accessory to a residential use on the same lot.

7. Accessory recreational uses such as tennis courts, swimming pools, designed for use by residents of a specific project. Lighting for such uses shall be designed so as not to glare across property lines, nor glare into residential areas on the same property.

8. An accessory use customarily related to a principal use authorized in this district.

9. Temporary on site construction offices limited to the period of construction, with a two year initial period and one year extension being authorized by the Planning and Zoning Commission, such office to be maintained at all times.

10. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance)

1. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.

2. Institutional uses including day care centers with more than 6 full time children enrolled at one time, except in condominiums and apartments.

3. Semi-public uses.

4. Associated recreation and/or community clubs. Such uses shall be included in calculating the coverage requirements of this district.

D. Area Requirements:

1. Minimum site area - 10,000 square feet

2. Minimum lot area - 2,000 square feet of lot area per unit

3. Maximum density per gross acre - 14 units/acre

4. Minimum lot frontage on a public street - 60 feet

5. Minimum lot depth - 100 feet

6. Minimum depth of front setback - 25 feet

7. Minimum depth of rear setback*

a. Abutting a single family, townhouse, or duplex district:

one story structure - 25 feet
two story structure - 50 feet
three story structure - 75 feet

b. Abutting any other district - 10 feet

*Unenclosed carports may be built up to within 5 feet of any property line that abuts an alley and no closer than 20 feet from any street intersection.

8. Minimum width of side setback -

a. Abutting a single family, townhouse, or duplex district:

one story structure - 25 feet
two story structure - 50 feet
three story structure - 75 feet

b. Internal lot - 10 feet for a one story structure or 15 feet for structures two or more stories in height.

c. Abutting street - 15 feet

d. Abutting an arterial - 20 feet

9. Minimum distance between buildings on the same lot or parcel of land:

10 feet from main to accessory buildings
20 feet for 2 main buildings with doors or windows in facing walls
15 feet for 2 main buildings without doors or windows in facing walls

10. Maximum building coverage as a percentage of lot area - 45%

Each development containing over 100 dwelling units shall provide 300 square feet of open space per 2 and 3 bedroom unit, with at least one open area with the minimum dimensions of 200 feet by 150 feet. Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200 feet by 150 feet area.

11. Minimum amount of permanent, landscaped open space - 20% of total lot area, with 30% of total requirement located in front and alongside buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable City codes, and approved by the Building Official.

12. Maximum height of structures - 36 feet

13. Minimum requirements for construction materials

    a. Exterior walls - a minimum of 75% of each building wall shall consist of masonry material as defined, excluding stucco.

15. Minimum number of paved, striped, off-street parking spaces required for -

    a. 0 bedroom or efficiency dwelling unit - 1.5 spaces per unit

    b. 1 bedroom dwelling units - 1.5 spaces per unit

    c. 2 bedroom dwelling units - 2 spaces per unit

    d. 3 or more bedroom dwelling units - 2.5 spaces per unit

    e. The average number of parking spaces for the total development shall not be less than 2 spaces per unit.

    f. All other uses - See Off-street Parking Section of Comprehensive Zoning Ordinance

E. Required Conditions:

1. The owner shall submit to the Planning and Zoning Commission for review and approval, the site and building plan for the proposed development. A site plan shall be submitted and approved prior to an application for a building permit and shall contain drawings to scale to indicate as needed:

    a. Location of all structures proposed and existing on the subject property and within twenty (20) feet on adjoining property;

    b. Landscaping and/or fencing of yards and setback areas and proposed changes;

    c. Design of ingress and egress;

    d. Location of adjacent zoning districts;

    e. Off-street parking and loading facilities;

    f. Height of all structures;

    g. Proposed uses;

    h. Location and types of all signs, including lighting and heights;

    i. Location and type of lighting;

    j. Fire lanes;

k. Solid waste facilities; and

l. Utility service locations.

V. OFFICE DISTRICT - Tract 12 - 8.2 Gross Acres

A. Purpose: Standards for this use provide for various types of office and similar activities to be built which furnish neighborhood and community services.

B. Permitted Uses:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.

2. Office buildings for professional occupations including: executive, administrative,legal, accounting, writing, clerical, stenographic, drafting, and real estate.

3. Medical offices, including clinics, where activities are conducted within a totally enclosed building.

4. Banks, credit unions, savings and loan associations.

5. Other uses similar to the above.

6. Paved parking lots, not including commercial parking lots.

7. Institutional uses.

8. Municipally owned or controlled facilities, utilities, and uses.

9. Drive-through windows that are accessory to permitted uses in this district.

10. An accessory use customarily related to a principal use authorized in this district such as a pharmacy or apothecary shop, stores limited to corrective garments or bandages, or optical company or eating establishments accessory to the office complex or eating establishments accessory to the office complex for the convenience of the occupants and clients may be permitted, provided it is within the building to which it is accessory and does not have a direct outside entrance for customers.

11. Temporary on site construction offices, limited to the period of construction, upon approval of the Building Official.

12. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance)

1. Funeral homes.

2. Semi-public uses.

3. Private club as an accessory to a general restaurant.

4. New buildings with over 5,000 square feet of floor area, or additions of over 40% of the existing floor area or over 5,000 square feet with combustible structural construction materials.

5. Buildings with less than 90% brick and glass exterior walls.

6. Any structure over 36 feet in height.

D. Required Conditions

1. All business operations including storage shall be conducted within a completely enclosed building (except for off street parking or loading).

2. The owner, or developer, shall submit, prior to issuance of a building permit, the Planning and Zoning Commission and the City Council for review and approval, a site and building plan for the proposed development. The contents of this site and building plan shall comply with the requirements as specified in Article III of Ordinance 83-23. Upon approval, such development shall comply with approved site plan.

E. Area Requirements:

1. Minimum site size - 6,000 square feet

2. Minimum site frontage on a public street - 60 feet

3. Minimum site depth - 100 feet

4. Minimum depth of front setback - 25 feet from the future ROW as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.

5. Minimum width of side setback -

   a. Without fire retardant wall - 6 feet

   b. With fire retardant wall - 0 feet

   c. Abutting residentially zoned property - 20 feet plus ½ the building height over 36 feet.

   d. Abutting an arterial - 25 feet from future right-of way.

e. Abutting all other streets - 20 feet

f. In no case shall more than a 50 feet setback be required.

6. Minimum depth of rear setback -

a. Non residential property with alley and fire retardant wall - 0 feet.

b. Without fire retardant wall or alley - 20 feet

c. Residential property - 200 feet plus ½ the building height over 36 feet.

d. In no case shall more than a 50 feet setback be required.

7. Minimum distance between detached buildings on the same lot or parcel of land -

a. Without fire retardant wall - 15 feet

b. With fire retardant wall - 0 feet

8. Minimum requirement for construction materials -

a. Structures -

(1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceed 5,000 square feet, shall consist of 100% non-combustible materials.

(2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.

b. Exterior walls - Each exterior wall shall consist of 90% brick and glass.

9. Maximum building coverage as a percentage of lot area - 40%

10. Maximum amount of impervious coverage as a percentage of lot area- 80%

11. Minimum amount of landscaped areas as a percentage of total lot area - 20%, with 20% of the total requirement located in front and alongside buildings along street frontages. Any parking lot with more than

2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have irrigation system installed meeting all applicable City codes and approved by the Building Official.

12. Maximum floor area ratio - 2:1

13. Maximum height of structures - 60 feet. Any structure over 36 feet shall require a conditional use permit.

14. Minimum number of paved off-street parking spaces required - (See Off-street Parking section of Comprehensive Zoning Ordinance) Off street parking shall not be permitted in the required front setback in this district.

15. Maximum number of entrances and/or exits -

    a. Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.

    b. Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.

    c. Local streets - 1 per each 50 feet of street frontage per site,or as approved by the City Council.

16. Lots with non-residential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined, or as approved by the City Council.

17. The building code may impose more restrictive area requirements depending on the size, use and construction of the structures.

VI. GENERAL RETAIL - Tract 1 - 11.5 Gross Acres
Tract 3 - 10.3 Gross Acres
Tract 9 - 14.5 Gross Acres
Tract 8 - 7.4 Gross Acres
Tract 10 - 4.7 Gross Acres
Tract 11 - 12.2 Gross Acres
Tract 17 - 8.6 Gross Acres

A. Purpose: Standards for this zoning category provides for neighborhood and community retail and related uses.

B. Permitted Uses:

1. Agricultural use of unplatted land in accordance with all other adopted ordinances.

2. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumber yards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.

3. Banks, including drive through facilities.

4. Office buildings.

5. Restaurants, including accessory outdoor seating, without drive-in or drive through facilities.

6. Paved parking lots, not including commercial parking lots.

7. Retail outlets where gasoline products are sold. Two pumps only in Tracts 1, 3 and 17.

8. Other uses similar to the above.

9. Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.

10. Institutional uses.

11. Municipally owned or controlled facilities, utilities, and uses.

12. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.

13. An accessory use customarily related to a principal use authorized in this district.

14. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.

15. Temporary sale of Christmas trees with permit and approval of the Building Official.

16. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.

17. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)

1. A mobile home on an unsubdivided tract of five acres or more or used as a construction office.

2. Funeral Homes.

3. Car wash.

4. Theaters and auditoriums.

5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted usus.

6. Semi-public uses.

7. Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, indoor amusements, arcades in accordance with all other applicable ordinances, located more than 300 feet from any residentially zoned land.

8. Drive-through window as an accessory to a restaurant.

9. Private club as an accessory to a general restaurant.

10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.

11. Buildings with less than 90% masonry exterior walls.

12. Any structure over 36 feet in height.

D. Required Conditions

1. All business establishments other than those selling a service shall be retail service establishments dealing directly with customers. All goods produced on the premise shall be sold at retail prices on premises where produced.

2. All business operations including storage shall be conducted within a completely enclosed building, unless specifically authorized for the use as listed (except for off street parking or loading, and incidental display of retail items for sale) excluding retail outlets where gasoline products are sold.

E. Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.

2. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.

3. The storage, sale, lease or rental of more than one (1) boat, or more than five (5) hauling trailers is prohibited.

F. Area Requirements:

1. Minimum site size - 6,000 square feet

2. Minimum site frontage on a public street - 60 feet

3. Minimum site depth - 100 feet

4. Minimum depth of front setback - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.

5. Minimum width of side setback -

   a. Without fire retardant wall - 15 feet

   b. With fire retardant wall - 0 feet

   c. Abutting residentially zoned property - 20 feet plus ½ the building height over 36 feet.

   d. Abutting an arterial - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.

   e. Abutting all other streets - 15 feet

   f. In no case shall more than a 50 feet setback be required.

6. Minimum depth of rear setback -

   a. Abutting non-residentially zoned property, with fire retardant wall and alley separating - 0 feet

   b. Without fire retardant wall or alley - 20 feet

   c. Abutting residentially zoned property - 20 feet plus ½ the building height over 36 feet

   d. In no case shall more than a 50 feet setback be required.

7. Minimum distance between detached buildings on the same lot or parcel of land -

a. Without fire retardant wall - 15 feet

b. With fire retardant wall - 0 feet

8. Minimum requirement for construction materials -

a. Structures -

(1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.

(2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.

b. Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined in the Comprehensive Zoning Ordinance.

9. Maximum building coverage as a percentage of lot area - 40%

10. Maximum amount of impervious coverage as a percentage of lot area- 90%

11. Minimum amount of landscaped areas as a percentage of total lot area - 10%, with 20% of the total requirement located in front and alongside buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have irrigation system installed meeting all applicable City codes and approved by the Building Official.

12. Maximum floor area ratio - 2:1

13. Maximum height of structures - 60 feet. Any structure which exceeds 36 feet shall require a conditional use permit.

14. Minimum number of paved off-street parking spaces required - See Off-street Parking section of the Comprehensive Zoning Ordinance.

15. Maximum number of entrances and/or exits -

a. Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.

b. Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.

c. Local streets - 1 per each 50 feet of street frontage per site,or as approved by the City Council.

16. Lots with non-residential uses that have a side or rear contiguous or separated only by an alley, easement or street, from any residential district must be separated from such residential district by a buffer as defined, or as approved by the City Council.

17. The building code may impose more restrictive area requirements depending on the size, use and construction of the structures.

VII. AGRICULTURE

A. Purpose: Parcels shown by Tracts 4, 5 and 13 on the Preliminary Plan are for "A" District. These parcels shall be subject to the requirements of the Agricultural Zoning District of Ordinance 83-23 until other use is established for the parcels through normal rezoning procedures.

VIII. SPECIAL CONDITIONS

A. 1. Prior to approval of a development plan or plat on any portion of the tracts marked 1 through 18 or the area indicated as flood plain on Exhibit "B", a flood/drainage study addressing all of the above parcels shall be completed by the developer.

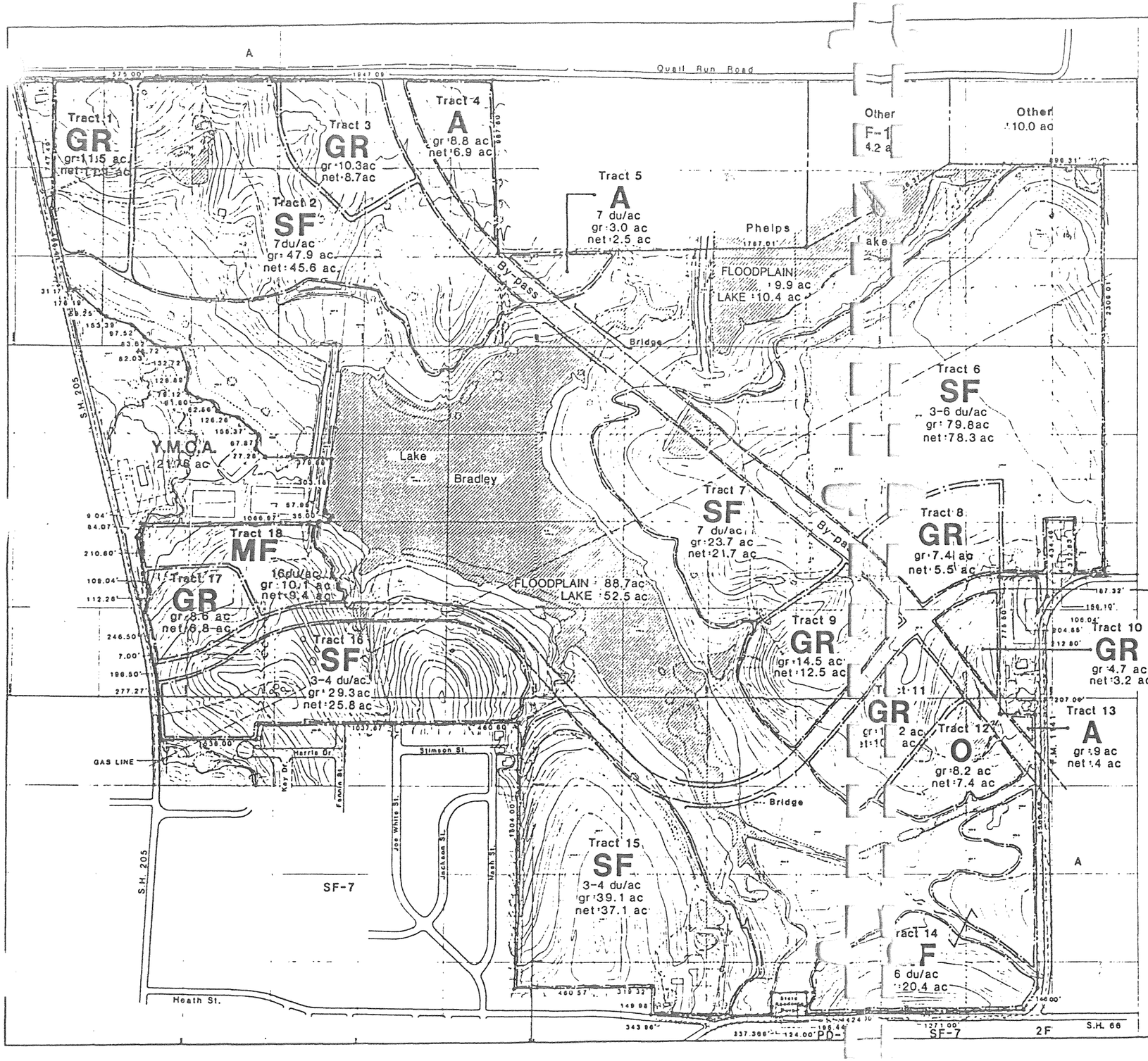
2. Upon completion of the drainage study and a park development plan completed by the City, the property owner hereby agrees to dedicate all lake and flood plain areas determined to be appropriate for public open space/recreation uses.

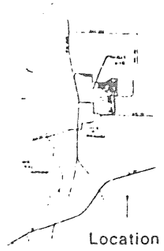
B. 1. Prior to approval of a development plan or plat along any portion of the proposed roads shown on Exhibit "B", a route study for that road shall be completed. If a route study has already been completed by the City or others, the developer shall pay his pro rata share of the cost of this study. Based on linear front footage of property abutting said road. If the developer is required to prepare a route study which must address property outside the boundaries indicated on Exhibit "B" the developer shall be reimbursed through pro rata agreements when that property develops.

2. If, prior to the time of development of any tract adjacent to one of the proposed roads, construction of the road by another source is planned, the developer shall dedicate the appropriate right-of-way as required by the City's Thoroughfare Plan and applicable ordinances, upon completion of a route study. If a road is constructed by others, the developer shall be required to pay the pro rata share of the cost of construction, based on linear front footage of property abutting said road.

C. If development occurs in phases, the developer may be required to preliminary plat a larger area than planned for a particular phase to ensure a well-planned cohesive development.

D. All development planned on tracts that abut the flood plain area shall be planned in such a way as to complement and not detrimentally affect the planned use of the flood plain/open space.





summary

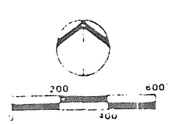
SINGLE-FAMILY	208.60 AC
MULTI-FAMILY	29.80 AC
OFFICE	7.40 AC
GENERAL RETAIL	57.90 AC
FLOODPLAIN	98.60 AC
LAKES	62.90 AC
ROAD USE	26.90 AC
AGRICULTURE	9.80 AC
TOTAL	501.90 AC
(Net Acres)	
OTHERS, SINGLE-FAMILY, Y.M.C.A.	45.96 AC

Leonard A. Thomas/Developer

preliminary plan

planned development district 5

City of Rockwall



Date January, 1987
Revised, April 1987

J.T. Dunkin & Associates
URBAN PLANNING LANDSCAPE ARCHITECTURE

RECEIVED
APR 18 1988

PD-5

ORDINANCE NO. 88-11

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL A HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "PD-5" PLANNED DEVELOPMENT CLASSIFICATION TO "SF-10" SINGLE FAMILY CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by John and Lynelle Yingling for the property more specifically described in Exhibit "A" attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to

give "SF-10" Single Family District classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of April, 1988.

APPROVED:

Ted R Miller

Mayor

ATTEST:

By Julie Cole

1st reading 3/21/88

2nd reading 4/4/88

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, John R. and Lynelle C. Yingling, being owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

Being, a tract of land situated in the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being part of a 10.00 acre tract recorded in Volume 270, Page 207, Deed Records of Rockwall County, Texas, and being more particularly described as follows;

Beginning at the southeast corner of said 10.00 acre tract, a fence corner post for corner;

Thence, N.0°13'50"W., along a fence line, a distance of 490.21 feet to a iron stake for corner;

Thence, N.89°20'02"E., along the center of Quail Run Road, a distance of 439.22 feet to a iron stake for corner;

Thence, S.0°13'50"E., leaving said Road, a distance of 501.58 feet to a iron stake for corner;

Thence, N.89°11'W., along the south line of said 10.00 acre tract, a distance of 439.28 feet to the PLACE OF BEGINNING and containing 5.00 acres of land.

ORDINANCE NO. 96-25

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO, 87-23 AS HERETOFORE AMENDED SO AS TO AMEND THE APPROVED PRELIMINARY PLAN FOR PD-5 ATTACHING THE AMENDING PRELIMINARY PLAN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the Preliminary Plan for portions of PD-5, as described in Exhibits "A","B" and "C" has been submitted by Robert S. Whittle; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the approved Preliminary Plan for PD-5 for those areas identified in Exhibits "A","B" and "C". That said amended Preliminary Plans are attached hereto and made apart hereof for all purposes.

SECTION 2. That the tracts identified in Exhibits "A","B" and "C" shall be used only in the manner and for the purposes and with the conditions provided for herein and the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this amendment to the approved Preliminary Plan for PD-5 shall affect only the property described in Exhibits "A","B" and "C" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

SECTION 3. That development in areas in Exhibits "A","B" and "C" shall meet the area requirements as shown in Exhibit "D" attached hereto and made apart hereof.

SECTION 4. No substantial change in development of the areas as shown in Exhibits "A","B" and "C" shall be permitted except after obtaining approval of the change of such development through amendment of the Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

SECTION 5. Prior to or in conjunction with any plat submittal, a concept plan must be submitted for review and approval by the Planning and Zoning Commission and City Council. The concept plan shall include the following items.

(i) Identify the location of any amenities planned for the residential areas.

(ii) A detailed street layout for each phase that will be be subject to review and approval by the Planning and Zoning Commission and City Council that identifies the location, type and general design of screening of alleys and along major roads.

(iii) Identify location of neighborhood entry features for each area.

SECTION 6. The S. H. 205 Bypass route is currently shown on the adopted Thoroughfare Plan crossing this PD. No final alignment has been determined for this road. Under our subdivision requirements a property owner is generally required to construct or escrow the cost of up to two lanes of a perimeter road as shown on the Thoroughfare Plan or up to four lanes if the road is shown to go through the middle of a property. Since this Bypass is a state road, the developer will only be required to dedicate the right of way for the Bypass unless the road is needed for circulation inside the development, in which case the normal requirements of the subdivision requirements will apply.

SECTION 7. Prior to any final plat approval of the first phase of the development, the owner(s) of the property must execute and file an instrument creating a Homeowners Association for the residential areas shown in Exhibit "B" and "C". The Homeowners Association will be responsible for the maintenance of all common areas (including the areas designated as common areas in the Caruth Lake Phase One Addition), screening walls and features, landscape areas; deed restriction enforcement; and all other functions required to maintain the quality of the development. The property owner of the area shown in Exhibit"C" will provide and opportunity for the existing homeowners in Caruth Lake Phases One and Two to join the this newly created Homeowners Association. The residential property shown in Exhibit "B" can have a separate Homeowners Association to provide for the above mentioned functions.

SECTION 8. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances, as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

SECTION 9. The General Retail tract as described in Exhibit "A" shall be limited to

those uses and requirements listed in the General Retail district of the Comprehensive Zoning Ordinance and subject to site plan approval by the Planning and Zoning Commission and City Council.

SECTION 10. The tracts shown in Exhibit "C" as tracts 4, 5,& 7 and the area shown in Exhibit "B" shall comply with the area, use and all other requirements of the Single-Family 8,400 zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 11. The tracts shown in Exhibit "C" as tracts 1, 3, & 6 shall comply with the area, use and all other requirements of the Single-Family 7,000 zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 12. The tract shown in Exhibit "C" as tracts 2 shall comply with the area, use and all other requirements of the Zero-lot line zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 13. The area as shown on Exhibit "D" will be maintained by the property owner in a timely manner consistent with the City of Rockwall ordinances. The property owner will grade, sod, and mow the lot in a timely manner consitent with the City of Rockwall ordinances until homes are built on the lot(s).

SECTION 14. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 15. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 16. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 17. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of July, 1996

ATTEST:

BY

APPROVED:

Mayor

1st reading 6/17/96

2nd reading 7/1/96

EXHIBIT "A" PAGE 1 OF 2

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the center of Quail Run Road at the Northwest corner of said tract;
THENCE: Continuing with the center of Quail Run Road North 88° 25' 16" East a distance of 575.00 feet to a 1/2" iron rod set for a corner;
THENCE: Continuing with the center of Quail Run Road North 89° 35' 13" East a distance of 73.91 feet to a 1/2" iron rod set for corner;
THENCE: South 01° 28' 40" East a distance of 1401.79 feet to a 1/2" iron rod set for a corner;
THENCE: North 60° 17' 00" West a distance of 699.27 feet to a 1/2" iron rod set for a corner on the East right-of-way line of State Highway 205;
THENCE: North 14° 13' 17" West along said right-of-way line a distance of 300.00 feet to a 1/2" iron rod set for corner;
THENCE: North 00° 17' 37" West a distance of 747.52 feet to the Point of Beginning and containing 18.0000 acres of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
REGISTERED
HAROLD L. EVANS
2146
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"

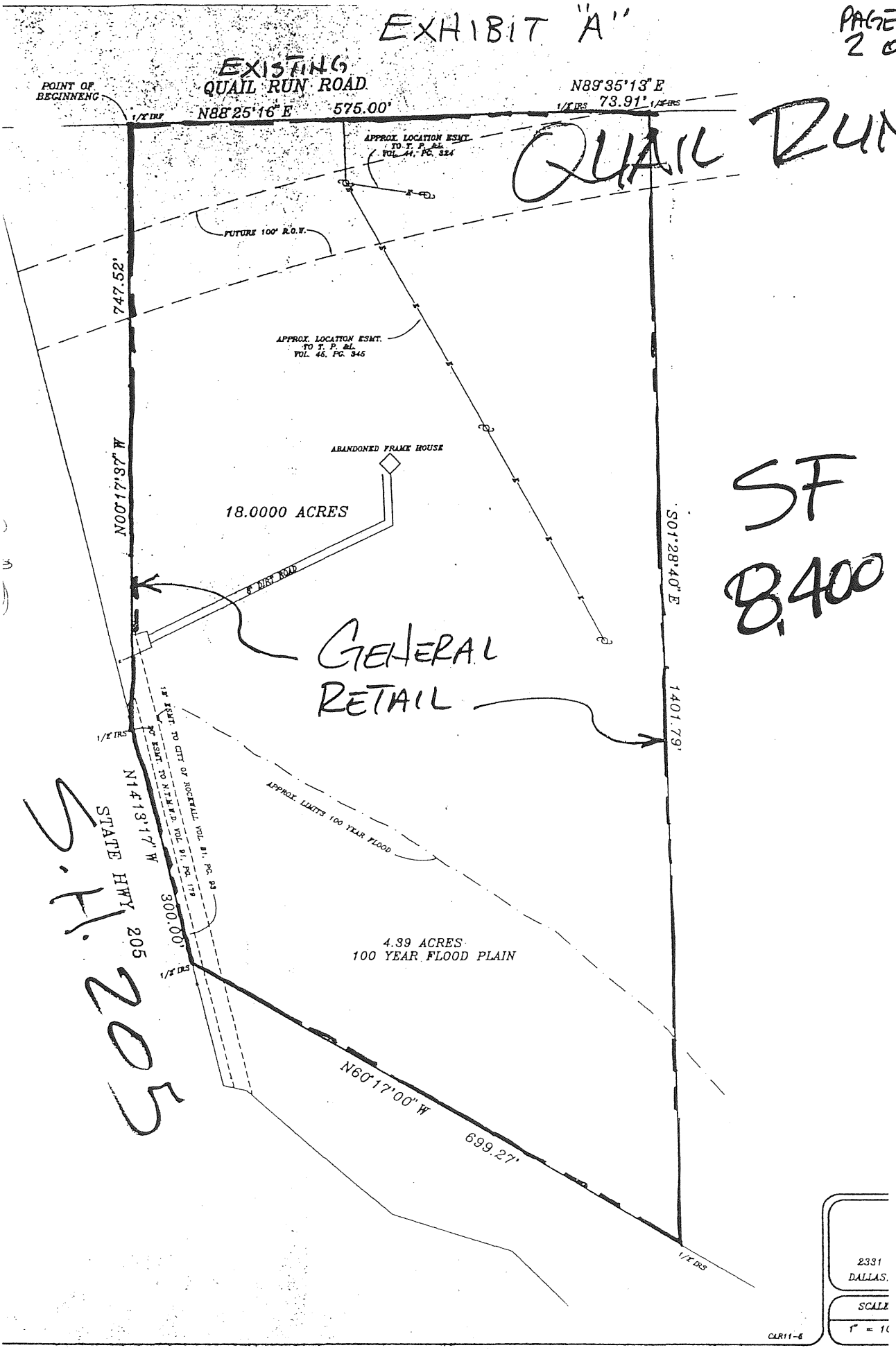
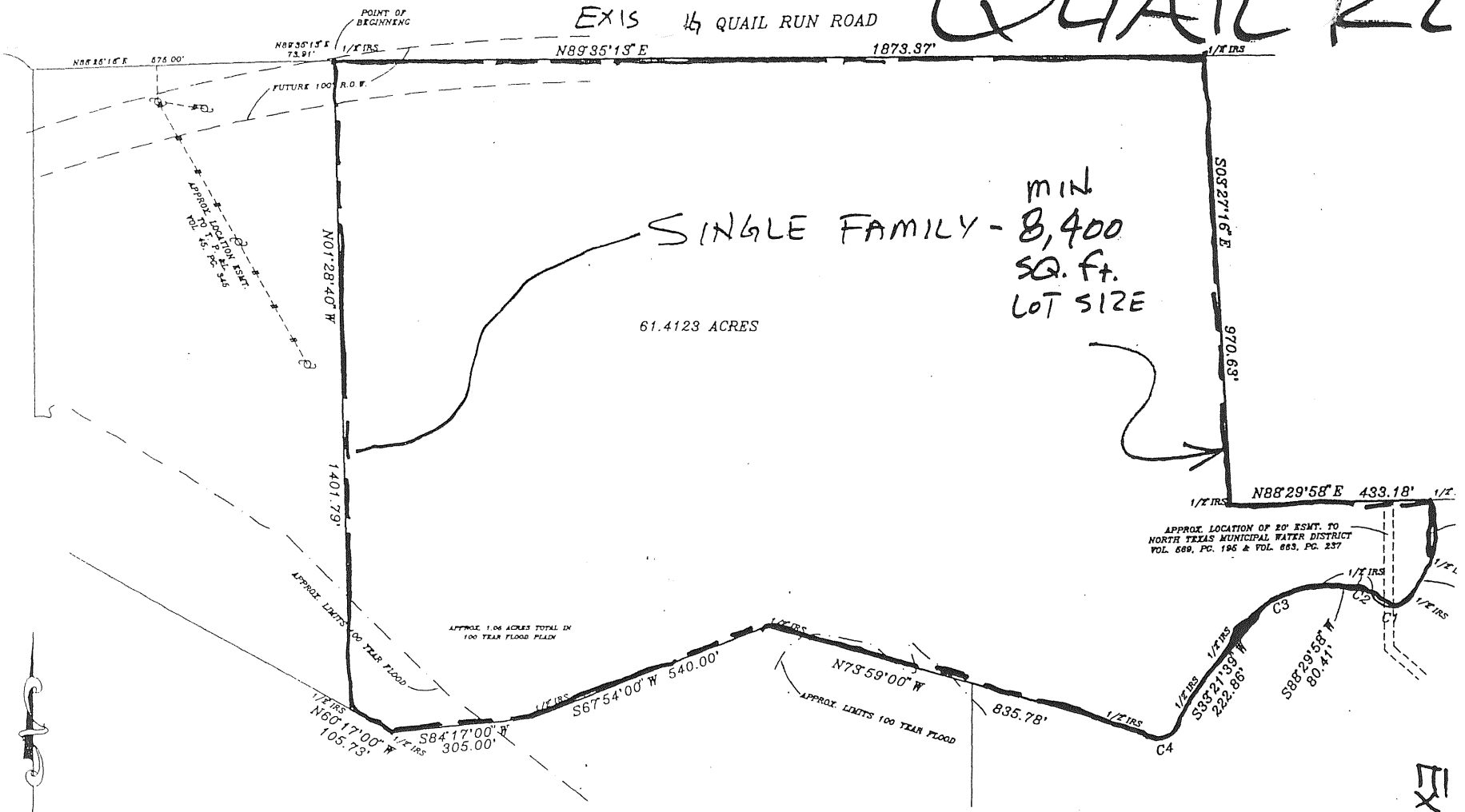

EXISTING
QUAIL RUN ROAD
POINT OF BEGINNENG
1/2" DIA
N88°25'16"E 575.00'
N89°35'13"E
1/2" IRS
73.91'
1/2" IRS
QUAIL RUN
APPROX. LOCATION ESMT. TO T. P. &L. VOL. 44, PG. 324
FUTURE 100' R.O.W.
747.52'
APPROX. LOCATION ESMT. TO T. P. &L. VOL. 46, PG. 345
ABANDONED FRAME HOUSE
18.0000 ACRES
N00°17'37"W
S01°28'40"E
1401.79'
GENERAL RETAIL
SF
8,400
1/2" IRS
N41°13'17"W
300.00'
APPROX. LIMITS 100 YEAR FLOOD
4.39 ACRES
100 YEAR FLOOD PLAIN
1/2" IRS
N60°17'00"W
699.27'
1/2" IRS
S.H. 205
STATE HWY. 205
2331
DALLAS,
SCALE
1" = 1(
CLR11-6

EXHIBIT "B"

TE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the M.B. Jones Survey, Abstract No. 122 and the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the center of Quail Run Road, said point also being the Northwest corner of said 502.566 acre tract:
THENCE: North 88° 25' 16" East along said centerline, a distance of 575.00 feet to a 1/2" iron rod set at an angle point in said road:
THENCE: Continuing with said centerline North 89° 35' 13" East a distance of 73.91 feet to a 1/2" iron rod set for the POINT OF BEGINNING;
THENCE: Continuing with said centerline North 89° 35' 13" East a distance of 1873.37 feet to a 1/2" iron rod set for a corner;
THENCE: South 03° 27' 16" East a distance of 970.63 feet to a 1/2" iron rod set for a corner;
THENCE: North 88° 29' 58" East a distance of 433.18 feet to a 1/2" iron rod set for a corner;
THENCE: South 01° 30' 02" East a distance of 132.49 feet to a 1/2" iron rod set for a corner;
THENCE: South 28° 44' 08" West a distance of 84.14 feet to a 1/2" iron rod at the beginning of a curve to the right having a central angle of 127° 37", a radius of 50.00 feet and a chord that bears North 87° 23' 34" West a distance of 89.78 feet;
THENCE: Along the arc of said curve an arc distance of 111.48 feet to a 1/2" iron rod set at a point of reverse curve having a central angle of 67° 58' 47", a radius of 30.00 feet and a chord that bears North 57° 30' 39" West a distance of 33.54 feet;
THENCE: Along the arc of said curve an arc distance of 35.59 feet to a 1/2" iron rod set for a corner;
THENCE: South 88° 29' 58" West a distance of of 80.41 feet to a 1/2" iron rod set at a beginning of a curve to the left having a central angle of 55° 08' 19", a radius of 225.00 feet and a chord that bears South 60° 55' 48" West a distance of 208.27 feet;
THENCE: Along the arc of said curve an arc distance of 216.53 feet to a 1/2" iron rod set for a corner;
THENCE: South 33° 21' 39" West a distance of 222.86 feet to a 1/2" iron rod set on a curve to the right having a central angle of 146° 23' 44", a radius of 50.00 feet and a chord that bears South 69° 41' 19" West a distance of 95.73 feet;
THENCE: Along the arc of said curve an arc distance of 127.75 feet to a 1/2" iron rod set for a corner;
THENCE: North 73° 59' 00" West a distance of 835.78 feet to a 1/2" iron rod set for a corner;
THENCE: South 67° 54' 00" West a distance of 540.00 feet to a 1/2" iron rod set for a corner;
THENCE: South 84° 17' 00" West a distance of 305.00 feet to a 1/2" iron rod set for a corner;
THENCE: North 60° 17' 00" West a distance of 105.73 feet to a 1/2" iron rod set for a corner;
THENCE: North 01° 28' 40" West a distance of 1401.79 feet to the Point of Beginning and containing 61.4123 acres of land.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	111.48'	101.94'	89.78'	N87°23'34"W	127°44'37"
C2	30.00'	35.59'	20.23'	33.54'	N57°30'39"W	67°58'47"
C3	225.00'	216.53'	117.47'	208.27'	S60°56'48"W	55°08'19"
C4	50.00'	127.75'	165.58'	95.73'	S69°41'15"W	146°23'44"

S.H. 205

EXHIBIT "B"

PAGE 2 OF 2

[redacted] Southwest corner of that 1.00 acre tract of land conveyed to John R. Yingling and wife Deed recorded in Volume 825, Page 178, Deed Records, Rockwall County, Texas;
[redacted] East a distance of 210.47 feet to a 1/2" iron rod found for a corner;
[redacted] East a distance of 524.01 feet to a 1/2" iron rod found for a corner;
[redacted] West a distance of 248.44 feet to the East side of a 6" iron post found set in [redacted] for a corner, said point being on the most Easterly North line of said 602.586 acre tract;
THENCE: South 89° 48' 53" East a distance of 456.78 feet with said North line to a fence corner post;
THENCE: South 00 degree 11' 26" East a distance of 281.83 feet to a 5/8" iron rod found for an angle point at the Northwest corner of the Lake Hill Addition, phase 2, as described in Cabinet A, Slide 309, of the Plat Records of Rockwall County, Texas;
THENCE: South 01° 08' 16" East with the said West line of lake Hill Addition, Phase 2 a distance of 612.00 feet to a 5/8" iron rod found for an angle point and the Southwest corner of the said Lake Hill Addition, phase 2, as the Northwest corner of Lake Hill Addition, phase 1, as described in Cabinet A, Slide 272, of the map Records of Rockwall County, Texas;
THENCE: South 00° 50' 21" East, with the said West line of Lake Hill Addition, phase 1, 1398.39 feet to a 1/2" iron rod found on the North line of State Farm to Market Road no. 1141, an 80-foot wide public Right-of-Way;
THENCE: South 86° 47' 35" West a distance of 77.84 feet with said North line to a 5/8" iron rod found at the beginning of a curve to the left having a central angle of 17° 43' 58", a radius of 368.39 feet, and a chord that bears South 77° 55' 36" West a distance of 110.48 feet
THENCE: Along said curve and continuing with said North line an arc distance of 110.92 feet to a 5/8" iron rod found for a corner;
THENCE: North 00° 57' 56" West a distance of 313.41 feet to a 5/8" iron rod found for a corner;
THENCE: South 87° 53' 13" West a distance of 157.36 feet to a 5/8" iron rod found for a corner;
THENCE: South 01 degree 10' 33" East a distance of 421.15 feet to a 5/8" iron rod found for a corner on the Northwest line of said FM-1140, said point being on an intersecting curve to the left having a central angle of 13° 36' 55", a radius of 368.39 feet, and a chord that bears South 31° 18' 32" West a distance of 84.96 feet;
THENCE: Along said curve and with said Northwest line an arc distance of 85.16 feet to a 5/8" iron rod found a corner at the most Easterly Southeast corner of that 3.207 acre tract of land described in Deed recorded in Volume 47, Page 469, Deed Records, Rockwall County, Texas;
THENCE: North 01 degree 41' 27" West a distance of 148.71 feet to a 5/8" iron rod found at the Northeast corner of said 3.207 acre tract;
THENCE: South 88° 32' 18" West a distance of 207.00 feet to a fence corner post at the Northwest corner of said 3.207 acre tract;
THENCE: South 01 degree 41' 27" East passing at 674.66 feet a fence corner post at the Southwest corner of said 3.207 acre tract and the Northwest corner of that tract of land conveyed to Billy Joe Pruitt by Deed recorded in Volume 86, page 212, Deed Records, Rockwall County, Texas, and continuing a total distance of 760.86 feet to a fence corner post at the Southwest corner of said Pruitt tract;
THENCE: South 89° 19' 56" East a distance of 167.43 feet to a 5/8" iron rod found for a corner on the West line of FM-1141;
THENCE: South 01 degree 20' 34" East a distance of 1106.28 feet with said West line to a 5/8" iron rod found [redacted]ner;
[redacted]CE: South 02° 43' 34" East a distance of 343.04 feet continuing with said West line to a 5/8" iron rod found at the beginning of a curve to the right having a central angle of 14° 01' 32", a radius of 638.14 feet, and a chord that bears South 04° 17' 12" West a distance of 130.18 feet;
THENCE: Along said curve and continuing with said West line an arc distance of 130.51 feet to a 5/8" iron rod found for a corner at the right-of-way cut-back at State Hwy. 66, a 60-foot Right-of-Way;
THENCE: South 34° 13' 31" West a distance of 123.80 feet with said cut-back to a point for a corner from which a concrete right-of-way monument bears South 64° 47' 00" East a distance of 0.60 feet;
THENCE: South 88° 24' 26" West a distance of 1271.19 feet with said North line to a 5/8" iron rod found at the Southeast corner of a State of Texas Roadside Park;
THENCE: North 02° 45' 43" East a distance of 119.65 feet to a fence corner port at the Northeast of said Park;
THENCE: South 88° 24' 23" West a distance of 202.96 feet generally along a fence line to a 5/8" iron rod found the Northwest corner of said Park;
THENCE: South 02° 45' 43" West a distance of 119.65 feet to a fence corner post for a corner;
THENCE: South 88° 24' 23" West a distance of 318.00 feet generally along a fence line to a 5/8" iron rod found for a corner;
THENCE: South 89° 66' 28" West a distance of 360.69 feet to a 5/8" iron rod found at the Southeast corner of the Hal Phelps Addition, an addition to the City of Rockwall recorded in Cabinet A, Page 10, Plat Records, Rockwall County, Texas;
THENCE: North 00° 00' 48" West a distance of 160.40 feet to a bois d'arc stake found at the northeast corner of said Addition;
THENCE: South 88° 54' 07" West a distance of 776.88 feet to a 5/8" iron rod found for a corner on the East line of the Wade Addition, an addition to the City of Rockwall recorded in Cabinet A, Page 3, Plat Records, Rockwall County, Texas;
THENCE: North 00° 16' 31" West a distance of 1506.02 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Addition;
THENCE: South 88° 42' 10" West a distance of 867.28 feet to a 1/2" iron rod set at the Northwest corner of said Addition and the Northeast corner of the previously mentioned Harris Heights Phase 3;
THENCE: South 88° 23' 18" West a distance of 266.98 feet to the Point of Beginning and containing 309.267 acres of land, including approximately 92.376 acres contained within the 100 year flood plain and 3.285 acres contain within easements having defined widths, leaving a net area of 213.606 acres of land.

EXHIBIT "C"

PAGE 1 OF 3

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the M.B. Jones Survey, Abstract No. 122 and the S.S. McCurry Survey, Abstract No. 148, Rockwall County, Texas, and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the North line of Harris Heights Phase Three, an addition to the City of Rockwall recorded in Cabinet B, Page 122, Plat Records, Rockwall County, Texas and at the Southeast corner of Caruth Lake No. 3, an addition to the City of Rockwall recorded in Cabinet , Page , Plat Records, Rockwall County, Texas;
THENCE: Along the East lines of said Caruth Lake No. 3, all to 1/2" iron rods found for corners, as follows: North 01° 24' 00" West a distance of 188.25 feet; South 88° 36' 00" West a distance of 21.14 feet to an intersecting curve to the right having a central angle of 14° 58' 57", a radius of 710. 10 feet a /nd a chord that bears North 08° 06' 32" East a distance of 185.16 feet; Along said curve an arc distance of 185.69 feet; North 15° 36' 00" East a distance of 448.68 feet to the Southerly line of Caruth Lane, a 60-foot Right-of-Way; South 72° 43' 38" East a distance of 7.60 feet with said Southerly line to the Southeast corner of said Caruth Lane; and North 17° 16' 22" East a distance of 65.00 feet to the Northeast corner of said Caruth Lane, said point also being on the Southerly line of a future public park;
THENCE: Traversing said 502.566 acre tract with the Southerly, Easterly, and Northerly lines of said future public park, all to 1/2" iron rods set for corners, as follows: South 72° 43' 38" East a distance of 688.10 feet; South 48° 01' 00" East a distance of 1140.00 feet; South 40° 16' 00" East a distance of 502.00 feet; South 25° 48' 00" East a distance of 1000.00 feet; North 63° 59' 00" East a distance of 1685.57 feet; North 01 degree 20' 34" West a distance of 450.00 feet; South 63° 59' 00" West a distance of 1211.68 feet;
THENCE: North 40° 27' 00 West a distance of 2963.32 feet, continuing with the Northerly line of said future public park to a point for a corner in Caruth Lake;
THENCE: West a distance of 600.00 feet continuing with said Northerly line to a point for a corner in Caruth Lake;
THENCE: North a distance of 900.00 feet continuing with said line to a 1/2" iron rod set for a corner;
THENCE: Leaving said Northerly line and continuing to traverse said 502.566 acre tract, all to 1/2" iron rods set for corners as follows: South 75° 59' 00" East a distance of 375.78 feet to an intersecting curve to the right having a central angle of 146° 29' 44", a radius of 50.00 feet, and a chord that bears North 69° 41' 19" East, a distance of 96.73 feet; Along said curve an arc distance of 127.76 feet; North 33° 21' 35" East a distance of 222.86 feet to the beginning of a curve to the right having a central angle of 65° 08' 19", a radius of 225.00 feet, and a chord that bears North 60° 55' 45" East a distance of 208.27 feet; Along said curve an arc distance of 216.53 feet; North 88° 29' 58" East a distance of 80.41 feet to the beginning of a curve to the right having a central angle of 67° 58' 47", a radius of 30.00 feet, and a chord that bears South 57° 30' 39" East a distance of 33.54 feet; Along said curve an arc distance of 35.59 feet to the Point of Reverse Curve of a curve to the left having a central angle of 127° 44' 37", a radius of 60.00 feet and a chord that bears South 87° 23' 34" East a distance of 89.78 feet; Along said curve an arc distance of 111.48 feet; North 28° 44' 08" East a distance of 84.14 feet; and North 01 degree 30' 02" West a distance of 132.49 feet to a North line of said 502.566 acre tract;
THENCE: North 88° 29' 58" East a distance of 1343.16 feet with said North line and generally along a fence line to a point for a corner in Phelps Lake;
THENCE: North 60° 41' 47" East a distance of 871.82 feet to a 2" iron pipe with a 1/2" iron rod in the top found for a corner at the Southwest corner of that 1.00 acre tract of land conveyed to John R. Yingling and wife, Lynelle C. Yingling, by Deed recorded in Volume 826, Page 179, Deed Records, Rockwall County, Texas;
THENCE: South 00° 49' 43" East a distance of 210.47 feet to a 1/2" iron rod found for a corner;
THENCE: North 89° 10' 17" East a distance of 624.01 feet to a 1/2" iron rod found for a corner;
THENCE: North 00° 49' 43" West a distance of 248.44 feet to the East side of a 6" iron post found set in concrete for a corner, said point being on the most Easterly North line of said 502.566 acre tract;
THENCE: South 89° 46' 53" East a distance of 456.76 feet with said North line to a fence corner post;
THENCE: South 00 degree 11' 26" East a distance of 281.83 feet to a 5/8" iron rod found for an angle point and the Northwest corner of the Lake Hill Addition, phase 2, as described in Cabinet A, Slide 309, of the Plat Records of Rockwall County, Texas;
THENCE: South 01° 08' 16" East with the said West line of Lake Hill Addition, Phase 2 a distance of 612.00 feet to a 5/8" iron rod found for an angle point and the Southwest corner of the said Lake Hill Addition, phase 2, and the Northwest corner of Lake Hill Addition, phase 1, as described in Cabinet A, Slide 272, of the map Records of Rockwall County, Texas;
THENCE: South 00° 50' 21" East, with the said West line of Lake Hill Addition, phase 1, 1398.39 feet to a 1/2" iron rod found on the North line of State Farm to Market Road no. 1141, an 80-foot wide public Right-of-Way;
THENCE: South 86° 47' 35" West a distance of 77.84 feet with said North line to a 5/8" iron rod found at the beginning of a curve to the left having a central angle of 17° 43' 58", a radius of 368.39 feet, and a chord that bears South 77° 55' 36" West a distance of 110.48 feet
THENCE: Along said curve and continuing with said North line an arc distance of 110.92 feet to a 5/8" iron rod found for a corner;
THENCE: North 00° 57' 56" West a distance of 313.41 feet to a 5/8" iron rod found for a corner;
THENCE: South 87° 63' 13" West a distance of 157.36 feet to a 5/8" iron rod found for a corner;
THENCE: South 01 degree 10' 33" East a distance of 421.15 feet to a 5/8" iron rod found for a corner on the Northwest line of said FM-1140, said point being on an intersecting curve to the left having a central angle of 13° 36' 55", a radius of 358.39 feet, and a chord that bears South 31° 18' 32" West a distance of 84.96 feet;
THENCE: Along said curve and with said Northwest line an arc distance of 85.16 feet to a 5/8" iron rod found for a corner at the most Easterly Southeast corner of that 3.207 acre tract of land described in Deed recorded in Volume 47, Page 469, Deed Records, Rockwall County, Texas;

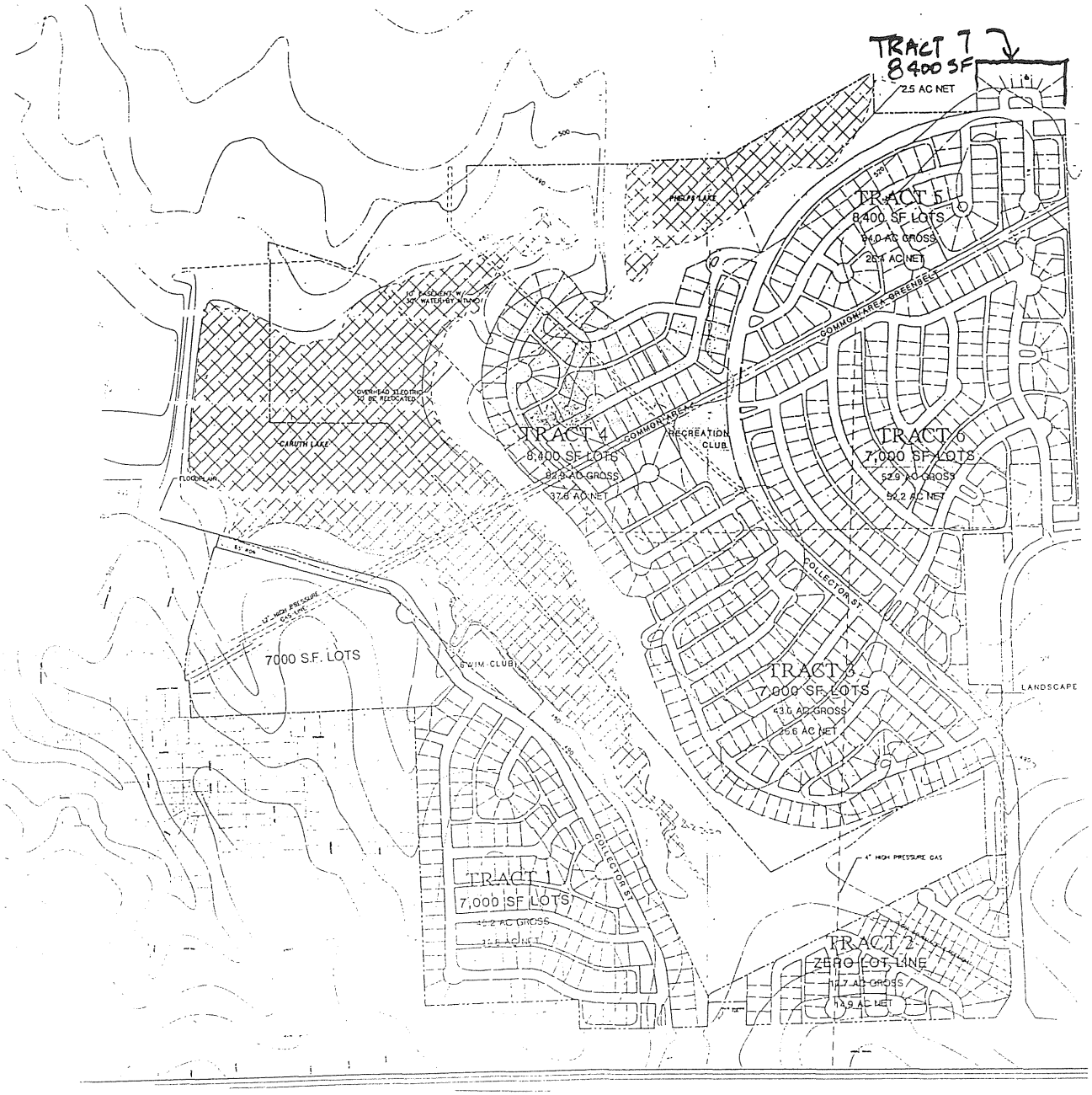


EXHIBIT "C" PAGE 3 OF 3

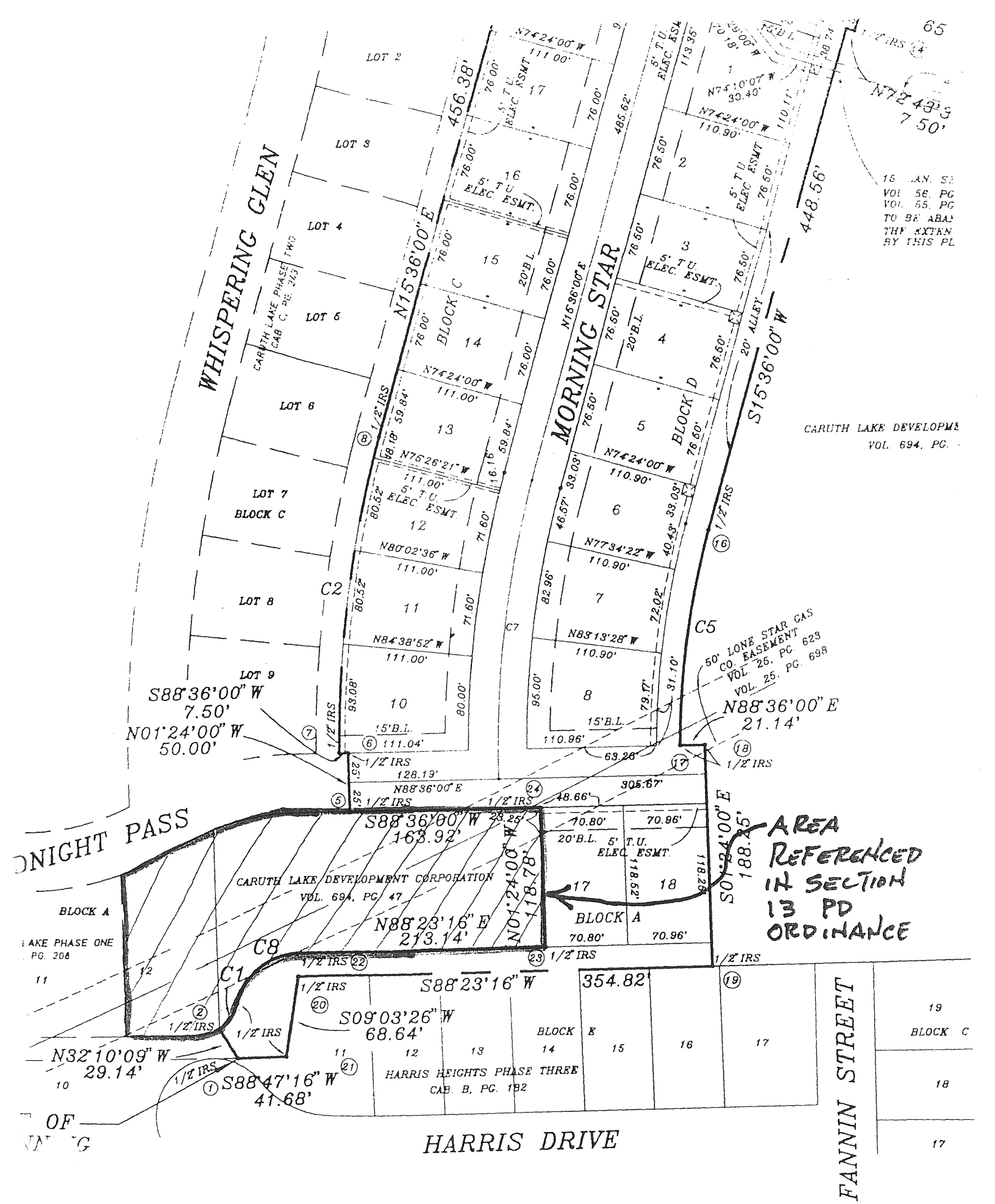

WHISPERING GLEN
MORNING STAR
HARRIS DRIVE
FANNIN STREET
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
BLOCK C
LOT 8
LOT 9
BLOCK A
BLOCK C
BLOCK D
BLOCK E
456.38'
485.62'
448.56'
N15°36'00"E
S15°36'00"W
N74°24'00"W 111.00'
N74°24'00"W 110.90'
N75°26'21"W 111.00'
N80°02'36"W 111.00'
N84°38'52"W 111.00'
N77°34'22"W 110.90'
N83°13'28"W 110.90'
N74°10'07"W 30.40'
76.00'
76.50'
20'B.L.
5' T.U. ELEC. ESMT.
15'B.L.
CARUTH LAKE PHASE TWO CAB. C, PG. 243
CARUTH LAKE DEVELOPMENT CORPORATION VOL. 694, PG. 47
CARUTH LAKE DEVELOPME
VOL. 694, PG.
50' LONE STAR GAS CO. EASEMENT VOL. 25, PG. 623 VOL. 25, PG. 698
S88°36'00"W 7.50'
N01°24'00"W 50.00'
N88°36'00"E 21.14'
S88°36'00"W 163.92'
N88°23'16"E 213.14'
N01°24'00"W 118.78'
S01°24'00"E 188.25'
S88°23'16"W 354.82'
S09°03'26"W 68.64'
N32°10'09"W 29.14'
S88°47'16"W 41.68'
N88°36'00"E 128.13'
N88°36'00"E 305.67'
63.26'
48.66'
70.80'
70.96'
1/2" IRS
AREA REFERENCED IN SECTION 13 PD ORDINANCE
HARRIS HEIGHTS PHASE THREE CAB. B, PG. 182
C1
C2
C5
C7
C8

EXHIBIT "D"

ORDINANCE NO. 00-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 96-25 AS HERETOFORE AMENDED SO AS TO APPROVE ZONING AND AMEND A PORTION OF THE PRELIMINARY PLAN FOR PD-5 - PLANNED DEVELOPMENT NO. 5 ATTACHING THE AMENDING PRELIMINARY PLAN DESCRIBED AS EXHIBIT A INCLUDING A CHANGE IN ZONING FROM GR, GENERAL RETAIL TO PD-5 - PLANNED DEVELOPMENT NO.5 FOR TRACTS 11 AND 11-1, J.H.B. JONES ABSTRACT NO. 124, CONTAINING 1.58 ACRES OF LAND; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the Preliminary Plan for a portion of PD-5 with special conditions, as described in Exhibit "A" including a change in zoning from "GR", General Retail to PD-5, Planned Development No. 5 for Tracts 11 and 11-1, J.H.B. Jones Abstract No. 124, containing 1.58 acres of land; has been submitted by Robert S. Whittle; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of the amended Preliminary Plan for PD-5 with special conditions for the area identified in Exhibit "A" including a change in zoning from GR, General Retail, to PD-5, Planned Development No. 5 for Tracts 11 and 11-1, J.H.B. Jones Abstract

No. 124, containing 1.58 acres of land. That said Preliminary Plans are attached hereto and made a part hereof for all purposes.

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of this amended preliminary Plan for a portion of PD-5 shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in the General Retail district of the Comprehensive Zoning Ordinance and subject to site plan approval by the Planning and Zoning Commission and City Council with the following additional uses:

(a) Planned shopping center of less than 19 acres and neighborhood convenience centers.

(b) Restaurants, including accessory outdoor seating, with drive-through facilities.

(c) Pharmacy, with drive-through facility.

(d) Retail convenience store limited to six gas pump dispensers subject to strict architectural review by the Planning and Zoning Commission and City Council.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications

of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 2nd day of October, 2000.

Scott L. Self
APPROVED

Belinda Page
ATTEST

CITY OF ROCKWALL TEXAS
SEAL

1st Reading 9-18-00

2nd Reading 10-02-00

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being that 1.58 acre tract of land conveyed to Henry H. Crumbley be Deed recorded in Volume 91, Page 202, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the Northeast line of State Hwy. 205, a 100-foot right-of-way, with the center of Quail Run Road, said point being the northwest corner of said Crumbley tract:

THENCE: North 88° 25' 16" East with the center of Quail Run Road, said point being the North line of said Crumbley tract and then the north line of said 502.566 acre tract a distance of 759.40 feet to a ½" iron rod set for corner:

THENCE: North 89° 35' 13" East a distance of 73.91 feet continuing with said lines to a ½" iron rod set for corner:

THENCE: Leaving said line and traversing said 502.566 acre tract as follows:
South 1° 25' 40" East a distance of 1,401.79 feet to a ½" iron rod set for a corner;
North 60° 17' 00" West a distance of 6999.27 feet to a ½" iron rod set for a corner on the previously mentioned line of said State Hwy. 205:

THENCE: North 14° 13' 17" West a distance of 1,185.90 feet with said line to the Point of Beginning and containing **852,904.80 square feet** or **19.58 acres** of land.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 5 (PD-5) [*ORDINANCE NO.'S 73-31, 87-23, 88-11, 96-25 & 00-28*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 5 (PD-5), BEING A ~547.68-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) [*Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28*] for the purpose of amending the garage orientation requirements for an 11.003-acre portion of the larger ~547.68-acre Planned Development District, which is situated within the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 5 (PD-5), and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 5 (PD-5) [*Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORDINANCE 09.10.19

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF OCTOBER, 2019.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: September 16, 2019

2nd Reading: October 7, 2019

DRAFT ORDINANCE 09.10.2019

EXHIBIT 'A':
Legal Description

BEING 547.68 acres of land (also known as Planned Development No. 5, City of Rockwall) generally situated in Abstract 146, S. S. McCurry Survey, Abstract 122, M. B. Jones Survey, and Abstract 124, J. H. B. Jones Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Eastern Right of Way line of North John King Blvd. and East Quail Run Rd. *(located at NAD83 Texas State Plane GPS Coordinate (Grid): 2599456.003E, 7035211.252N Feet),* point also bears North 4°-12'-55" East a distance of 2,426.862 feet, from a White Water Ln. storm drainage inlet benchmark (*NAD83 Texas State Plane GPS Coordinate (Grid): 2598875.433E, 7032771.106 N feet)*:

1 ***THENCE*** South 1°-55'-15" East, a distance of 87.002 feet, for a corner;
2 ***THENCE*** North 89°-59'-44" East, a distance of 139.965 feet, for a corner;
3 ***THENCE*** South 0°-12'-13" East, a distance of 752.184 feet, for a corner;
4 ***THENCE*** North 89°-26'-3" East, a distance of 113.821 feet, for a corner;
5 ***THENCE*** South 0°-28'-28" East, along the Eastern Right of Way line of North John King Blvd., distance of 1266.225 feet, for a corner;
6 ***THENCE*** South 89°-56'-36" West, a distance of 125.88 feet, for a corner;
7 ***THENCE*** South 1°-19'-57" East, along the Eastern boundary of the Caruth Lakes Addition, a distance of 484.248 feet, for a corner;
8 ***THENCE*** South 88°-7'-18" West, a distance of 222.984 feet, for a corner;
9 ***THENCE*** South 1°-10'-33" East, a distance of 419.674 feet, to the beginning of a curve to the left having a radius of 358.409 feet;
10 ***CONTINUING*** along said curve to the left, through a central angle of 13° 24' 34", a distance of 83.691 feet, a chord bearing of South 31°-54'-10" West, an arc length of 83.882 feet, tangent of 42.133 feet for a corner;
11 ***THENCE*** North 1°-41'-27" West, a distance of 143.627 feet, for a corner;
12 ***THENCE*** South 88°-32'-19" West, a distance of 207 feet, for a corner;
13 ***THENCE*** South 1°-41'-27" East, a distance of 490.818 feet, to a point;
14 ***THENCE*** South 1°-41'-27" East, a distance of 260.031 feet, for a corner;
15 ***THENCE*** South 89°-19'-55" East, a distance of 150.377 feet, for a corner;
16 ***THENCE*** South 1°-27'-36" East, a distance of 299.847 feet, for a corner;
17 ***THENCE*** North 87°-52'-30" East, a distance of 14.643 feet, for a corner;
18 ***THENCE*** South 0°-38'-51" East, a distance of 466.086 feet, for a corner;
19 ***THENCE*** North 89°-7'-10" East, a distance of 42.873 feet, for a corner;
20 ***THENCE*** South 1°-59'-37" East, along the centerline of FM1141, a distance of 755.941 feet, to the beginning of a curve to the right having a radius of 463.619 feet;
21 ***CONTINUING*** along said curve to the right, through a central angle of 25° 29' 28", a distance of 204.568 feet, a chord bearing of South 20°-17'-10" West, an arc length of 206.265 feet, tangent of 104.868 feet for a corner;
22 ***THENCE*** South 16°-36'-29" West, a distance of 0.296 feet, for a corner;
23 ***THENCE*** South 88°-11'-53" West, along the centerline of State Highway 66 (Williams St), a distance of 1265.935 feet, for a corner;
24 ***THENCE*** North 0°-29'-15" West, a distance of 154.265 feet, for a corner;
25 ***THENCE*** South 88°-21'-55" West, a distance of 249.226 feet, for a corner;
26 ***THENCE*** South 1°-55'-26" West, a distance of 116.711 feet, to a point;
27 ***THENCE*** South 0°-34'-45" East, a distance of 35.308 feet, for a corner;
28 ***THENCE*** South 89°-8'-43" West, a distance of 63.899 feet, to the beginning of a curve to the left having a radius of 892.973 feet;
29 ***CONTINUING*** along said curve to the left, through a central angle of 13° 56' 26", a distance of 83.691 feet, a chord bearing of South 82°-28'-34" West, an arc length of 217.267 feet, tangent of 109.173 feet to a point;
30 ***THENCE*** North 81°-52'-11" West, a distance of 28.666 feet, to a point;
31 ***THENCE*** North 84°-46'-25" West, a distance of 370.870 feet, for a corner;
32 ***THENCE*** North 0°-13'-33" West, a distance of 166.864 feet, for a corner;
33 ***THENCE*** South 89°-8'-37" West, a distance of 775.659 feet, for a corner;
34 ***THENCE*** North 0°-8'-56" West, a distance of 1331.182 feet, to a point;

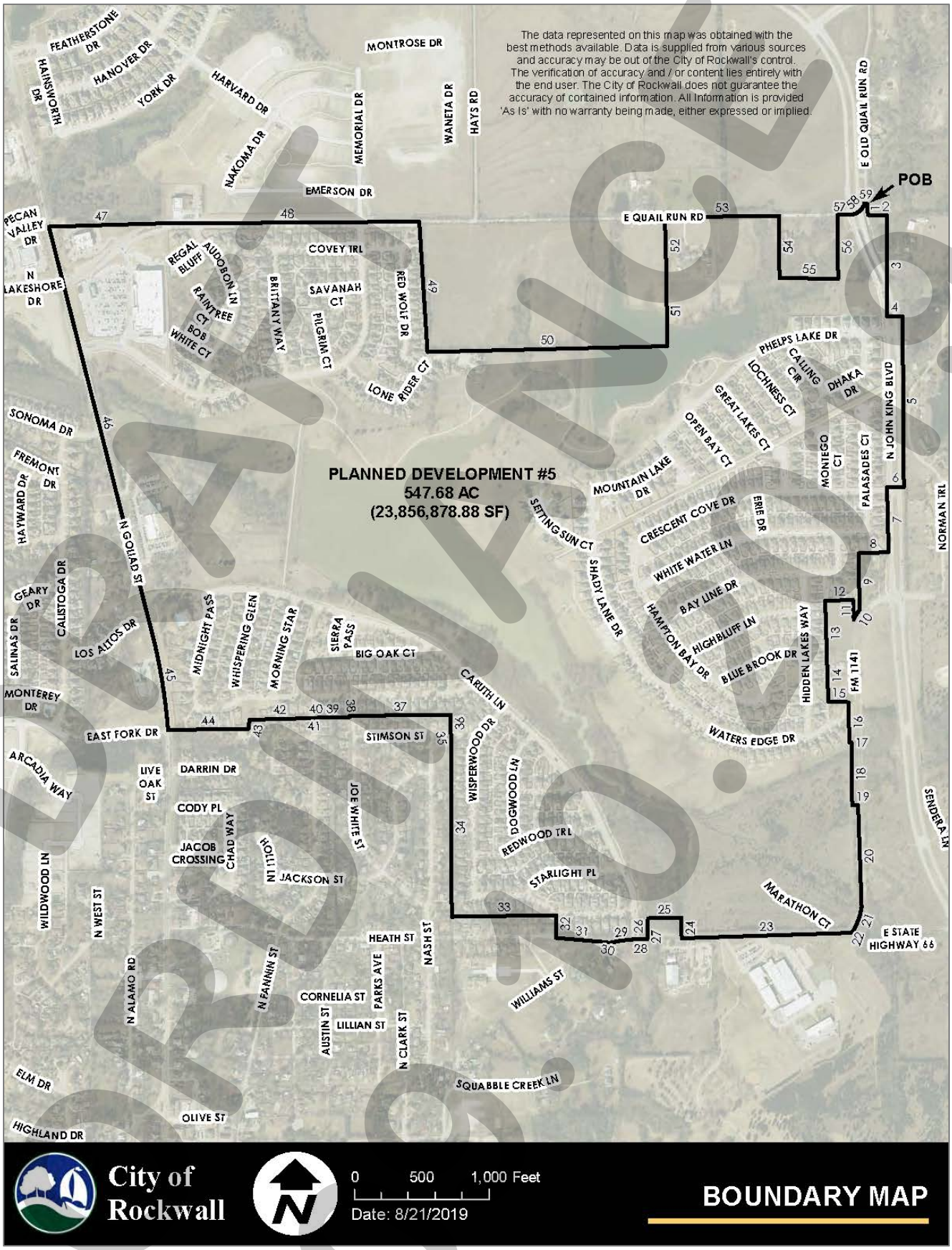
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THENCE North 7°-19'-27" West, a distance of 46.023 feet, to a point;
THENCE North 0°-32'-38" West, a distance of 123.421 feet, for a corner;
THENCE South 89°-20'-56" West, a distance of 749.143 feet, for a corner;
THENCE South 5°-24'-36" East, a distance of 10.011 feet, for a corner;
THENCE South 88°-53'-57" West, a distance of 247.504 feet, to a point;
THENCE South 87°-17'-12" West, a distance of 0.478 feet, to a point;
THENCE South 87°-3'-23" West, a distance of 47.974 feet, to a point;
THENCE South 88°-30'-6" West, a distance of 447.084 feet, for a corner;
THENCE South 9°-13'-57" West, a distance of 68.404 feet, for a corner;
THENCE South 89°-5'-31" West, a distance of 596.411 feet, to the beginning of a curve to the left having a radius of 4342.699 feet;
CONTINUING along said curve to the left, through a central angle of 10° 41' 5", a distance of 808.673 feet, a chord bearing of North 9°-50'-4" West, an arc length of 809.846feet, tangent of 406.101 feet to a point;
THENCE North 14°-15'-56" West, along the centerline of State Highway 205 (N. Goliad St.), a distance of 3030.52 feet, for a corner;
THENCE North 88°-15'-29" East, a distance of 784.634 feet, to a point;
THENCE North 89°-36'-51" East, along the centerline of East Quail Run Rd., a distance of 1968.743 feet, for a corner;
THENCE South 3°-32'-29" East, a distance of 969.901 feet, for a corner;
THENCE North 88°-30'-49" East, a distance of 1779.891 feet, for a corner;
THENCE North 0°-21'-3" West, a distance of 530.608 feet, to a point;
THENCE North 1°-35'-46" West, a distance of 424.101 feet, for a corner;
THENCE North 89°-10'-59" East, along the centerline of East Quail Run Rd., a distance of 847.002 feet, for a corner;
THENCE South 0°-16'-35" East, a distance of 462.415 feet, for a corner;
THENCE South 89°-23'-26" East, a distance of 435.817 feet, for a corner;
THENCE North 0°-4'-34" West, a distance of 473.06 feet, for a corner;
THENCE North 89°-2'-49" East, a distance of 99.793 feet, to the beginning of a curve to the left having a radius of 113.58 feet;
CONTINUING along said curve to the left, through a central angle of 69° 11' 2", a distance of 128.965 feet, a chord bearing of North 49°-25'-7" East, an arc length of 137.147 feet, tangent of 78.33 feet to a point;
THENCE North 89°-14'-25" East, a distance of 22.678 feet to the *POINT OF BEGINNING AND CONTAINING* 547.68 acres of land (23,856,878.88 square feet) more or less. The above description also intended to follow all adjacent existing city limits, and abutting parcel boundaries unless noted.

Closure Report
Number of Courses: 59
Total Perimeter Length: 26622.146
Misclosure As X/Y: 0, 0.001
Misclosure As Direction/Distance: N 24°-14'-24" E, 0.001 feet

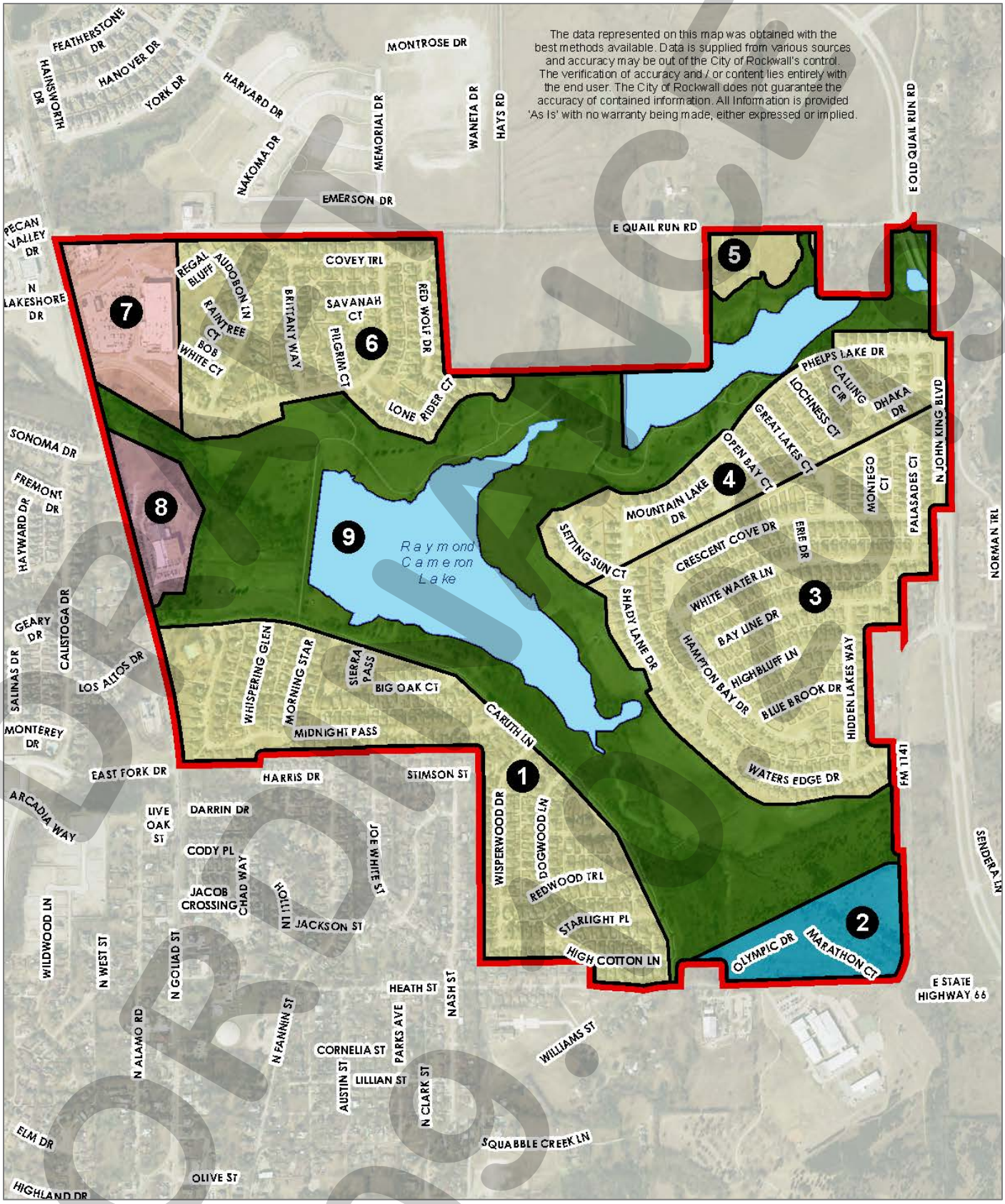
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EXHIBIT 'A':
Legal Description



DRAFT
NOT FOR RECORDING

EXHIBIT 'B':
Concept Plan



DRAFT 09-09

EXHIBIT 'C':
PD Development Standards

(A) *Purpose.*

(1) *October 7, 2019.* The purpose of this amendment to Planned Development District 5 (PD-5) is to consolidate *Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28*; however, this ordinance does not change the intent, restrictions or land uses established in any previous ordinance with the exception of changing the garage setback requirements for *Tract 2* as depicted in *Exhibit 'B'* of this ordinance.

(B) *Density and Development Standards*

(1) *Tracts 1 & 3.* The area identified as *Tracts 1 & 3* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Single-Family 7 (SF-7) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Tracts 4, 5 & 6.* The area identified as *Tracts 4, 5 & 6* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Single-Family 8.4 (SF-8.4) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Tract 2.* The area identified as *Tract 2* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Zero Lot Line (ZL-5) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional conditions:

(a) *Garage Orientation*. Garages shall be permitted to be oriented in a front entry configuration; however, garages oriented toward the street in a front entry configuration must be situated a minimum of five (5) feet behind the front building façade of the primary structure. In addition, properties utilizing a front entry configuration shall have a minimum of a 25-foot front yard building setback. In this case the front façade of the primary structure does not include an accessory structure attached to the primary structure (*e.g. a porch, sunroom, etcetera*). All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code (UDC).

(4) *Tract 7.* The area identified as *Tract 7* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses being permitted *by-right*:

- ☑ Planned Shopping Center (*Less Than 19.0-Acres*)
- ☑ Neighborhood Convenience Center
- ☑ Restaurants
- ☑ Restaurants with Drive Through/Drive-In Facilities
- ☑ Restaurants with Accessory Outdoor Seating
- ☑ Pharmacy with Drive Through/Drive-In Facilities
- ☑ Retail Store Limited to Six (6) Gas Pump Dispensers[1]

Notes:

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09.10.2019

[1]*: Subject to review by the Architectural Review Board (ARB), Planning and Zoning Commission, and City Council.*

(5) *Tract 8.* The area identified as *Tract 8* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Agricultural (AG) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses being permitted *by-right*:

☑ Community or Recreation Club (*Public or Private*)

(6) *Tract 9.* The area identified as *Tract 9* in *Exhibit 'B'* of this ordinance is designated as open space/public park land.

DRAFT ORDINANCE 09.10.2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	September 10, 2019
APPLICANT:	Doug Henderson; *Crafton Communications, Inc.*
CASE NUMBER:	Z2019-019; *SUP for Freestanding Commercial Antenna*

SUMMARY

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

BACKGROUND

The subject property was annexed in 1973 [*Ordinance No. 73-44*], is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, and is addressed as 920 Rockwall Parkway. Currently the subject property contains a municipal building (*i.e. Fire Station No. 2*) and an existing telecommunications tower.

PURPOSE

The applicant is requesting approval of a Specific Use Permit (SUP) to construct a 110-foot telecommunications tower and an equipment cabinet on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 920 Rockwall Parkway. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property there are several medical facilities (*i.e. Presbyterian Hospital, Rockwall Medical Office, Britt Eye Care and Laser Center*) followed by Horizon Road [*FM-3097*], which is identified as a TxDOT4D (*Texas Department of Transportation principle arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Planned Development 9 District (PD-9) for General Retail (GR) District land uses.

South: Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this thoroughfare is a single-family residential subdivision (*i.e. Foxchase Subdivision*), which is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property are several medical facilities (*i.e. Presbyterian Hospital and Lakeside Rockwall*) followed by Tubbs Road, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These

areas are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

West: Directly west of the subject property is Rockwall Parkway, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this there are several medical office facilities (*i.e. Open Imaging of Rockwall and Rockwall Medical Center Phase II*). These areas are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

CHARACTERISTICS OF THE REQUEST

According to the applicant, the proposed communications tower will be approximately 110-feet in height and will be situated behind the main structure (*i.e. Fire Station No. 2*). Currently, there is an existing telecommunications tower that is approximately 200-feet in height and will remain in order to serve the needs of the fire station and other emergency responders. The proposed tower will be a monopole tower (*i.e. freestanding tower*) and include a ground-mounted equipment cabinet that will be approximately 560 SF and approximately nine (9) feet in height. The applicant is proposing to screen the existing ground-mounted telecommunications equipment and the new equipment with a combination of a wrought iron fence -- *that will be six (6)-feet height* -- and mature landscaping. The proposed landscaping will be Leland Cypress trees that are a minimum of six (6) feet in height and planted between five (5) to six (6) feet on-center.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 2.1.11, *Utilities, Communications, and Transportation*, of Section 2, *Use Standards,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a freestanding commercial antenna shall not exceed 125-feet in height. The Unified Development Code (UDC) also stipulates that any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six (6)-feet at maturity. In this case, the proposed freestanding antenna will be 110-feet in height and the applicant is proposing to provide a wrought iron fence with mature landscaping to screen the equipment cabinet. Since the proposed tower will be lower than the maximum allowable height and the applicant will be providing the decorative fence with landscaping, this request appears to conform to the requirements of the Unified Development Code (UDC).

STAFF ANALYSIS

When looking at the applicant's request, staff should point out that there is a single-family residential subdivision located immediately across Summer Lee Drive and, if approved, there will be a second tower on the subject property. Staff should also point out that the proposed tower will be approximately one-half (1/2) the height of the existing tower. Due to the design of the tower (*i.e. a freestanding/monopole tower*) it appears that the tower will occupy a smaller footprint since no guy-wires will be necessary. Given that there is an existing telecommunications tower located adjacent to the proposed monopole tower coupled with the proposed landscape screening of the existing and proposed equipment, approval of this request (*i.e. to allow a second telecommunications tower on the subject property*) does not appear to negatively impact the subject property or the surrounding properties. With that being said, staff should note that approval of a Specific Use Permit (SUP) is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved the applicant would be required to submit a site plan to be reviewed by Planning and Zoning Commission.

NOTIFICATIONS

On August 30, 2019, staff notified 61 property owners and occupants within 500-feet of the subject property. Staff also notified the Foxchase Homeowner's Association (HOA), which is the only

HOA/Neighborhood Association within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had received one (1) email in opposition and one (1) notice in favor of the request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

a) The freestanding commercial antenna shall generally conform to the concept plan and the conceptual antenna elevation depicted in Exhibits 'B' & 'C' of the attached Specific Use Permit (SUP) ordinance;

b) The developer shall plant a thick vegetative screening adjacent to the boundaries of the leased area utilizing evergreen shrubs as depicted in Exhibit 'C' of the attached Specific Use Permit (SUP) ordinance.

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

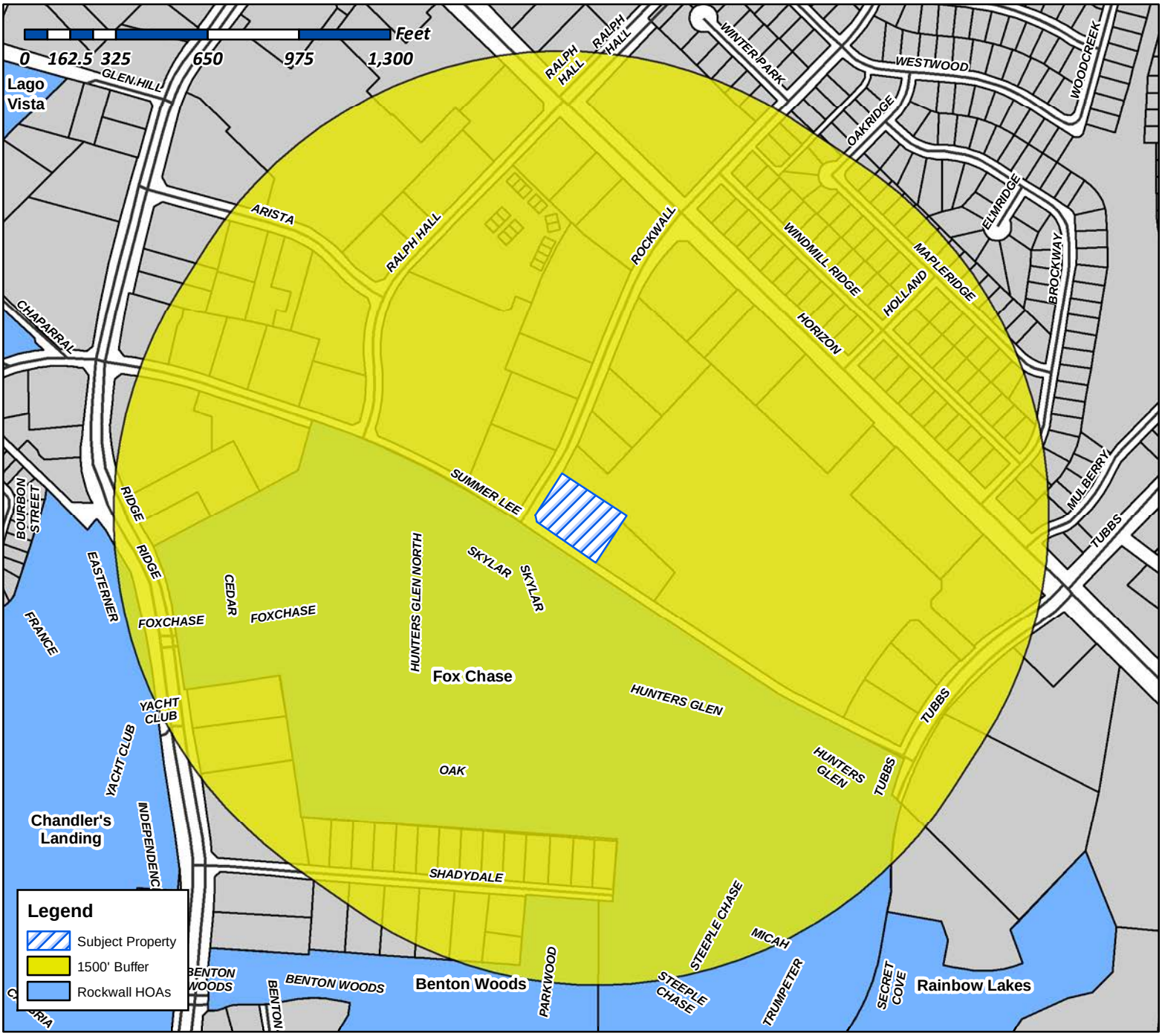
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

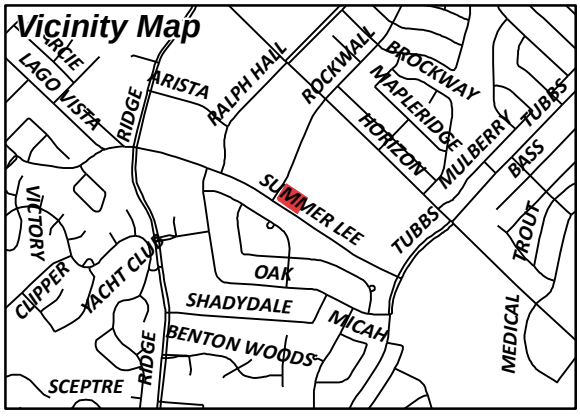
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Case Number: Z2019-019
Case Name: SUP for Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development (PD-9) District
Case Address: 920 Rockwall Parkway

Date Created: ***8/19/2019***
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Friday, August 30, 2019 11:50:16 AM
Attachments:	Z2019-019 HOA Map.pdf PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attach ed a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***August 16, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 9/10/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 9/16/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-019- Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

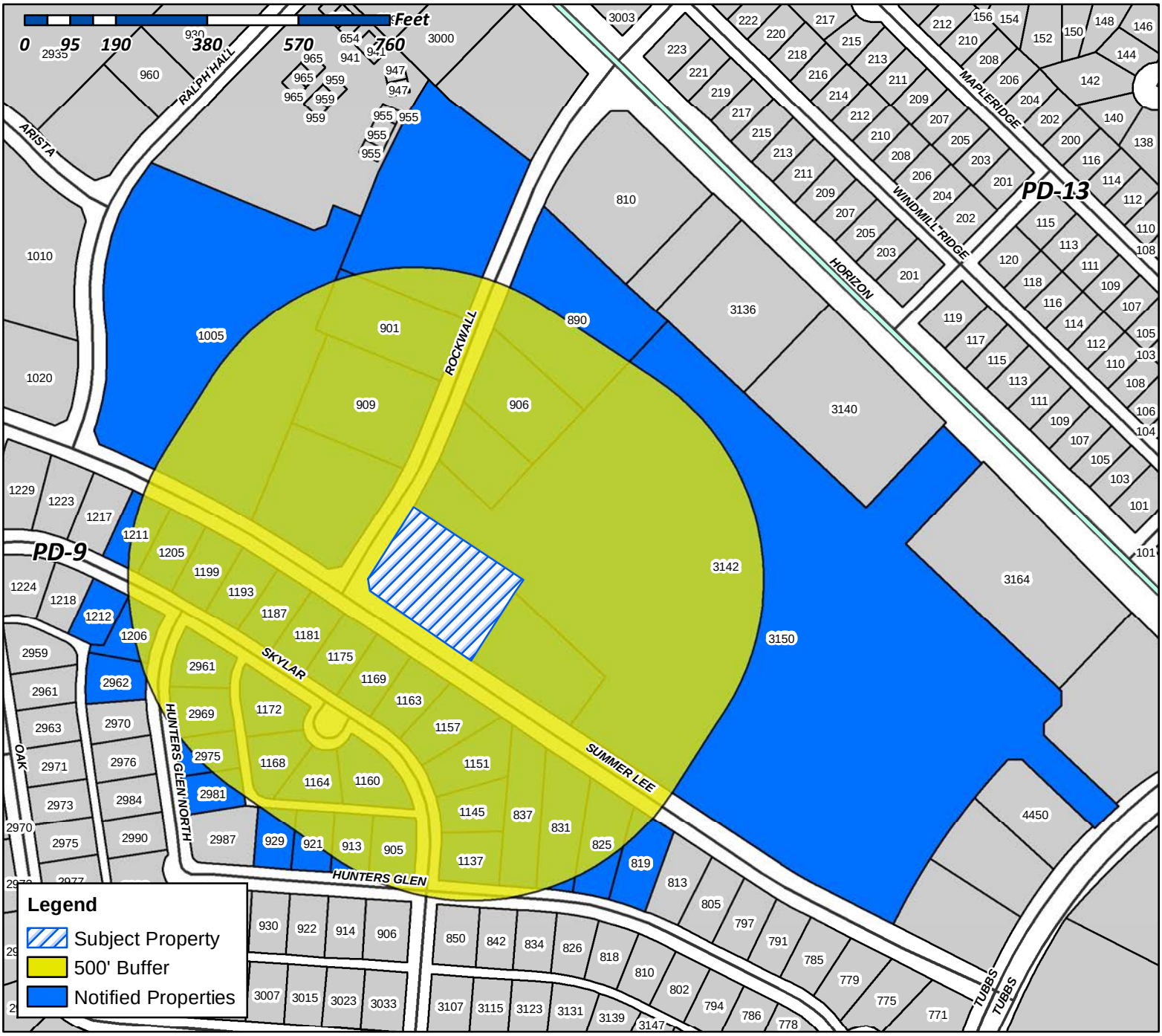
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

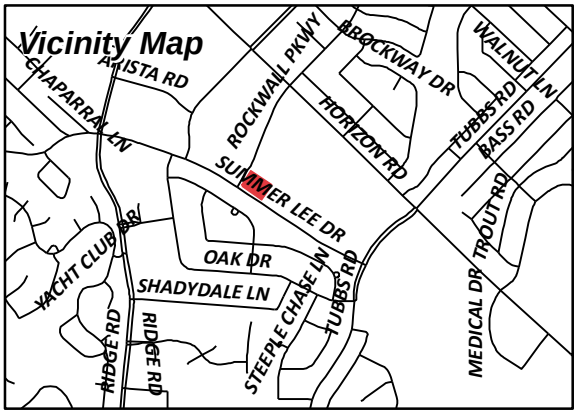
City of Rockwall

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Case Number: Z2019-019
Case Name: SUP for Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development (PD-5) District
Case Address: 920 Rockwall Parkway



Date Created: ***8/19/2019***

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1005 W RALPH HALL PKWY
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

MEEDER JEFFREY S
1137 SKYLAR DR
ROCKWALL, TX 75032

SIPPLE CHRISTOPHER C & JENNIFER N
1145 SKYLAR DR
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C
1151 SKYLAR DR
ROCKWALL, TX 75032

GEMMELL II ANTONY & CAROLYN
1157 SKYLAR DR
ROCKWALL, TX 75032

MASE RICHARD J JR & KRISTIANE K
1160 SKYLAR DR
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI
1163 SKYLAR DR
ROCKWALL, TX 75032

JAMESON JANIE
1164 SKYLAR DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1168 SKYLAR DR
ROCKWALL, TX 75032

CARROLL BENJAMIN THOMAS AND NICOLE
CAMILLE LIUDAHL
1169 SKLYAR DR
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &
1172 SKYLAR DR
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA
1175 SKYLAR DR
ROCKWALL, TX 75032

HAIL KATHLEEN
1181 SKYLAR DR
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L
1187 SKYLAR DR
ROCKWALL, TX 75032

GOINS GARY A & MELANIE K
1193 SKYLAR DR
ROCKWALL, TX 75032

WATKINS STEVEN & SARAH G
1199 SKYLAR DR
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC
120 MONT BLANC DRIVE
HEATH, TX 75032

CURRENT RESIDENT
1205 SKYLAR DR
ROCKWALL, TX 75032

GRAVES CARL L & SANDRA L
1206 SKYLAR DR
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L
1211 SKYLAR DR
ROCKWALL, TX 75032

WINDELS R LEONARD
1212 SKYLAR DRIVE
ROCKWALL, TX 75032

ARHC RMRWLTX01 LLC
1735 MARKET ST 0
PHILADELPHIA, PA 19103

GUO ZHENJING AND
2017 RUMSON DRIVE
ARLINGTON, TX 76006

YV ROCKWALL REALTY HOLDINGS LLC
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

BROWN DORIS MAE TRUST
2400 LEGEND DR
HEATH, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM
2961 HUNTERS GLN N
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER
POWELL AND
2962 HUNTERS GLEN N
ROCKWALL, TX 75032

CARPENTER DWIGHT D & LINDA K
2969 HUNTERS GLN N
ROCKWALL, TX 75032

CHANCELLOR CINDY R
2975 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

CURRENT RESIDENT
2981 N HUNTERS GLEN
ROCKWALL, TX 75032

CURRENT RESIDENT
3142 HORIZON
ROCKWALL, TX 75032

CURRENT RESIDENT
3150 3150 HORIZON
ROCKWALL, TX 75032

CAMBRIDGE ROCKWALL LTD
4500 DORR ST
TOLEDO, OH 43615

BLPT LLC
5 BROCKFIELD CT
HEATH, TX 75032

SPT IVEY ROCKWALL MOB LLC
591 WEST PUTNAM AVENUE
GREENWICH, CT 06830

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD 0
ARLINGTON, TX 76011

JOSEPH MATHEW CORBETE AND SARAH KATHRYN
819 HUNTERS GLEN
ROCKWALL, TX 75032

GIELOW JOHN L & LISA LEE
825 HUNTERS GLN
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE
831 HUNTERS GLEN
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL
837 HUNTERS GLEN
ROCKWALL, TX 75032

CURRENT RESIDENT
890 ROCKWALL PKWY
ROCKWALL, TX 75032

MRP INVESTMENTS INC
901 ROCKWALL PKWY
ROCKWALL, TX 75032

MILLER JAYME AND JASON T
905 HUNTERS GLEN
ROCKWALL, TX 75032

CURRENT RESIDENT
906 ROCKWALL PKWY
ROCKWALL, TX 75032

CURRENT RESIDENT
909 ROCKWALL PKWY
ROCKWALL, TX 75032

CURRENT RESIDENT
913 N HUNTERS GLEN
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN
921 HUNTERS GLEN
ROCKWALL, TX 75032

LEAL JAIME & LORI DEANN GILLILAN
929 HUNTERS GLEN
ROCKWALL, TX 75032

CHRISMER LANE LTD
960 W RALPH HALL PKWY
ROCKWALL, TX 75032

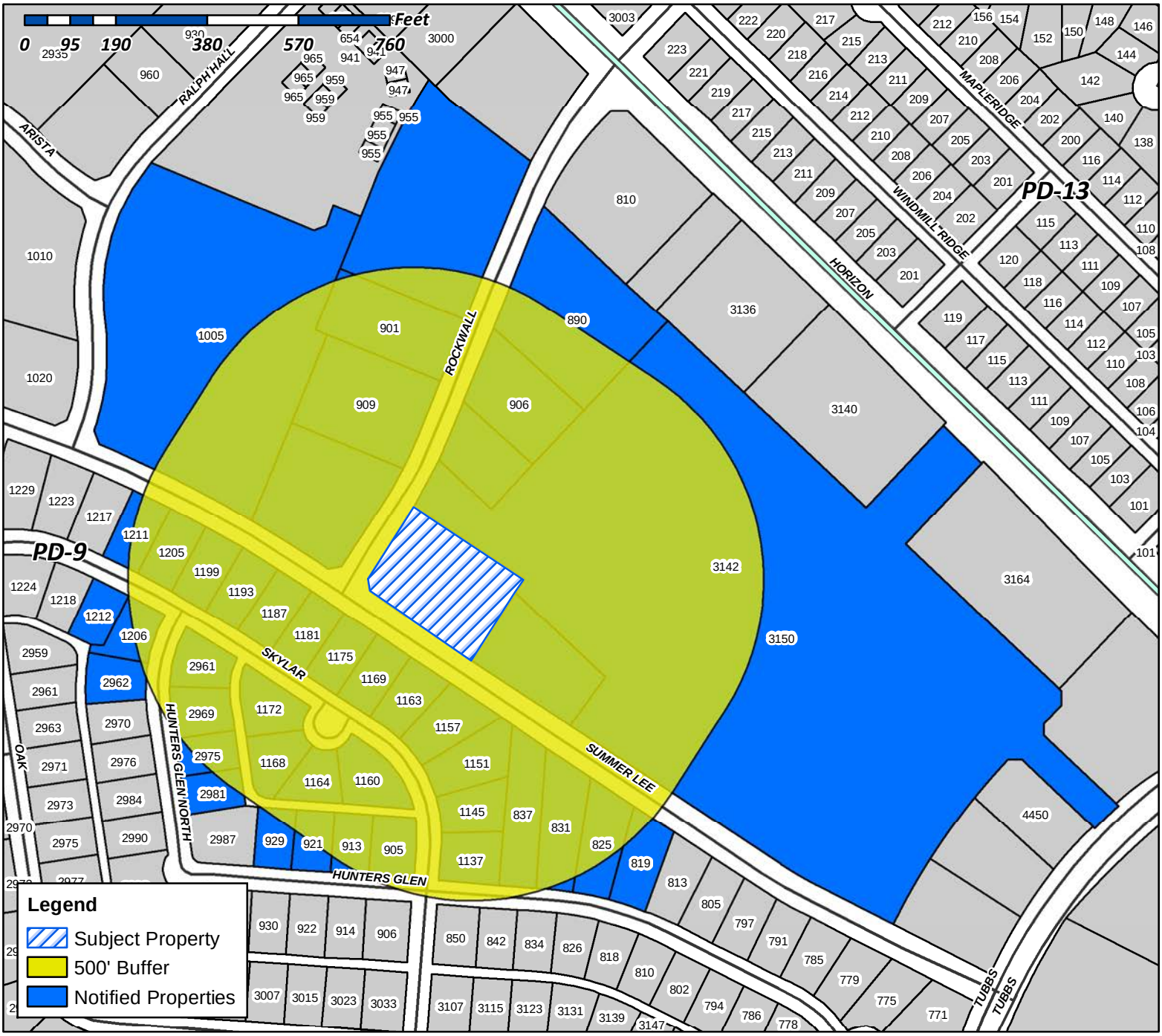
PARKHILL GAIL C &
PO BOX 100
PARIS, TX 75461

SEYMORE REVOCABLE LIVING TRUST
PO BOX 1987
ROCKWALL, TX 75087

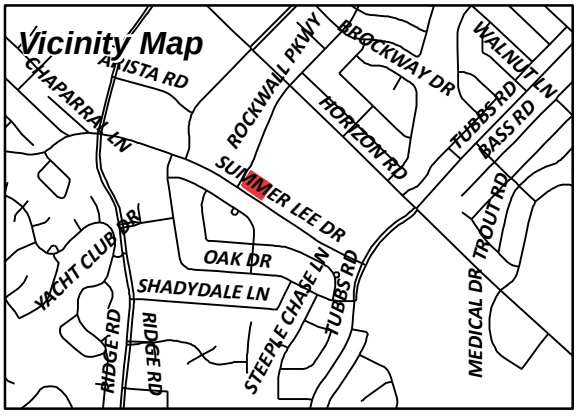
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2019-019
Case Name: SUP for Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development (PD-5) District
Case Address: 920 Rockwall Parkway



Date Created: ***8/19/2019***

For Questions on this Case Call (972) 771-7745

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From: Morales, Laura
To: "Carol Gemmell"
Cc: Brooks, Korey
Subject: RE: Z2019-019
Date: Thursday, September 05, 2019 2:51:07 PM

Mrs. Gemmell,
I'm forwarding your email with your expressed concerns and questions to the case manager for the case, Korey Brooks.

Thank you.

Laura

From: Carol Gemmell [redacted]
Sent: Thursday, September 5, 2019 2:39 PM
To: Morales, Laura <lmorales@rockwall.com>
Subject: Re: Z2019-019

Dear Ms. Morales

What kind of light will be on the tower? When the large tower was put on the fire station land a number of years ago, it had a light that produced a terrible noise when it flashed. It took me nearly a year of complaining, before eventually someone from planning visited my home, along with the fire chief, and agreed that it was a **torturous nuisance** and the light was changed so that it was silent. The problem at that time was standing under the pole hardly any noise was noticeable, but whenever they visited my home (the back of my house faces the fire station and Summer Lee) they could hear the noise at the front of the house, which is on Skylar Drive. The fire station is on higher ground than our home and for whatever, reason any noise coming from the fire station is accentuated seven fold. **I do not want a repetition of that horrible year, where we were unable to sit in our yard or use our pool because of the noise**. Please advise and refer back to your records if necessary!!

Looking at the plans it would appear that the proposed new tower is in front of the existing tower, and nearer to Summer Lee - why can it not be set further back and nearer to the commercial area, rather than being set nearest to the residential area - since it is so ugly and will undoubtedly cause problems if we tried to sell our house. Undoubtedly the existing eye sore of a tower puts any buyers off, so an extra one will cause even more problems.

MOST IMPORTANTLY - what research has been done regarding the risk to our health. Do you have documentation. It would appear that people who live so close to these radio towers experience headaches, loss of memory and even cardiovascular issues.
I would like the city to put in writing that there is absolutely no risk to health whatsoever, and if they cannot do so then the question is why would they risk their residents health for the sake of $$$$'s. It would appear from the documentation you sent to me that there will be other communications added to, and using the tower. I can only imagine that this increases our health risk exposure.

I await your response.

Regards,

Carol Gemmell.

On Thu, Sep 5, 2019 at 1:32 PM Morales, Laura <lmorales@rockwall.com> wrote:

> Mrs. Gemmell,
> Please see below link with the documents the applicant provided. Feel free to contact us should you have any additional questions. Thank you.
>
> Z20196-019: http://www.rockwall.com/pz/Planning/Development%20Cases/2019/Z2019-019.pdf
>
> *Laura Morales*
> Planning & Zoning Coordinator
> City of Rockwall Planning & Zoning Department
> 972-771-7745 | 972-772-6438
> Lmorales@rockwall.com |http://www.rockwall.com/planning/

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PLEASE RETURN THE BELOW FORM

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: BETTY ALLEN

Address: 1211 SKYLAR DRIVE

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

August 16, 2019

The Honorable Members of
The Rockwall City Council and The Rockwall Planning and Zoning Commission
385 S. Goliad Street
Rockwall. TX 75097

RE: Letter of Intent - SUP for a Wireless Communication Tower at 920 Rockwall Parkway

Dear Members of the City Council and Planning and Zoning Commission:

AT&T, represented by Crafton Communications, is pleased to submit this Application for SUP to allow development of a 110 FT Monopole Communication Tower with a landscaped equipment compound at 920 Rockwall Parkway. The proposed site part of the Fire Station property at that location.

The subject facility is needed to meet the rapidly increasing demand for wireless voice and data services in the residential and retail neighborhoods surrounding the fire station. This demand has placed a strain on AT&T's limited capacity. AT&T would like to stress, however, that this proposal is aimed at addressing the concern for better wireless coverage well before there is a problem for general or emergency calls.

The search for a site was thorough, and it should be noted that there were no opportunities for collocating on existing structures, an option that is much preferred whenever possible. With approval of this site, the City will be encouraging other telecom carriers to collocate on the AT&T structure, which will be made available for leasing at market rates established by master lease agreements within the industry.

This proposal is also an opportunity to make the existing telecom site more attractive. AT&T is planning to remove some of the existing chain link fencing and replace it with decorative wrought iron, surrounding the existing equipment as well as the new equipment. This fence in turn will be surrounded with evergreen Leyland Cypress trees.

AT&T is proud to be of service to the people who call Rockwall home. This un-manned site will work hard in its service to the community while placing no service demand on drainage, water, sewer, schools, parks or roads.

We look forward to visiting with you regarding this project.
Thank you for your thoughtful consideration.

Doug Henderson, AICP
Site Acquisition Contractor
Crafton Communications, Inc.
1870 Crown Drive, Suite 1500
Dallas, TX 75234
817-729-7006

N MN
2°58' E
NORTH

LOT 5 BLOCK B
HORIZON RIDGE ADDITION
CAB. F, PG. 130
P.R.R.C.T.
ZONING: PD-9

ROCKWALL PARKWAY
(60' PUBLIC ROW)

AT&T EASEMENT
CAB. G, PG. 43

SSMH
FH
GAS MTR

NEW 5' FIBER/UTILITY
EASMENT. REF. SURVEY

OFH

LOT 15 BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CAB. G, PG. 275
P.R.R.C.T.
ZONING: PD-9

24' FIRE LANE, ACCESS
& UTILITY EASEMENT
CAB. G, PG. 43

15' TXU EASEMENT
2007-00376826

EXISTING PROPERTY LINE

260'-0"

GATE

NEW 6' TALL WROUGHT IRON
FENCE & LANDSCAPING

REF. ENLARGED CONCEPTUAL SITE
PLAN ON SHT. ZD.02 FOR ENLARGED
VIEW OF THIS AREA

OWNER:
CITY OF ROCKWALL
VOL. 1738, PG. 8
D.R.R.C.T.

EXISTING FIRE
STATION

16" OAK

6X PVC/RISERS

14" CYPRESS

LOT 9 BLOCK A
HORIZON RIDGE CENTER
CAB. E, PG. 149
P.R.R.C.T.
ZONING: PD-9

CONCRETE
PAVING

EQUIPMENT
SHELTER

NEW AT&T LEASE AREA
(553 SQ. FT.) REF. SURVEY

EXISTING 200' MONOPOLE
TOWER, EQUIPMENT SHELTER
& ICE BRIDGE TO REMAIN

NEW 110' MONOPOLE TOWER

37'-0"

10'-0"

EXISTING FIRE
STATION

TS VAULT

SSCO

SSCO
SSCO
SSMH
SSMH
14"
CYPRESS

CONCRETE
PAVING

16" OAK

NEW 24' ACCESS EASEMENT
REF. SURVEY

167'-0"

CONCRETE
PAVING

CONCRETE
PAVING

15' TXU EASEMENT
2007-00376826

GATE

FH

LOT 12 BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CAB. G, PG. 43
P.R.R.C.T.
ZONING: PD-9

BLOCK E
FOXCHASE PHASE V ADDITION
CAB. D, PG. 110
P.R.R.C.T.
ZONING: PD-9

SUMMER LEE DRIVE
(60' PUBLIC ROW)

STORM MH

15' BUILDING LINE
CAB. G, PG. 43

1 CONCEPTUAL SITE PLAN
SCALE: (34" X 22") 1"=20'-0"
SCALE: (17" X 11") 1"=40'-0"

SCALE (FEET)
0 20 40 60 80

NOTES:

1. ALL NEW LANDSCAPING TO BE PROVIDED AS REQUIRED BY THE CITY OF ROCKWALL AND SHALL BE IRRIGATED PER CITY OF ROCKWALL CODES AND REGULATIONS.

2. NO NEW IMPROVEMENTS SHALL BE PLACED WITHIN THE APPARENT DETENTION/DRAINAGE DITCH AREA.

ZONING CASE NUMBER:
Z2019-019

CELERIS GROUP

Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
www.celerisgroup.com

Engineer:
Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
Registration No: F-13992

STAMP:

STATE OF TEXAS
ZHENJING GUO
84667
LICENSED
PROFESSIONAL ENGINEER
9/3/2019

No.	Description	Date
A	ISSUED FOR PRELIM REVIEW	08/14/19
B	ISSUED FOR PRELIM REVIEW	08/16/19
0	ISSUED	09/03/19

AT&T

AT&T SITE NUMBER
DXL04460

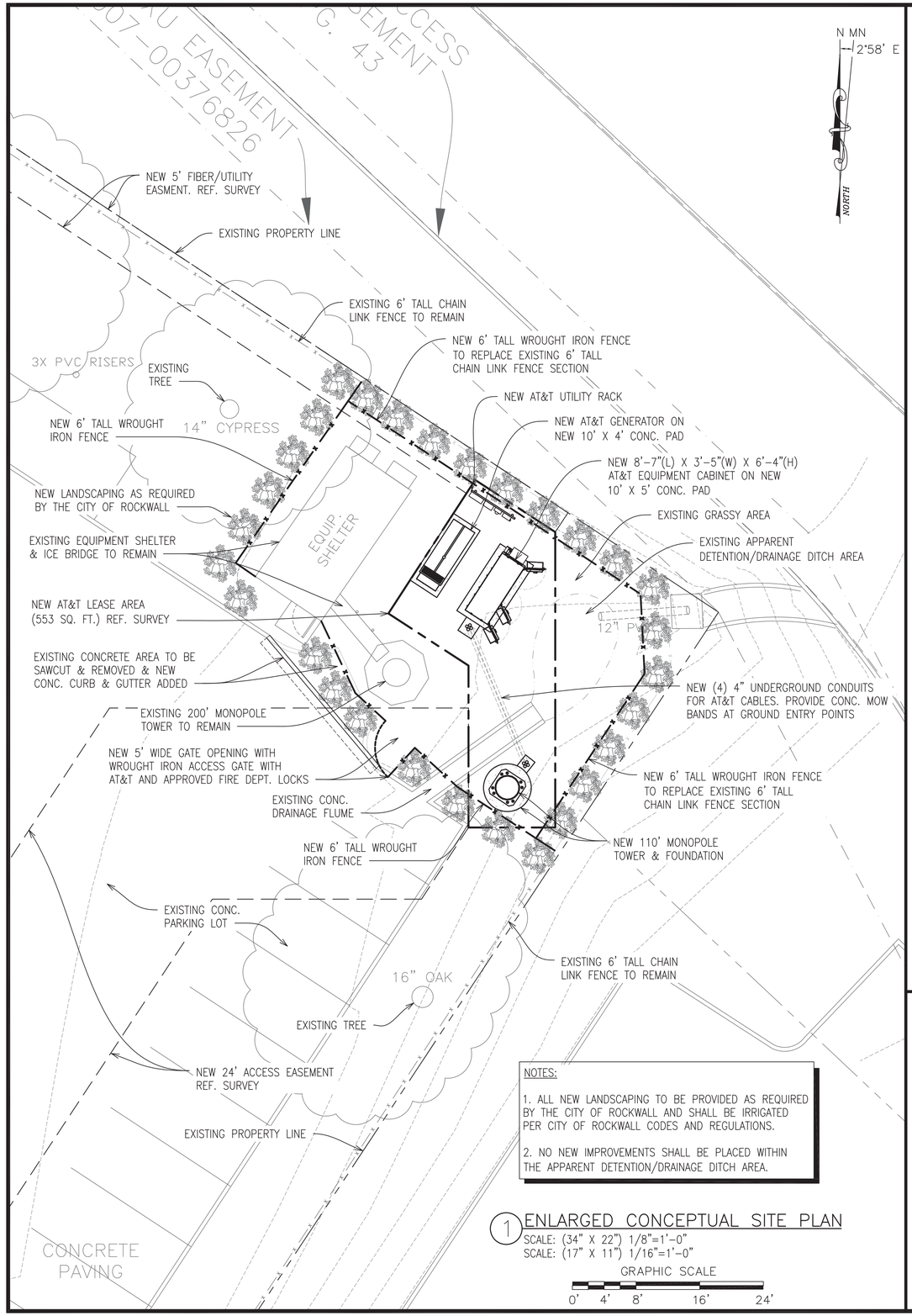
AT&T SITE NAME
FREEDOM COURT /
ROCKWALL

CONCEPTUAL SITE PLAN

Project number	19-13702
Date	09/03/19
Drawn by	BA
Checked by	ZG

ZD.01

Scale



NOTES:

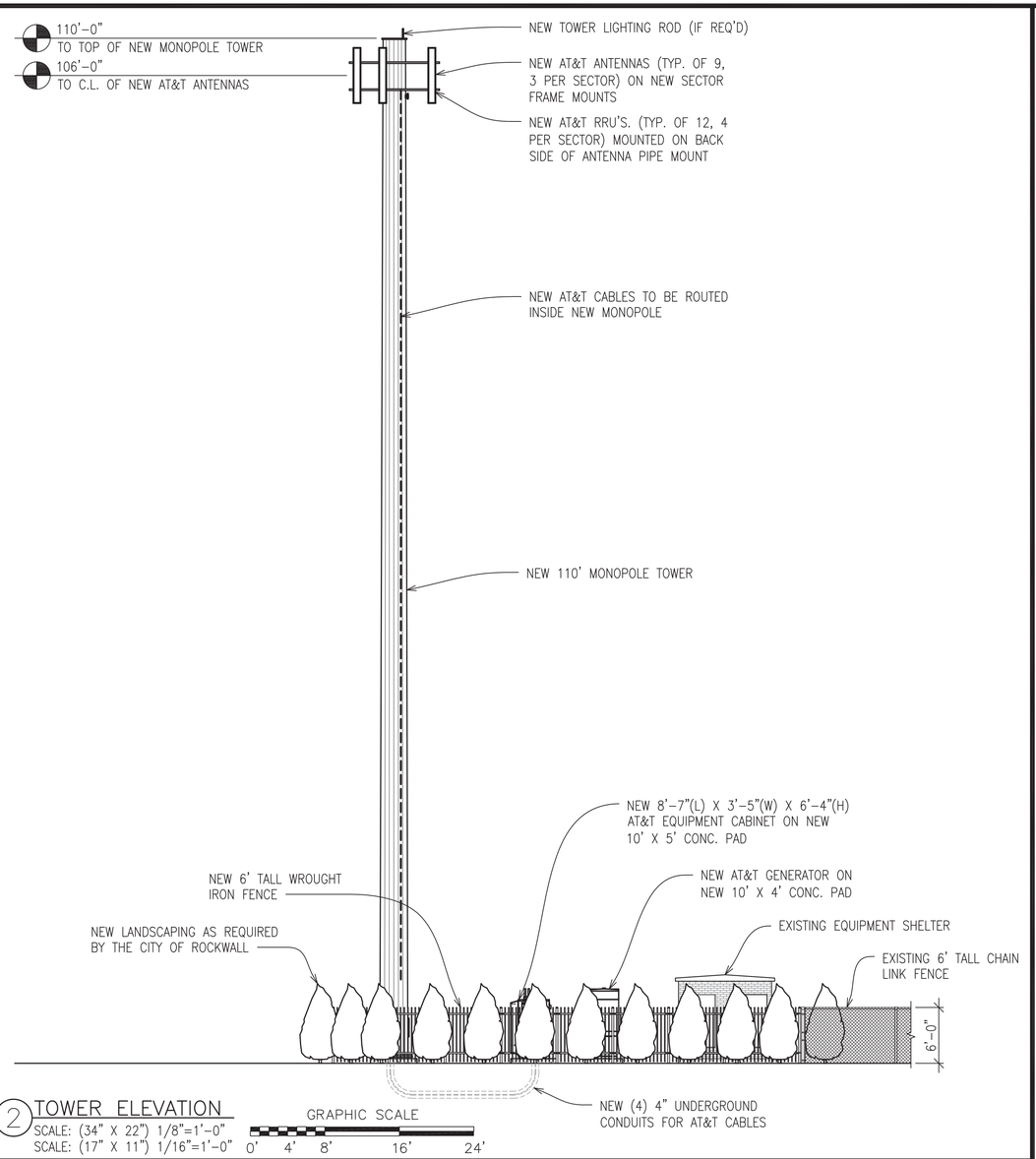
1. ALL NEW LANDSCAPING TO BE PROVIDED AS REQUIRED BY THE CITY OF ROCKWALL AND SHALL BE IRRIGATED PER CITY OF ROCKWALL CODES AND REGULATIONS.

2. NO NEW IMPROVEMENTS SHALL BE PLACED WITHIN THE APPARENT DETENTION/DRAINAGE DITCH AREA.

1 ENLARGED CONCEPTUAL SITE PLAN

SCALE: (34" X 22") 1/8"=1'-0"
SCALE: (17" X 11") 1/16"=1'-0"

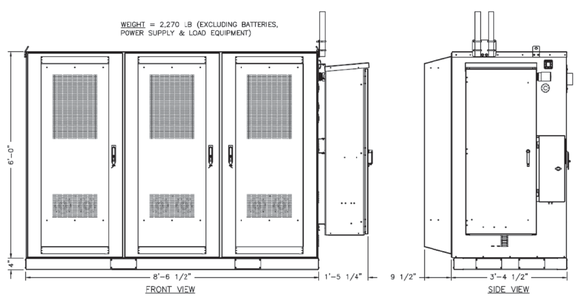
GRAPHIC SCALE
0' 4' 8' 16' 24'



2 TOWER ELEVATION

SCALE: (34" X 22") 1/8"=1'-0"
SCALE: (17" X 11") 1/16"=1'-0"

GRAPHIC SCALE
0' 4' 8' 16' 24'



3 EQUIPMENT CABINET ELEVATIONS

SCALE: (34" X 22") N.T.S.
SCALE: (17" X 11") N.T.S.

ZONING CASE NUMBER:
Z2019-019

CELERIS GROUP

Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
www.celerisgroup.com

Engineer:
Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
Registration No: F-13992

STAMP:



No.	Description	Date
A	ISSUED FOR PRELIM REVIEW	08/14/19
B	ISSUED FOR PRELIM REVIEW	08/16/19
0	ISSUED	09/03/19

AT&T

AT&T SITE NUMBER
DXL04460

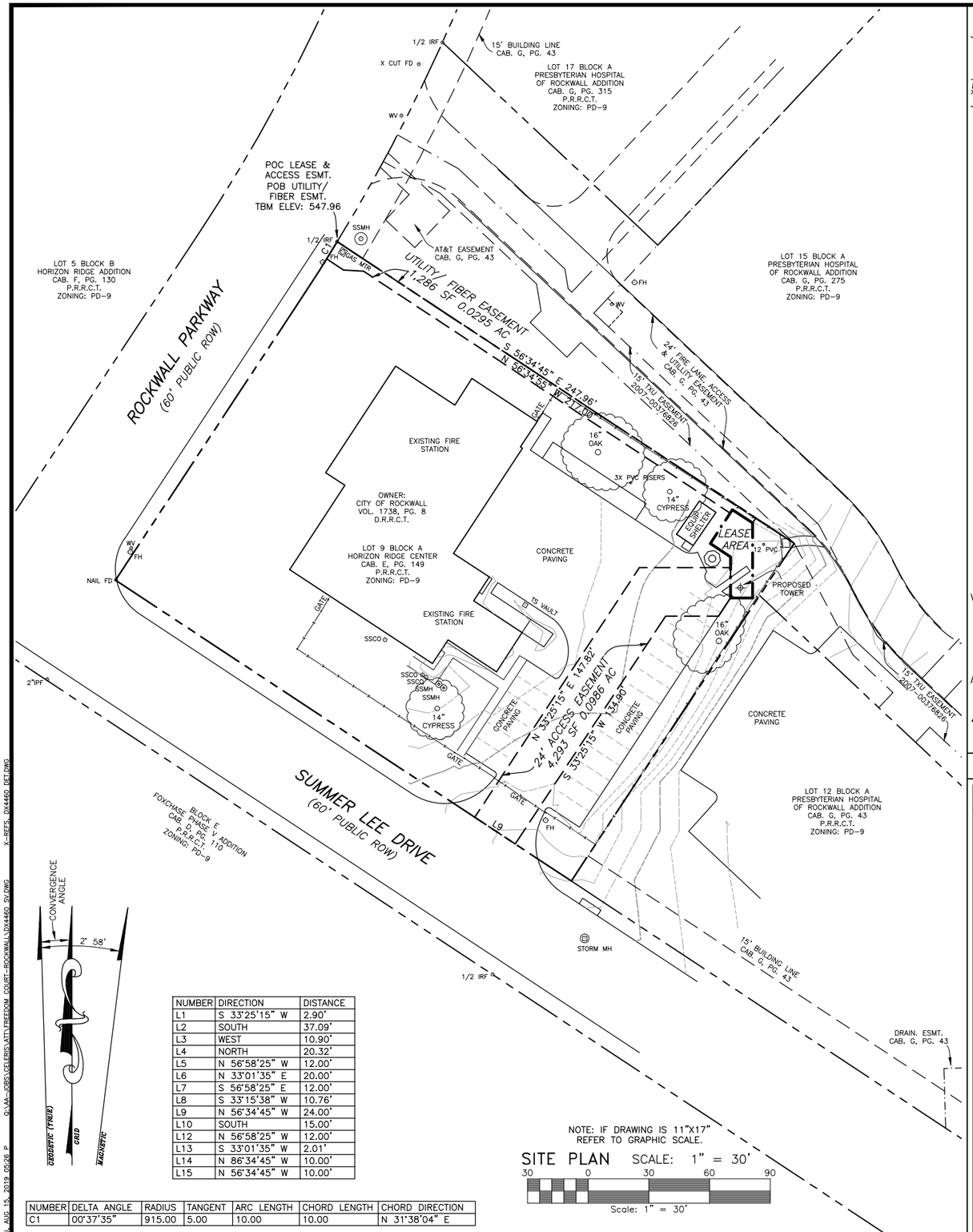
AT&T SITE NAME
FREEDOM COURT / ROCKWALL

ENLARGED CONCEPTUAL SITE PLAN / TOWER ELEVATION

Project number	19-13702
Date	09/03/19
Drawn by	BA
Checked by	ZG

ZD.02

Scale



NUMBER	DIRECTION	DISTANCE
L1	S 33°25'15" W	2.90'
L2	SOUTH	37.09'
L3	WEST	10.90'
L4	NORTH	20.32'
L5	N 56°58'25" W	12.00'
L6	N 33°01'35" E	20.00'
L7	S 56°58'25" E	12.00'
L8	S 33°15'38" W	10.76'
L9	N 56°34'45" W	24.00'
L10	SOUTH	15.00'
L12	N 56°58'25" W	12.00'
L13	S 33°01'35" W	2.01'
L14	N 86°34'45" W	10.00'
L15	N 56°34'45" W	10.00'

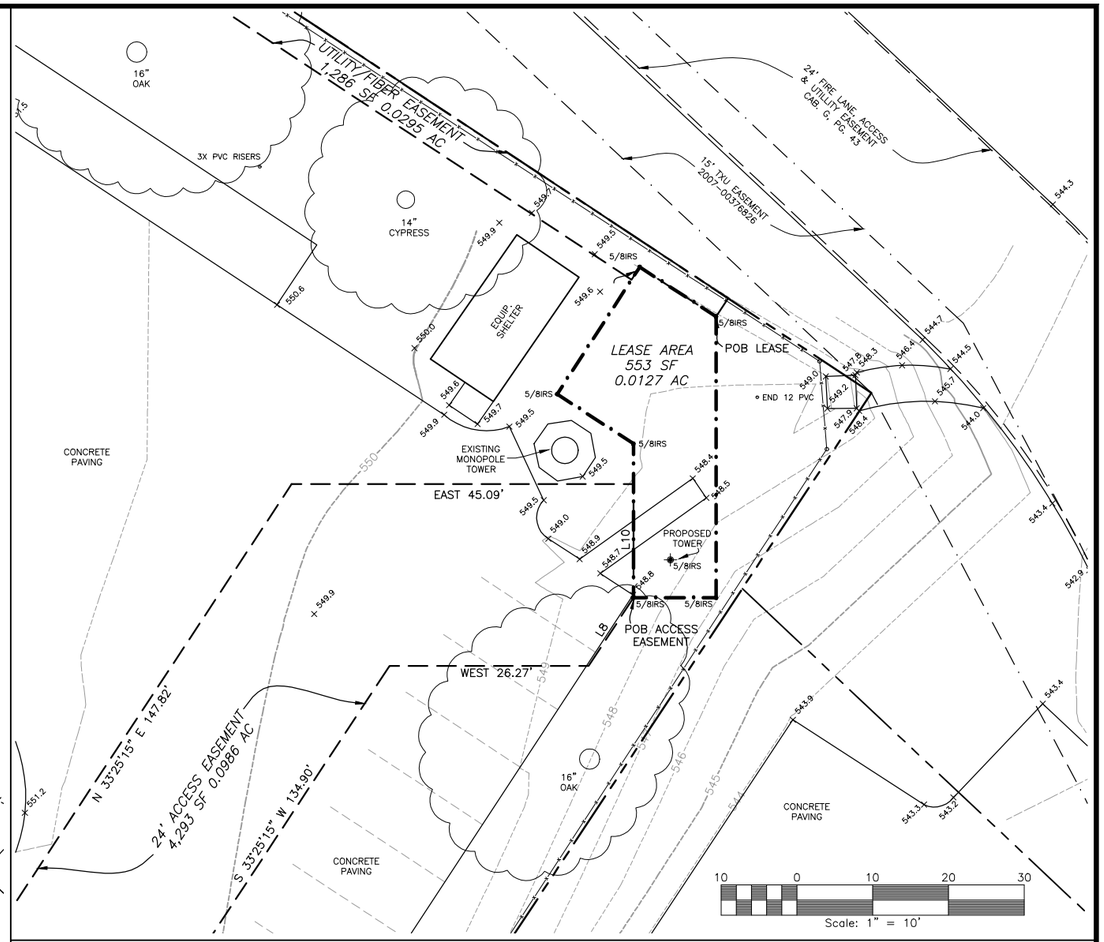
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	00°37'35"	915.00	5.00	10.00	10.00	N 31°38'04" E

NOTE: IF DRAWING IS 11"X17" REFER TO GRAPHIC SCALE.

SITE PLAN SCALE: 1" = 30'

30 0 30 60 90

Scale: 1" = 30'



ENLARGED SITE PLAN SCALE: 1" = 10'

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:

Latitude (DMS): N 32° 53' 06.5541" NAD83
Longitude (DMS): W 96° 28' 04.5605" NAD83
Latitude (DD): N 32.885154° NAD83
Longitude (DD): W 96.467933° NAD83
Ground Elevation (AMSL): 548.5 Feet

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

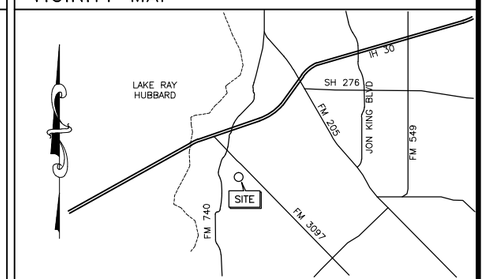
CONVERGENCE ANGLE: 1° 06' 30"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48397C0040L, DATED 09/26/2008. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

- PP – POWER POLE
- TPED – TELEPHONE RISER
- WV– WATER VALVE
- FH – FIRE HYDRANT
- TOWER CENTROID
- LP – LIGHT POLE
- EM – ELECTRIC METER
- GM – GAS METER
- IRS – IRON ROD SET
- IRF – IRON ROD FOUND
- TBM BENCH MARK
- BUILDING LINES
- FENCE LINE
- OHP POWER LINE

VICINITY MAP



SURVEYOR'S CERTIFICATE}

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the "Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas".

Kurtis R. Webb
R.P.L.S. #4125

KRW JOB NO: 216-150

Webb Surveying, Inc.
3401 Custer Road
Suite 190
Plano, TX 75023
Land Surveyors
Phone: (972) 599-2300
Fax: (972) 599-2302
mail@webbsurveying.com

SURVEY

SITE NAME: FREEDOM COURT/ROCKWALL
SITE NUMBER: DX4460
920 ROCKWALL PARKWAY
ROCKWALL, TX 75032

at&t

STATE OF TEXAS
KURTIS R. WEBB
4125
REGISTERED PROFESSIONAL LAND SURVEYOR

DRWN KRW
CK KRW

NO:	DATE:	DESCRIPTION:
1	09/12/2016	DATE OF SURVEY
2	09/19/2016	ISSUED
3	01/12/2017	ADDED NEW TOWER
4	07/26/2019	REVISED LEASE AREA
5	08/15/2019	MISC. REVISIONS
6		
7		

SV-1

THU, AUG 15, 2019 05:26 P Q:\AA-JOBS\CLIENTS\ATT\FREEDOM COURT-ROCKWALL\DX4460_SV.DWG X-REFS: DX4460_DET.DWG

PARENT TRACT

Being a tract or land, situated In the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, State of Texas, and being a part of Tract 1 as recorded in Volume 1119, Page 246, of the Deed Records of
Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the TxDOT right-of-way concrete monument located on the west right-of-way of FM 3097, and also being 515.34 feet south of the centerline of Rockwall Parkway, THENCE N 45° 46' 04" W, for a distance of 465.34 feet to a 1/2" iron rod set for a corner; THENCE S 44° 15' 22" W, for a distance of 33.49 feet to a 1/2" iron rod set for a corner; THENCE along a curve to the left having a central angle of 22s 06' 20", a radius of 795.00 feet, for length of 306.72 feet to a 1/2" iron rod set for a corner; THENCE S 22° 09' 01" W for a distant of 471.78 feet to a 1/2" iron rod set for a corner; THENCE along a curve to the right having a central angle of 9° 49' 03", a radius of 915.00 feet, for length of 146.46 feet to a 1/2" iron rod set for a corner and also being the POINT OF BEGINNING;

THENCE S 56° 34' 45" E for a distant of 270.62 feet to a 1/2" iron rod set for a corner;

THENCE S 33° 25 33" VV. for a distant of 200.00 feet to a 1/2" iron rod set for a corner;

THENCE N 56° 34' 45" W, for a distant of 270.00 feet to a 1/2" iron rod set for a corner;

THENCE N 33 25' 38"W for a distant of 166.37 feet to a 1/2" iron rod set for a corner;

THENCE along a curve to the left having a central angle of 2° 06' 22", a radius of 915.00 feet, for a length of 33.63 feet to a 1/2" iron rod for a POINT OF BEGINNING and containing 1.2393 acres (54,007 SF) of land, more or less.

BEING that certain tract of land as described by Special Warranty Deed dated October 15, 1999, and conveyed to City of Rockwall, Texas, recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas.

LEASE AREA

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

1. SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
2. WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
3. NORTH, a distance of 20.32 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
4. North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
5. North 33 degrees 01 minutes 35 seconds East, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
6. South 56 degrees 58 minutes 25 seconds East, a distance of 12.00 feet to the POINT OF BEGINNING hereof and containing 0.0127 acres or 553 square feet of land, more or less.

ACCESS EASEMENT

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

1. South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northeast corner of the lease area described hereon;
2. Along the east line of said lease area, SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the southeast corner of said lease area;
3. Along the south line of said lease area, WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the most southerly southwest corner of said lease area and the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

1. South 33 degrees 15 minutes 38 seconds West, a distance of 10.76 feet to a Point;
2. WEST, a distance of 26.27 feet to a Point;
3. South 33 degrees 25 minutes 15 seconds West, a distance of 134.90 feet to a Point on the northerly right-of-way line of Summer Lee Drive (60' public right-of-way);

THENCE along the northerly right-of-way line of Summer Lee Drive, North 56 degrees 34 minutes 45 seconds West, a distance of 24.00 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

1. North 33 degrees 25 minutes 15 seconds East, a distance of 147.82 feet to a Point;
2. EAST, a distance of 45.09 feet to a Point on the west line of said lease area;
3. Along the west line of said lease area, SOUTH, a distance of 15.00 feet to the POINT OF BEGINNING hereof and containing 0.0986 acres or 4,293 square feet of land, more or less.

UTILITY/FIBER EASEMENT

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

1. South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to a Point;
2. North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a Point;
3. South 33 degrees 01 minutes 35 seconds West, a distance of 2.01 feet to a Point;
4. North 56 degrees 34 minutes 55 seconds West, a distance of 217.00 feet to a Point;
5. North 86 degrees 34 minutes 45 seconds West, a distance of 10.00 feet to a Point;
6. North 56 degrees 34 minutes 45 seconds West, a distance of 10.00 feet to a Point, same being on the easterly right-of-way line of Rockwall Parkway;

THENCE along the easterly line of Rockwall Parkway, and along a curve to the left having a radius of 915.00 feet, an arc distance of 10.00 feet, through a central angle of 00 degrees 37 minutes 35 seconds,
and whose chord bears North 31 degrees 38 minutes 04 seconds East, a distance of 10.00 feet to the POINT OF BEGINNING hereof and containing 0.0295 acres or 1,286 square feet of land, more or less.

EASEMENT NOTES:

Channel Easement for Highway Purposes by Kirby Albright to State of Texas, dated 3/1/1969 recorded 3/10/1969 in book 86 page 97. Does not affect the subject tract.

Sewer Easements for Existing Lines by Whittle Development Corporation to City of Rockwall, dated 3/12/1987 recorded 3/26/1987 in Volume 313, Page 232. Does not affect the subject tract.

Easement and Right of Way by Schlumberger Technology Corporation, a Texas Corporation to Texas Utilities Electric Company, a Texas Corporation, dated 5/18/1994 recorded 6/9/1994 in Volume 909, Page 192. Does not affect the subject tract.

Mineral Deed between J.L. Parker and Helen Alexander, the wife of J.D. Alexander dated 3/31/1966 in Volume 75, Page 201. Affects parent tract.

Mineral Reservation in Deed between The National Life and Accident Insurance Company dated 11/1/1940 in Volume 36, Page 233. Affects parent tract.

Plat recorded 8/9/1968 in book 2 page 5. Does not affect the subject tract.

Plat recorded 12/28/2001 in Instrument No. 247845 (Cabinet E, Page 149, Plat Records, Rockwall County, Texas). Pertains to the parent tract.

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:

Latitude (DMS): N 32° 53' 06.5541" NAD83
Longitude (DMS): W 96° 28' 04.5605" NAD83
Latitude (DD): N 32.885154° NAD83
Longitude (DD): W 96.467933° NAD83
Ground Elevation (AMSL): 548.5 Feet

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

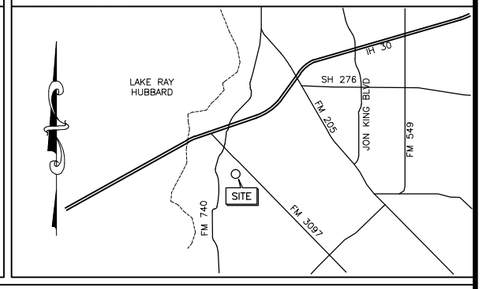
CONVERGENCE ANGLE: 1° 06' 30"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48397C0040L, DATED 09/26/2008. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

- PP – POWER POLE
- TPED – TELEPHONE RISER
- WV– WATER VALVE
- FH – FIRE HYDRANT
- TOWER CENTROID
- LP – LIGHT POLE
- EM – ELECTRIC METER
- GM – GAS METER
- IRS – IRON ROD SET
- IRF – IRON ROD FOUND
- TBM BENCH MARK
- BUILDING LINES
- FENCE LINE
- OHP POWER LINE

VICINITY MAP



SURVEYOR'S CERTIFICATE}

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the "Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas".

Kurtis R. Webb
R.P.L.S. #4125

KRW JOB NO: 216-150

Webb Surveying, Inc.
Land Surveyors
3401 Custer Road
Suite 190
Plano, TX 75023
Phone: (972) 599-2300
Fax: (972) 599-2302
mail@webbsurveying.com

SURVEY

SITE NAME: FREEDOM COURT/ROCKWALL
SITE NUMBER: DX4460
920 ROCKWALL PARKWAY
ROCKWALL, TX 75032

at&t

STATE OF TEXAS
REGISTERED
KURTIS R. WEBB
4125
PROFESSIONAL
LAND SURVEYOR

DRWN KRW
CK KRW

NO:	DATE:	DESCRIPTION:
1	09/12/2016	DATE OF SURVEY
2	09/19/2016	ISSUED
3	01/12/2017	ADDED NEW TOWER
4	07/26/2019	REVISED LEASE AREA
5	08/15/2019	MISC. REVISIONS
6		
7		

SV-2

THU, AUG 15, 2019 05:26 P Q:\AA-JOBS\CELEBRS\ATT\FREEDOM COURT-ROCKWALL\DX4460 SV.DWG X-REFS: DX4460 DET.DWG

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *FREESTANDING COMMERCIAL ANTENNA* ON A 0.0055-ACRE PORTION OF A LARGER 1.24-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK 1, HORIZON RIDGE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Doug Henderson of Crafton Communications for the approval of a Specific Use Permit (SUP) to allow a *freestanding commercial antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land being described as Lot 9, Block 1, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 9 (PD-9) and the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *freestanding commercial antenna* as stipulated by Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

PRELIMINARY 09.03.2019

Planned Development District 9 (PD-9) and the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *freestanding commercial antenna* on the *Subject Property* and conformance to these conditions are required for continued operations:

1) The *freestanding commercial antenna* shall generally conform to the concept plan and the conceptual antenna elevation depicted in *Exhibits 'B' & 'C'* of this ordinance;

2) The developer shall plant a thick vegetative screening adjacent to the boundaries of the leased area utilizing evergreen shrubs as depicted in *Exhibit 'C'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF OCTOBER, 2019.

DRAFT ORDINANCE 09-30-19

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *September 16, 2019*

2nd Reading: *October 7, 2019*

DRAFT ORDINANCE 09.10.2019

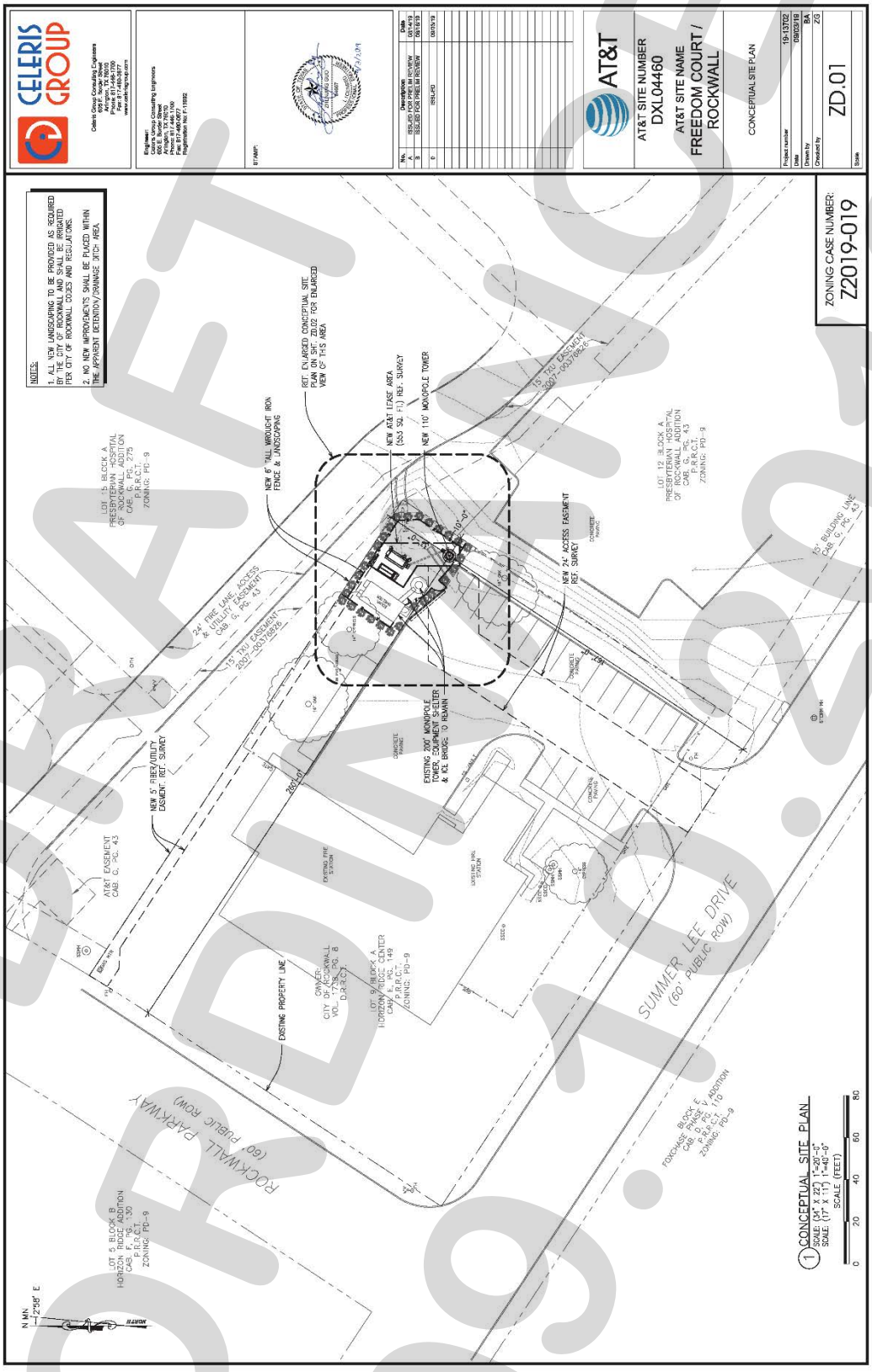
Exhibit 'A'
Zoning Exhibit

Address: *920 Rockwall Parkway*
Legal Description: *Lot 9, Block A, Horizon Ridge Center Addition*



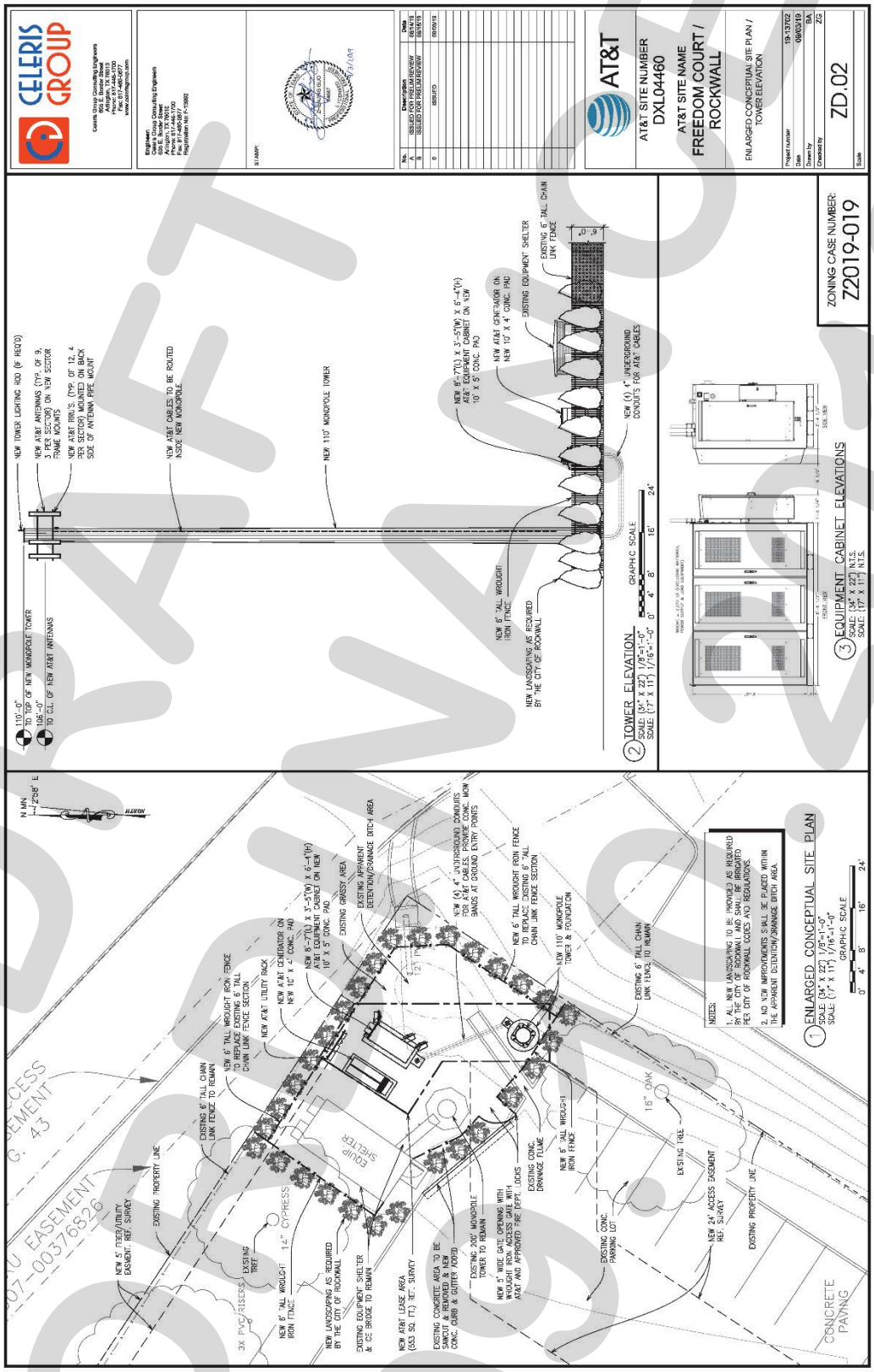
PROPOSED

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 09.10.2019

Exhibit 'C':
Conceptual Antenna Elevation and Landscape Plan



DRAFT 09/09/2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	September 10, 2019
APPLICANT:	Todd Panzner
CASE NUMBER:	Z2019-020.; *Zoning Change from AG to C*

SUMMARY

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65.* At the time of annexation, the subject property was zoned Agricultural (AG) District, which is considered to be a designation used for land that is reserved for future growth, agricultural purposes, or for areas where development is premature due to the lack of utilities, capacity, and/or service.

PURPOSE

On August 15, 2019, the applicant -- *Todd Panzner* -- submitted an application requesting to change the zoning from an Agricultural (AG) District to a Commercial (C) District for the 11.85-acre subject property.

ADJACENT LAND USES AND ACCESS

The subject property is situated within the SH-276 Overlay (SH-276 OV) District, and is generally located south of the intersection of Green Circle and SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the *subject property* is SH-276, which is identified as a TXDOT6D (Texas Department of Transportation, six [6] lane, divided roadway) according to the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an unincorporated area of the City's Extraterritorial Jurisdiction (ETJ) that contains a mix of both residential and non-residential land uses.

South: Directly south of the *subject property* are several large tracts of vacant land zoned Agricultural (AG) District.

East: Directly east of the *subject property* are several tracts of land zoned Agricultural (AG) District that contain a mix of non-residential land uses, and that were annexed at the same time as the *subject property*.

West: Directly west of the *subject property* are two (2) large tracts of vacant land and a two (2) smaller tracts of land with single family homes situated on them. These properties were annexed at the same time as the *subject property* and are zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST AND STAFF ANALYSIS

The applicant is requesting to rezone the subject property from an Agricultural (AG) District to a Commercial (C) District for the purpose of facilitating the sale or future development of the property. Currently, the subject property is vacant, and consists of11.85-acres. The majority of this tract of land is situated within the 100-year floodplain, which will limit the development this property in the future. When development occurs on this property adequate public services (*i.e. infrastructure*) necessary to serve the property will be required.

INFRASTRUCTURE

Based on the applicant's request to rezone the subject property, the following infrastructure will be required to be constructed in order to provide adequate public services to the subject property:

Water: The Master Water Plan indicates that the subject property is located within Water Service Area 780 which is not currently serviced by the City of Rockwall. This service area is currently being served by the Blackland WSC. As a result, the applicant will be required to contact Blackland WSC in order to determine if the property can be serviced, and if sufficient flow can be provided for fire service.

Wastewater: The Master Wastewater Plan indicates that there is no wastewater infrastructure in the vicinity. There are no immediate plans for the City to install infrastructure in the area. As a result, the applicant will need to provide an On-site Sewage Facility (OSSF) meeting Rockwall County's standards.

Stormwater: On-site detention will be required to accommodate increases in stormwater runoff if development occurs.

Roadways: According to the Master Thoroughfare Plan, SH-276 is indicated as a TXDOT6D (*Texas Department of Transportation, six [6] lane, divided roadway*) which requires a minimum of 120-foot right-of-way and no on-street parking. The applicant is required to dedicate all portions of the subject property that is within 60-feet of the centerline of SH-276 at the time the subject property is platted.

All proposed infrastructure improvements must meet the Engineering Department's *Standards of Design and Construction*.

CONFORMANCE WITH THE CITY'S CODES

If developed the subject property will be required to conform to all requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan*, adopted with the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Estates District* and is designated for *Commercial/Retail* (*i.e. northern portion of property*) and *Parks and Open Space* land uses (*i.e. southern portion of property that is located in the 100-year floodplain*). The applicant's request to change the zoning of the subject property to a Commercial (C) District is in conformance with the *Commercial/Retail* designation. In addition, the OURHometown Vision 2040 Comprehensive Plan

seeks to "…(p)reserve the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*) in order to maintain a balance mix of land uses for fiscal sustainability …" [*Section 02.01; CH. 1; Page 1-1*]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential to 24.10% non-residential. If the City Council chooses to approve this case -- *since this case is proposing zoning in conformance to the Land Use Plan* -- the ratio will remain virtually the same. A more detailed view of the current and proposed land use ratios has been included in the attached packet. With all this being said, zoning requests are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

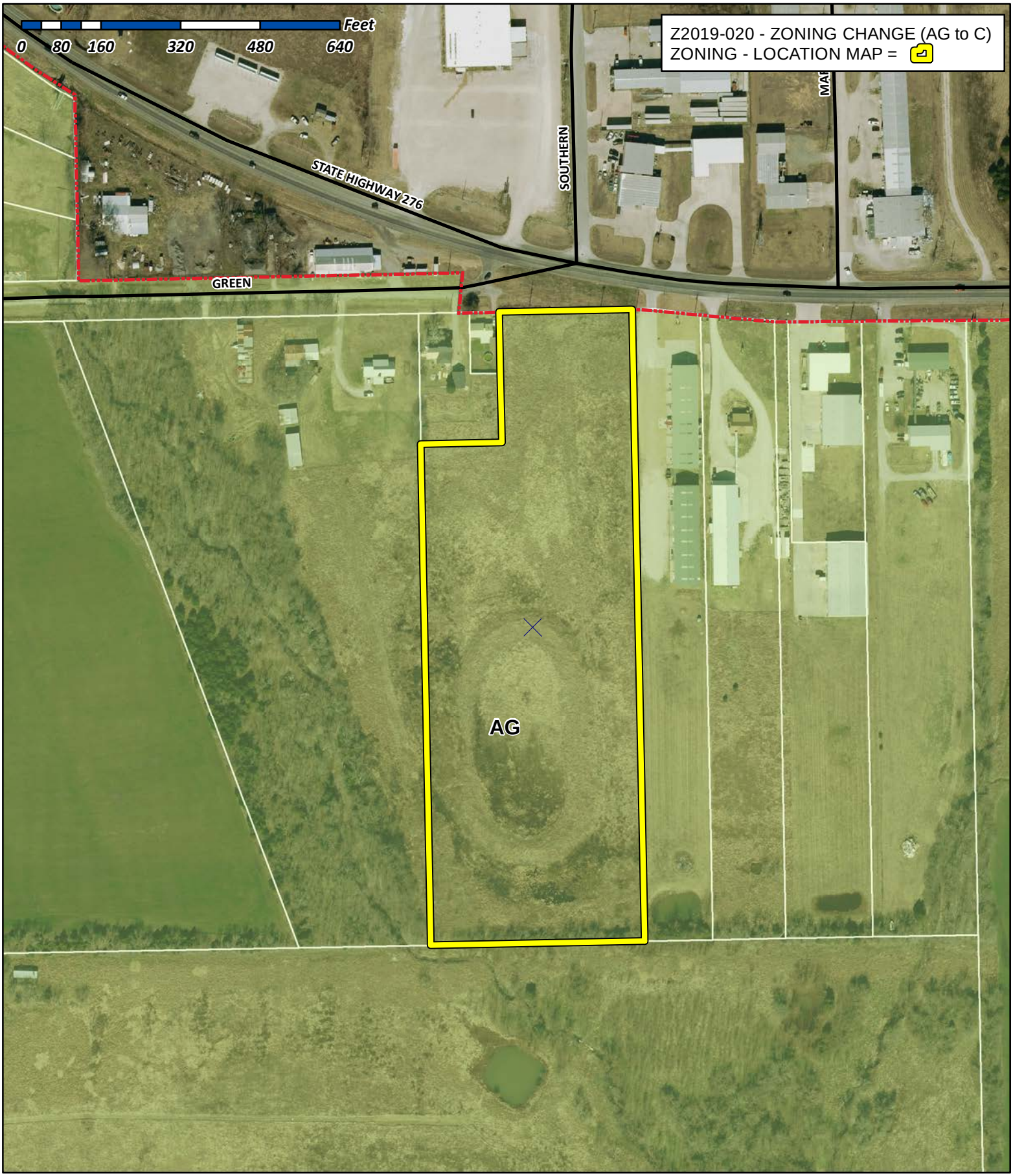
NOTIFICATIONS

On August 28, 2019, staff mailed 16 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there are no Homeowners Associations (HOA's) or neighborhood groups participating in the HOA/Neighborhood Notification Program within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning from an Agricultural (AG) District to a Commercial (C) District, then staff would propose the following conditions of approval:

(1) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

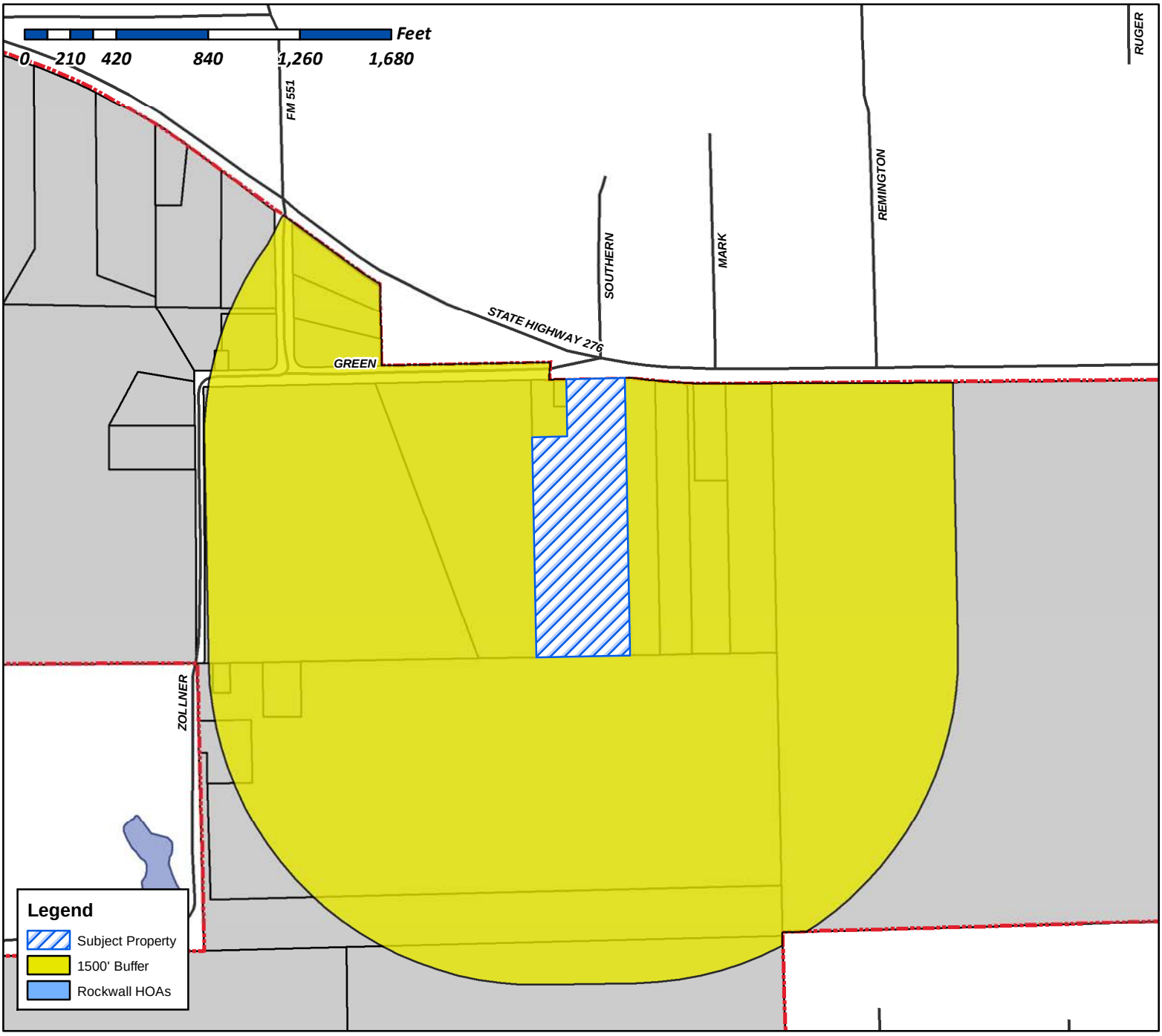
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

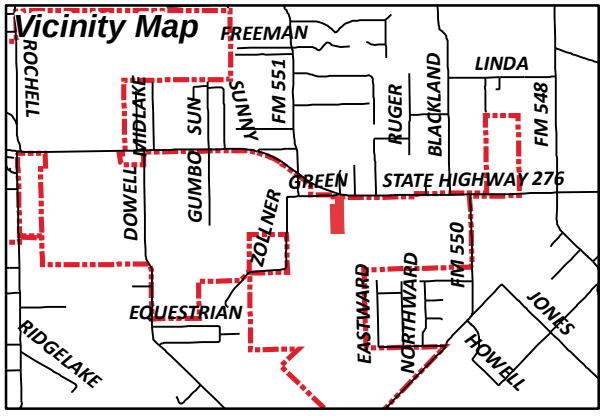
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of the Intersection of Green Circle and SH-276

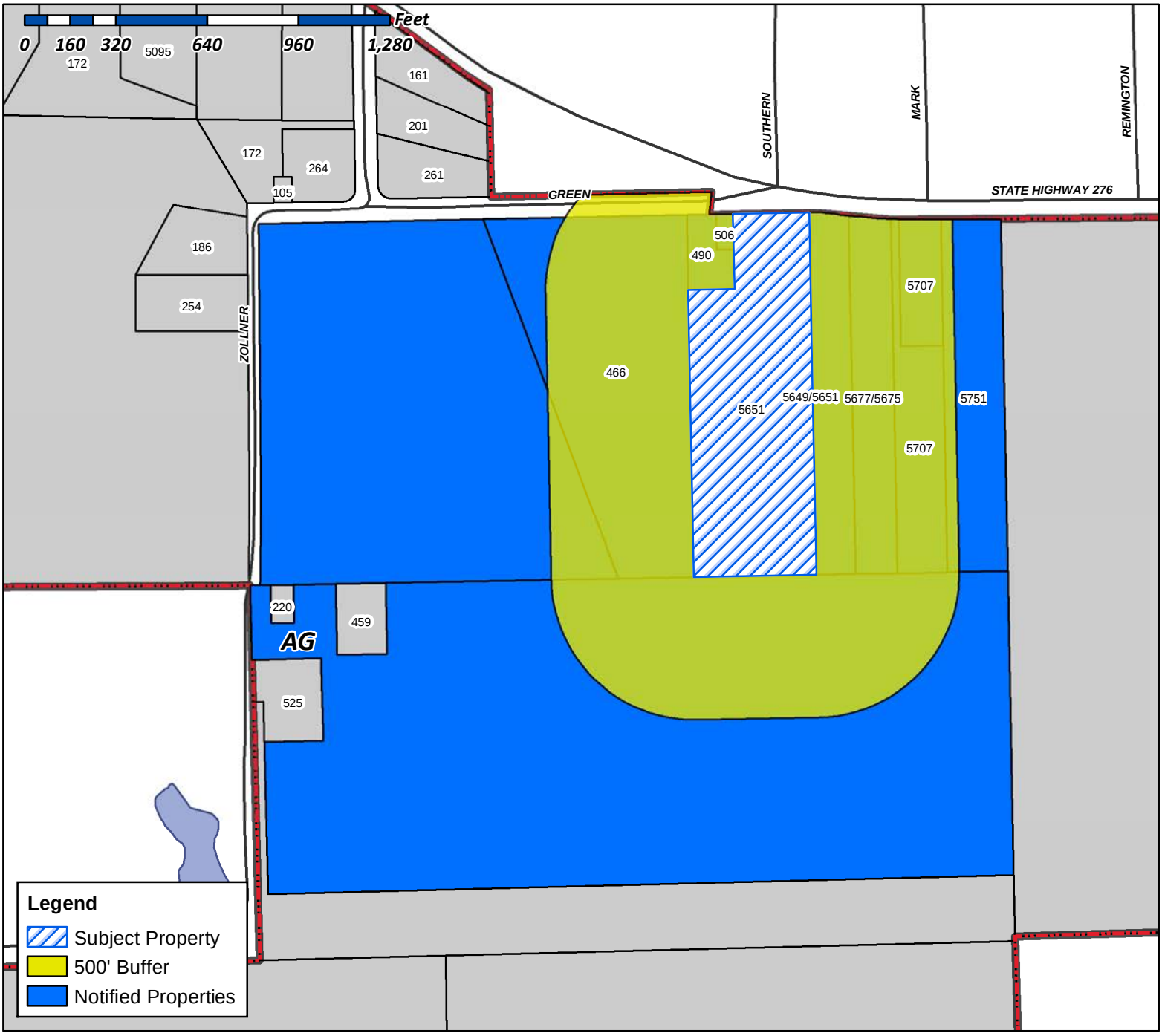
Date Created: ***8/20/2019***
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

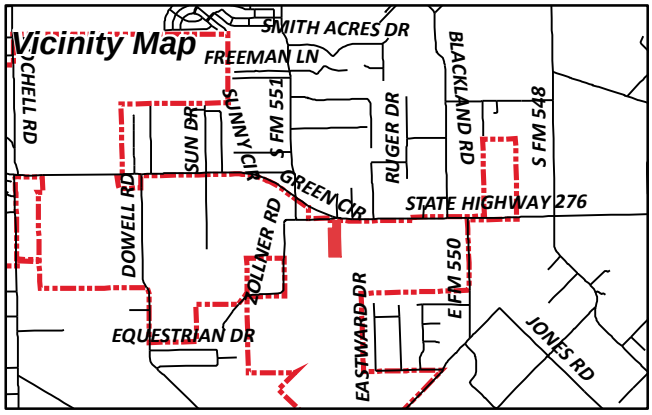
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Case Number: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Intersection of SH-276 and Green Circle

Date Created: *8/27/2019*

For Questions on this Case Call (972) 771-7745



ENRIQUEZ MARIA AND UBALDO
1225 LOST VIEW
ROYSE CITY, TX 75189

LIMON LORENZO & MARIANA
2305 STANFORD ST
GREENVILLE, TX 75401

THOMPSON JAMES
459 ZOLLNER RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
466 GREEN LOOP
ROCKWALL, TX 75087

CURRENT RESIDENT
490 GREEN CR
ROCKWALL, TX 75087

PANZNER TODD R AND
HEATHER PANZNER AND SHANNON PANZNER
500 HOFFMAN LN
HAUPPAUGE, NY 11788

PEARSON KYLE & JENNIFER
506 GREEN CIRCLE
ROYSE CITY, TX 75189

CURRENT RESIDENT
5649/5651 HWY276
ROCKWALL, TX 75087

CURRENT RESIDENT
5651 GREEN CIR
ROCKWALL, TX 75087

MULLEN ADVENTURES LLC
5677 STATE HIGHWAY 276
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

HASHERT TERRY
5751 STATE HIGHWAY 276
ROYSE CITY, TX 75189

KENNEDY RICK
9912 COUNTY ROAD 2426
TERRELL, TX 75160

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

PANZNER TODD R AND
HEATHER PANZNER AND SHANNON PANZNER
500 HOFFMAN LN
HAUPPAUGE, NY 11788

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-020: Zoning Change AG to C

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-020: Zoning Change AG to C

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

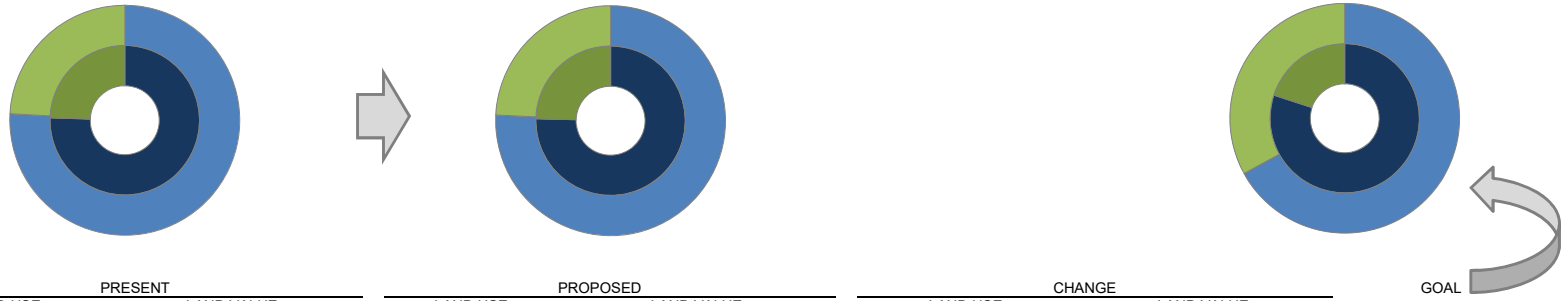
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

FISCAL IMPACT ANALYSIS TOOL

ASSUMPTIONS: (1) All values are based on the Appraised Value and *not* the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.
SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: *Z2019-020*
CASE NAME: *Zoning Change (AG to C)*

ZONING MAP

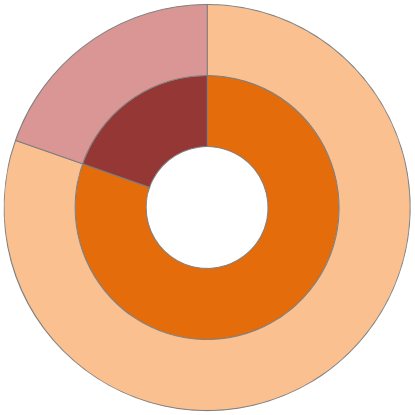


	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE				
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE	ACREAGE	VALUE	DIFFERENCE
RESIDENTIAL	10,932.42	75.48%	$ 4,084,912,315.77	75.90%	10,920.57	75.40%	4,084,751,155.77	75.79%	(11.85)	-0.08%	(161,160.00)	0.00%	80%	67%	-8.79%
NON-RESIDENTIAL	3,552.00	24.52%	$ 1,297,389,588.23	24.10%	3,563.85	24.60%	1,304,868,413.55	24.21%	11.85	0.08%	7,478,825.32	0.14%	20%	33%	-8.79%
	14,484.42	100.00%	$ 5,382,301,904.00	100.00%	14,484.42	100.00%	5,389,619,569.32	100.00%			7,317,665.32	0.14%	100%	100%	
OPEN SPACE	2,487.57		$ 380,531,381.26		2,487.57		$ 381,558,120.00								
TOTAL	16,971.99		$ 5,762,833,285.26		16,971.99		5,771,177,689.32								

	PRESENT	
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

	PROPOSED	
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

	CHANGE	
	ACRES	%
RESIDENTIAL	-	0.00%
NON-RESIDENTIAL	-	0.00%



FUTURE LAND USE MAP

ESTIMATED COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
BENCHMARKS				
Residential Value	$ -	$ -	$ -	$ -
Non-Residential Value	$ 161,160.00	$ 2,107,955.83	$ 2,107,955.83	$ -
Residential Acreage	-	-	$ -	$ -
Non-Residential Acreage	11.85	11.85	$ 11.85	$ -
ANNUAL REVENUES				
Residential Revenues	$ -	$ -	$ -	$ -
Non-Residential Revenues	$ 648.02	$ 12,504.06	$ 12,504.06	$ -
Direct Sales Tax Increase	$ -	$ 43,906.51	$ 43,906.51	$ -
Indirect Sales Tax Increase	$ -	$ -	$ -	$ -
Total Revenues	$ 648.02	$ 56,410.57	$ 56,410.57	$ -
ANNUAL EXPENDITURES				
Cost of Community Service for Residential	$ -	$ -	$ -	$ -
Cost of Community Service for Non-Residential	$ -	$ (17,438.62)	$ (17,438.62)	$ -
Total Estimated Expenditures	$ -	$ (17,438.62)	$ (17,438.62)	$ -
EST. ANN. COST/REVENUES	$ 648.02	$ 38,971.95	$ 38,971.95	$ -
OTHER BENCHMARKS				
Additional Citizens Added to Population		-	-	-
Estimated Non-Resident Consumers in City		30	107	77

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (*i.e. Equestrian Meadows*) and a medium density (*i.e. West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

A. Equestrian Meadows Subdivision
B. Westhaven Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (*i.e. water and wastewater facilities*), the following are the recommended strategies for this district:

1. *Opportunity Zone (Intersection of SH-276 & FM-548)*. When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (*i.e. an environment that provides the ability to live, work, shop and dine*).
2. *Suburban Residential*. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
3. *Commercial/Retail Centers*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Business Center*. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (*e.g. corporate headquarters*). This area is also suitable for mixed office/commercial land uses.



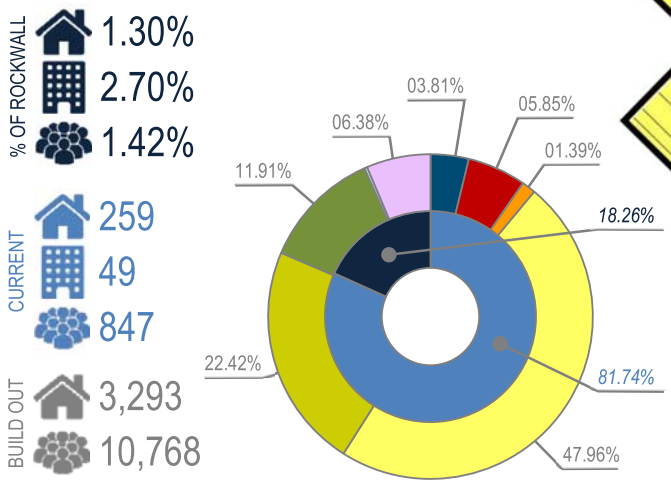
2 Future Suburban Residential



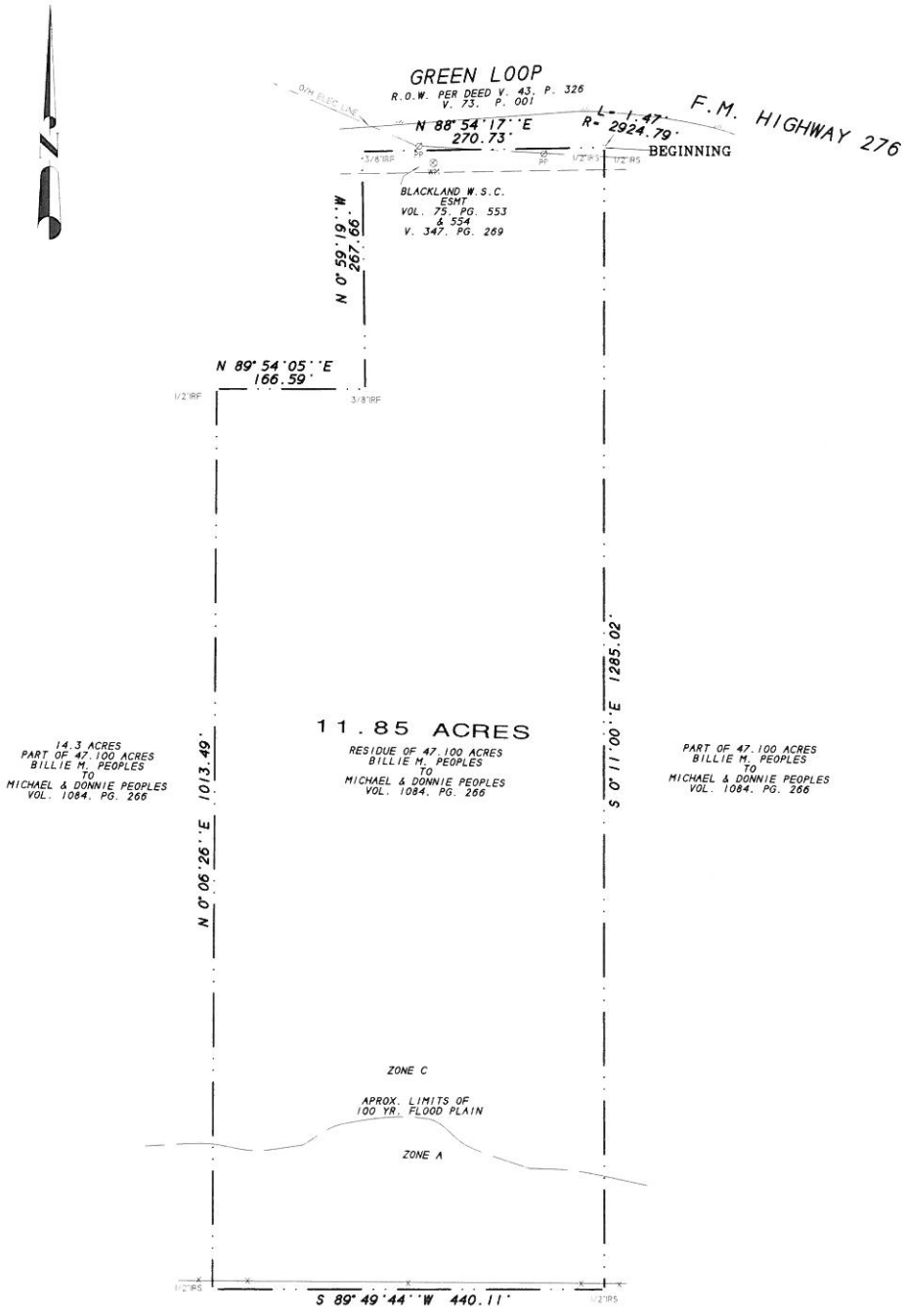
4 Future Business Center



2 Future Suburban Residential



BUSINESS CENTER	106.13-ACRES
COMMERCIAL/RETAIL (CR)	162.92-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,336.88-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
PARKS AND OPEN SPACE (OS)	332.01-ACRES
QUASI-PUBLIC (QP)	7.79-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES



DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W., 471.58 feet, and an arc distance of 472.09 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 54 min. 05 sec. E. a distance of 166.59 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

THENCE N. 88 deg. 54 min. 17 sec. E. along Green Loop a distance of 270.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the Southwest right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 1.47 feet, along said right-of-way line an arc distance of 1.47 feet to the POINT OF BEGINNING and containing 11.85 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

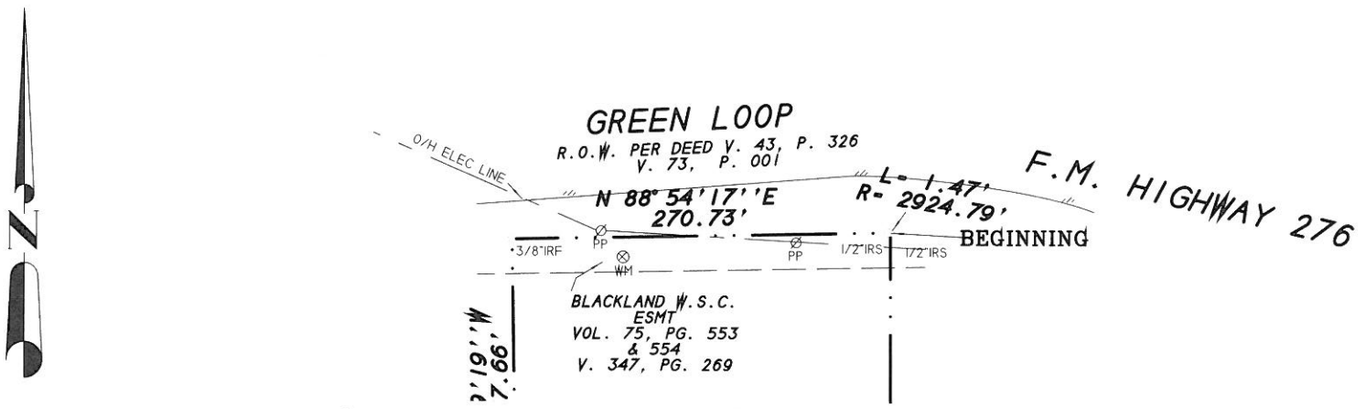
SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, at F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 8th day of Febuary, 2000.

Harold D. Fetty III, R.P.L.S. No. 5034

ROCKWALL SURVEYING COMPANY, INC.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE FEB. 8, 2000
SCALE 1" = 100' FILE # 98729-S
CLIENT PEOPLES GF # NONE



DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W., 471.58 feet, and an arc distance of 472.09 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

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THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 1.47 feet, along said right-of-way line an arc distance of 1.47 feet to the POINT OF BEGINNING and containing 11.85 acres of land.

NOTES

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3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, at F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 8th day of Febuary, 2000.

Harold D. Fetty III, R.P.L.S. No. 5034

ROCKWALL SURVEYING COMPANY, INC.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE FEB. 8. 2000
SCALE 1" = 100' FILE # 98729-6
CLIENT PEOPLES GF # NONE

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR AN 11.85-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 22, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Todd Panzner for the approval of a change in zoning from an Agricultural (AG) District to a Commercial (C) District for an 11.85-acre tract of land identified as Tract 1-1, of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, and Subsection 4.05*, Commercial (C) District,* of Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

DRAFT ORDINANCE 05.21.19

zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 7TH DAY OF OCTOBER, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 16, 2019*

2nd Reading: *October 7, 2019*

DRAFT ORDINANCE 09.10.19

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W., 471.58 feet, and an arc distance of 472.09 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner; THENCE N. 89 deg. 54 min. 05 sec. E. a distance of 166.59 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

THENCE N. 88 deg. 54 min. 17 sec. E. along Green Loop a distance of 270.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the Southwest right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 147 feet, along said right-of-way line an arc distance of 1.47 feet to the *POINT OF BEGINING* and containing 11.85 acres of land.

DRAFT ORDINANCE 09.10.2018

Exhibit 'B'
Survey



DRAFT ORDINANCE 09.10.2018

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	September 10, 2019
APPLICANT:	Tim Lyssy; *Rockwall Independent School District (RISD)*
CASE NUMBER:	MIS2019-010; *Masonry Exception for Accessory Building*

SUMMARY

Discuss and consider a request by Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for a property in the IH-30 Overlay (IH-30 OV) District for the purpose of constructing an accessory building on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

BACKGROUND

The subject property was annexed in 1960 [*Ordinance No. 60-02*], is zoned Commercial (C) District, is situated within the IH-30 Overlay (IH-30 OV) District, and is addressed as 901 W. Yellow Jacket Lane. On February 18, 1991, the City Council approved a request [*Case No. P&Z 91-03-Z/SP/PP*] for a change in zoning from a Multi-Family 15 (MF-15) District to a Commercial (C) District [*Ordinance No. 91-11*]. Included with that request was the approval of a site plan and a preliminary plat for an educational institution (*i.e. Rockwall High School*). In June 1991, the City Council approved a request [*Case No. P&Z 91-21-CUP*] for a Conditional Use Permit (CUP) to allow less than 90% masonry materials on the façade of the building [*Ordinance No. 91-28*], and later amended the Conditional Use Permit (CUP) to include an additional structure [*Ordinance No. 91-51*]. In August 1998, the City Council approved a site plan [*Case No. PZ-1998-39-2*] for an additional parking lot for the existing school (*i.e. Rockwall High School*). On September 5, 2017, the City Council approved a request [*Case No. MIS2017-008*] to allow an exception to the minimum masonry requirements to allow the construction of an accessory building on the subject property. On April 1, 2019, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2019-003*] to allow a *private sports arena, stadium, or track* [*Ordinance No. 19-16*] on the subject property. On April 20, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-008*] to allow the expansion of an existing parking lot for Rockwall High School. On August 5, 2019, the City Council approved a replat [*Case No. P2019-023*] associated with the expansion of a parking lot.

PURPOSE

The applicant is requesting approval of an exception to the minimum masonry requirements as stipulated in Subsection 6.C.1, *Materials and Masonry Composition*, of Subsection 6.C, *Architectural Standards*, of Section 6, *Overlay District Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC). The purpose of the exception is to allow the construction of a metal accessory building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located 901 W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Yellow Jacket Lane, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a sports complex (*i.e. Spring Sports Complex*) followed by a single-family residential subdivision (*i.e. Waterstone Estates Subdivision*). These areas are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are several commercial businesses (*i.e. Rooms-To-Go and the future Texas Roadhouse and Marriott Towneplace Suites*). Beyond this is IH-30, which is identified as a TxDOT6D (*Texas Department of Transportation, principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Following this are several commercial businesses (*i.e. Sleep Experts, FedEx, and Chipotle*) that are zoned Commercial (C) District.

East: Directly east of the subject property is a car dealership (*i.e. Heritage Buick-GMC*) followed by Kyle Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a Rockwall Independent School District (RISD) athletics field for track and field events, and a multi-family residential development (*i.e. Missions Rockwall Apartments*). These areas are zoned Commercial (C) and Multi-Family 14 (MF-14) Districts. Beyond this there are two (2) car dealerships (*i.e. Rockwall Chrysler and Rockwall Ford*) that are zoned Commercial (C) District.

West: Directly west of the subject property is a tract of land that is being developed for a hotel (*i.e. Marriott Towneplace Suite*s). Beyond this is a vacant tract of land followed by Greencrest Boulevard, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this thoroughfare there are several commercial businesses (*i.e. Dominos, Fireside Chicken and Tacos, Wal-Mart*) that are zoned Commercial (C) District.

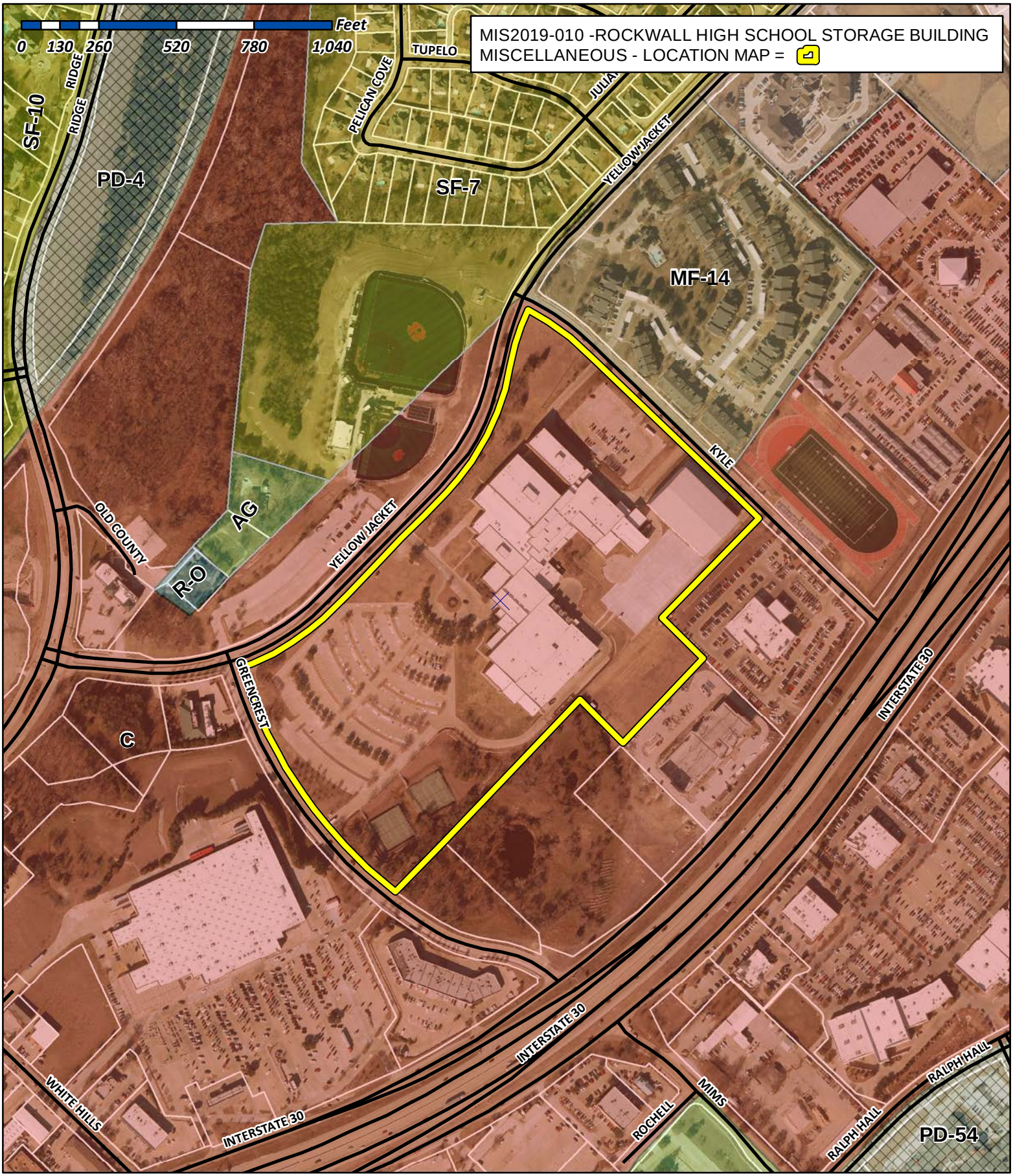
CHARACTERISTICS OF THE REQUEST:

The applicant has submitted a request seeking approval for an exception to the minimum masonry requirements in conjunction with the construction of a metal accessory building. The proposed building will be 12' x 18' (*i.e. 216 SF*), utilize a shingled pitched roof system, and be clad with cementitious lap siding (*e.g. Hardy Board*) that will match the existing accessory buildings. The proposed structure will be located adjacent to the existing accessory buildings and the applicant has stated that the structure will be screened from public view by the retaining wall, the existing building, and existing landscaping. According to the applicant, the new building will be approximately 40% smaller than the existing accessory buildings and will be utilized as additional storage for the school's athletics department. Subsection 6.C.1, *Materials and Masonry Composition*, of Subsection 6.C, *Architectural Standards*, Section 6, *Overlay District Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) stipulates that each exterior wall or a building consist of 90% *primary materials* with cementitious materials being limited to 50% of the overall primary material being utilized. In this case, since the applicant is requesting to utilize 100% cementitious materials, an exception to the materials and masonry composition standards is required to be approved by the Planning and Zoning Commission. Staff should note, after the accessory building is constructed there will be a total of three (3) accessory buildings on the site. In this case, the proposed accessory building is considered to be a commercial structure that is allowed by-right and the Planning and Zoning Commission is tasked with reviewing the masonry exception to determine if approval of the exception will negatively impact the subject property or other properties within the IH-30 Overlay (IH-30 OV) District. The applicant has submitted a site plan and building elevations for the proposed accessory building that staff has included in the attached packet.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to, then staff would propose the following conditions of approval:

(1) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

August 26, 2019

David Gonzales
Planning & Zoning Manager
City of Rockwall
385 South Goliad
Rockwall, TX 75087

Rockwall ISD – Rockwall High School Storage Building
Request for Variance – Exception to Building Exterior Finish Ordinance

Dear Mr. Gonzales,

Rockwall ISD is requesting an exception to the building finish requirements in order to add one new pre-manufactured 12'x18' storage buildings at Rockwall High School. The purpose for this adiditon is to provide additional storage for the ever growing needs of our athletics department.

The proposed buildings are, in total, about a 40% smaller footprint than the previous storage area and are proposed to be placed in the same location. The new storage buildings will be fully enclosed with adequately sloped shingled roofs, and finished with painted fiber cement siding panels. These structures will be screened from the public view and right of way by the retaining wall, the existing building and the trees surrounding the existing tennis courts.

Attached within you will find a site aerial image with the proposed location, floorplans of the proposed buildings, a three dimensional image of the proposed buildings with colors to match the existing building and photos of the existing storage area.

Sincerely,
Tim Lyssy, AIA
RISD Construction Project Manager


Heritage Buick GMC
Rooms To Go Furniture Store
New Athletic Turf Field
Existing Storage Sheds
Proposed Storage Shed

Design & Price Quote #: 1527758 **Created: Jun 27, 2019 12:05:41 PM**






Customer Information

Rockwall ISD High School
901 W Yellow Jacket Ln
Rockwall, TX 75087
melanie.Pyland@rockwallisd.org

Shipping Information

Rockwall ISD High School
901 W Yellow Jacket Ln
Rockwall, TX 75087

Description	Qty	List Price	Discount	Ext Net Price
Sundance Ranch Garage 12 x 18	1/Ea	$6277.00	10.00%	$5649.30
3068 L-In 6 Panel Residential Door	1/Ea	$0.00	$0.00	$0.00
12'x7' Standard Garage Door	1/Ea	$0.00	$0.00	$0.00
Paint - Ground Coffee	510/Ea	$0.00	$0.00	$0.00
Paint - Delicate White	1/Ea	$0.00	$0.00	$0.00
Paint 10% of building base price	1/Ea	$628.00	$0.00	$628.00
Weathered Wood Lifetime	264/Sq Ft	$0.00	$0.00	$0.00
Lifetime Shingle Upgrade	264/Sq Ft	$1.00	$0.00	$264.00
Ridge Vent	18/Lin Ft	$11.00	$0.00	$198.00
Custom Foundation: Tuff shed floor added including Smart Floor	216/Ea	$7.00	$0.00	$1512.00
Leveling 0"-4"	1/Ea	$0.00	$0.00	$0.00
Custom Services: TRansom Windows in gable ends also to have custom ramp 12' wide and threshold	1/Ea	$1060.00	$0.00	$1060.00
Delivery Fee	1/Ea	$0.00	$0.00	$0.00
List Price				**$9939.00 USD**
Discount				**$627.70 USD**
Subtotal				**$9311.30 USD**

Pricing for this quote is based on the delivery zip: 75087

Prices shown in the online Design and Price process are subject to change without notice, do not reflect custom quote selections or any local taxes, and will be verified at time of order. Online customers selecting the Buy Now option will have appropriate local taxes added to their order. In the case of a pricing discrepancy, the market-specific prices shown in the Home Depot point-of-sale system take precedent. While Tuff Shed makes every effort to ensure correct information is included in the online Design and Price process, Tuff Shed is not responsible for technical malfunction of any telephone network, telephone or data lines, computer online systems, servers, internet providers, computer equipment, or software that may result in a pricing error or other discrepancy with the online Design and Price process.

Delivery of Tuff Shed buildings purchased at The Home Depot is free within 30 miles of A) the Home Depot store where product is purchased or B the nearest Home Depot store that offers Tuff Shed buildings in the case ofan online purchase.For installation sites beyond the 30 mile radius a delivery charge of $2 per mile for any one - way miles will apply.Additional delivery charges and / or sales taxes may apply for out of state customers.

Building price is based on level lot and does not include any engineering fees or building permits unless otherwise indicated on order. Customer is responsible for site preparation.Engineered plans may be required for permit application, and are not included in above prices. Engineering charges are relative to style and size of building.Cancelled orders are subject to a restocking fee.

This saved quote includes any applicable promotional discounts, which have limitations and expiration dates.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	09/10/2019
APPLICANT:	David Morales; *Pross Design Group, Inc.*
CASE NUMBER:	SP2019-030; *Amended Site Plan for SPR*

SUMMARY

Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

BACKGROUND

The subject property is a 10.1893-acre tract of land located at the northwest corner of the intersection of Justin Road and Industrial Boulevard, and is addressed as 1480 Justin Road. The property was annexed on December 3, 1985 by *Ordinance No. 85-69.* According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least May 16, 1983.

PURPOSE

On August 15, 2019, the applicant -- David Morales of Pross Design Group -- submitted an application requesting approval of an amended site plan for the purpose of constructing an approximately 22,564 SF two (2)-story, office addition to their existing office/warehouse/manufacturing facility [*i.e. SPR Packing*]. Additionally, the site will incorporate a 7,046 SF one (1)-story ink room/locker addition that is located on the south facing façade.

CHARACTERISTICS

The office addition will be composed of a curtain wall system, canopies finished with aluminum composite materials (ACM) paneling, and EIFS. The applicant is requesting variances to allow for the ACM paneling and EIFS as indicated in staff's report. The ink room/locker addition will be composed of tilt-up wall construction, matching their existing building and is located on the southern portion of the existing facility. The site is subject to the requirements and land uses stipulated for the Light Industrial (LI) District as stated by the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at the northwest corner of the intersection of Justin Road and Industrial Boulevard, and is addressed as 1480 Justin Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Beyond the railroad tracks is an 11.3736-acre tract of land that is currently being developed as an expansion to the existing SPR Packaging business operations. This property is zoned Light Industrial (LI) District.

South: Directly south of subject property is a 71.022-acre vacant tract of land zoned Light Industrial (LI) District.

East: Directly east of the subject property is an 11.344-acre parcel of land identified as Graham Packaging Pet Technologies, and is zoned Light Industrial (LI) District

West: Directly west of the subject property is an 8.197-acre vacant parcel of land (*i.e. Lot 3, Block A, Whitmore Manufacturing Addition*) and a 15.306-acre parcel of land (*i.e. Lot 2, Block A, Whitmore Manufacturing Addition*) that contains the Whitmore Manufacturing operations. Both of these properties are zoned Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a warehouse facility is a permitted *by-right* land use in a Light Industrial (LI) District. Other than the variances being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*x>10-acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x> 510-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>674-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>124-feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet + ½ H*	*N/A*
Minimum Side Yard Setback	*0-Feet + ½ H*	*x>69-feet; In Conformance*
Maximum Building Height	*60-Feet*	*x=37'2"-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*x<47%; In Conformance*
Minimum Masonry Requirement	*90%*	*x<90% ; Variance Requested*
Minimum Number of Parking Spaces	*82*	*x=74; Variance Requested*
Minimum Stone Requirement	*20% each facade*	*x<20%; Variance Requested*
Minimum Landscaping Percentage	*10%*	*x=25%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*x>85%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates there are existing trees totaling 762-caliper inches on site, with six (6) trees totaling 51-caliper inches being removed due to the proposed expansion. Of the caliper inches being removed, 12-inches will require mitigation. The applicant is providing a total of 24-caliper inches on site. According to Section 3.4, *Treescape Plan Review Process*, of Article IX, of the UDC, the Planning and Zoning commission will review and approve or disapprove the treescape plan. The approval of the treescape plan is discretionary for the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located in the *Central District* which is…"composed of a wide range of uses that vary from single-family to industrial…(t)he *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisect the district.." Additionally, with the subject property's adjacency to the railroad tracks,

makes it suitable for an industrial user. (*Ch. 1; Land Use Plan*) The Comprehensive Plan also states that "(a)ll non-residential buildings should be designed so that negative visual impacts of the development are minimized." (*Ch. 9; #3*) When reviewing these policies, the applicant's proposed office and ink room/locker additions will be visually screened by the existing and proposed landscaping materials. The proposed site plan demonstrates that the proposed development will have a minimal visual impact on adjacent properties.

CONFORMANCE WITH THE CITY'S CODES

Subsection 5.02, *Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the "*Light Industrial (LI) District* is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses." The proposed office/warehouse use meets the intent of the *Light Industrial (LI) Districts* land uses and is not a hazardous materials manufacturer. Additionally, all operations will be indoors with no outside storage for this site.

VARIANCES REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of the Unified Development Code (UDC):

(1) *Building Materials.*

a) *Stone*. According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, a minimum of 20% stone is required on all building façades. In this case, the applicant is not providing stone on the additions. This requires approval of a variance to allow the structure to not meet the minimum 20% stone requirement on all building facades for the new additions.

b) *Secondary Materials.* According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, a building's façade shall not exceed a maximum of 10% secondary materials. Secondary materials includes aluminum composite materials, metal panels, and acrylic products (i.e. EIFS products). In this case, the construction of the office addition exceeds the maximum 10% secondary materials on all façades by incorporating EIFS and Aluminum Composite Material (ACM) panels. The south facing façade will be composed of 14.1% EIFS & 10.3% ACM, east façade is 43.6% EIFS & 6.1% ACM, and the west façade is 43.6% EIFS & 6.1% ACM materials. This requires approval of a variance to allow the building to exceed the maximum 10% secondary materials on all building facades.

Section 5.01.A.2, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve variances to the material requirements pending the applicant provide building elevations, a material sample board, and justification for the variances(s) being requested. In this case, the applicant has provided staff with color building elevations, and has stated that the purpose of the request is to provide a desired architectural aesthetic for the subject property.

(2) *Articulation.*

a) *Primary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of four (4) time the walls height without an architectural/entryway element. In this case, the

proposed building does not incorporate any vertical projections and has a minimal arched horizontal projection on primary façade.

Section 5.01.C.3, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve variances to the articulation requirements. In making this determination the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. In this case, since the existing structure was approved under articulation requirements that have been superseded, the approval of these variances will not weaken the City's ability to enforce the general purpose of the current articulation requirements. In addition, the applicant has stated that the purpose of the request is to provide a desired architectural aesthetic for the subject property.

(3) *Parking*

a) *Off-Street Parking Requirement.* According to *Section 5*, *Off-Street Parking Requirements*, of Article VI, Parking and Loading, of the UDC, parking for an office use requires a minimum of one (1) parking space per 300-SF (i.e. 1:300 SF) of gross floor area. Parking for a warehouse use requires a minimum of one (1) parking space per 1000-SF (i.e. 1:1000 SF). The proposed 22,564 SF addition requires a minimum of 75 parking spaces for the office use and seven (7) parking spaces for the warehouse use. Total minimum required parking spaces for the additions = 82 parking spaces. In this case the applicant is requesting a variance to allow for a total of 74 parking spaces. The applicant has provided a letter indicating the total number of employees per shift will not exceed the total number of parking spaces provided for the site.

(4) *Dumpster Enclosure*

a) *Dumpster Enclosure.* According to Subsection 6.02, *General Overlay District Standards*, of Article V, *District Development Standards*, of the UDC, dumpster enclosures shall be located to the side or rear of the buildings and shall not front onto a public right-of-way. In this case, the applicant's dumpster is currently facing Justin Road. The applicant has indicated that based on site constraints, the only possible location for the dumpster enclosure will be east of the exiting location. It should be noted that the existing landscaping along Justin Road will provide limited screening of the enclosure.

These variances are discretionary decisions for the Planning and Zoning Commission and will require approval by a ¾ majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

ARCHITECTURAL REVIEW BOARD (ARB):

On August 27, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and variances to the stone, secondary material, and articulation requirements, and approved a motion to recommend approval of the building elevations and variances being requested by a vote of 5-0, with Board Members Wacker and Johnson absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

(2) Approval by the Planning and Zoning Commission of all variances requested as outlined in staff's report;

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

SPR OFFICE ADDITION SITE PLAN SUBMITTAL
REQUESTED VARIANCES

On behalf of SPR Packaging, the following is a list of variances to the City of Rockwall Development Codes that we wish to submit to your office for the Site Plan Submittal.

SPR Packaging, located at 1480 Justin Rd., proposes a two-phase expansion which will include a two-story 22,564 square foot Office addition and a 7,046 SF Ink Storage Room and future Employee Locker Room addition. In connection with this project, we request the following variances:

A. Off-Street Parking Requirements

1. Article VI, section 2.3 indicates that when a building is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added. By this calculation, the proposed additions would require 82 spaces. Due to site constraints, only a total of 79 new parking spaces can be provided with this addition. The Owner feels that the total parking provided on-site after the completion of the two additions (156 spaces) is adequate for their actual needs. The Owner wishes to be granted a variance to reduce the required parking amount.

B. Construction Materials:

1. In order to achieve the desired architectural aesthetic, the Owner wishes to be granted a variance to eliminate requirements for stone and masonry on the building facades and the 10% maximum of secondary materials based on Article V, Section 4.01.A.2 Exception.

B. Building Articulation:

1. In order to achieve the desired architectural aesthetic, the Owner wishes to be granted a variance to the requirements for Horizontal and Vertical Articulation of Facades.

D. Dumpster Enclosure:

1. To accommodate the new office addition, the existing dumpster enclosure must be relocated. The only possible location is directly to the east of the existing location on the side that fronts Justin Rd. Based on the fact that the existing dumpster enclosure faced Justin Rd., we request a variance to locate the dumpster as proposed facing Justin Rd.

Although the Owner has requested these variances, it is their intent to provide a unique and aesthetically pleasing architectural design constructed of high-quality materials. Additionally, as a compensatory measure for the requested site-related variances additional landscaping and trees will be added to the landscaping fronting Justin Rd.

Sincerely,

David A. Morales
Project Architect

DAM/cs

Attachments:

SPR PACKAGING

1480 Justin Road, Rockwall, TX 75087
469 314 1600 Office 469 314 1601 fax

September 5, 2019

Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

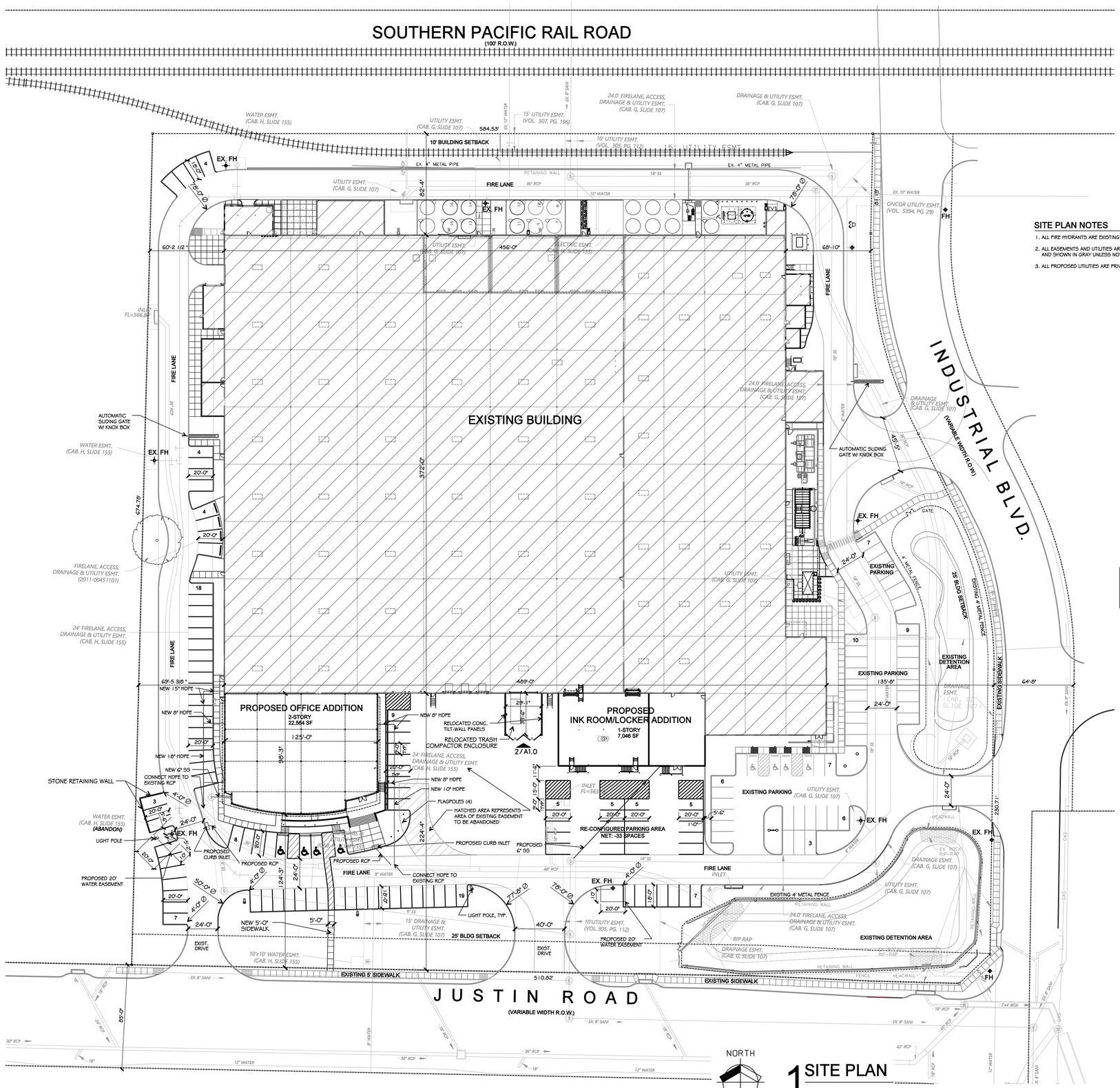
Mr. Miller,
Please accept this letter as an indication of the sincere interest in ensuring that, the addition of the Headquarter Office, is not to exceed the number of 125 people working per shift at the same time. The office addition is forethought will relocate the administrative office to the new addition and the production office to the actual main area. The intention is to improve the available workspace for the office and production employees as well.

This number covers the entire staff that will use the parking space for 24 hours, seven days a week. Considering that the currently designed parking spaces are more than the minimum requirement for that number of people; we assume it will not be any inconvenience in the future. Therefore, we would appreciate your approval on this subject. Thank you for your time and consideration.

Sincerely,

Ignacio Echávarri
President SPR Packaging

SPR PACKAGING an armando alvarez group company



1 SITE PLAN
SCALE: 1"=40'-0"

SITE PLAN NOTES

1. ALL FIRE HYDRANTS ARE EXISTING TO REMAIN.
2. ALL EASEMENTS AND UTILITIES ARE EXISTING AND SHOWN IN GRAY UNLESS NOTED OTHERWISE.
3. ALL PROPOSED UTILITIES ARE PRIVATE.

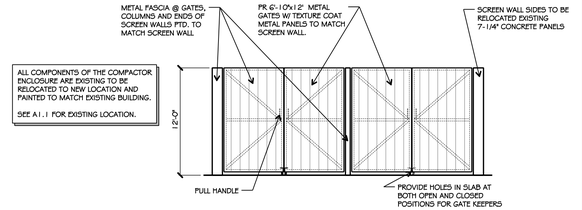
PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
BUILDING AREA:	
EXISTING BUILDING:	188,516 SF
OFFICE ADDITION	
FIRST FLOOR:	11,628 SF
SECOND FLOOR:	10,936 SF
TOTAL:	22,564 SF
INK ROOM / LOCKER ROOM ADDITION	7,046 SF

PARKING DATA SUMMARY

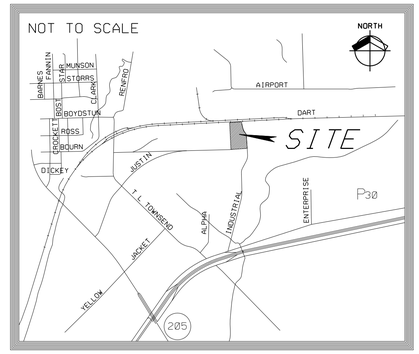
PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,038 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
PROPOSED ADDITION			
OFFICE (2-STORIES)	22,564 SF	1:300	75
INK ROOM (WAREHOUSE)	7,046 SF	1:1000	7
TOTALS			
- REQUIRED FOR ADDITIONS			82
- PROVIDED WITH ADDITIONS			74
TOTAL PARKING VARIANCE REQUESTED			8
ACCESSIBLE PARKING REQUIREMENTS			
- REQUIRED FOR OFFICE ADDITION			*4
- PROVIDED FOR OFFICE ADDITION			4

*BASED ON NEW PLUS EXISTING PARKING THAT WILL BE ASSOCIATED WITH THE PARKING LOT SERVING THIS ADDITION



2 COMPACTOR ENCLOSURE
SCALE: 1/8"=1'-0"

LOCATION MAP



OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2019-030

drawn: DAM
checked ROBERT PROSS
date 09/06/19

#	DATE	DESCRIPTION

REGISTERED ARCHITECT ROBERT PROSS 17424 STATE OF TEXAS
09/06/2019

pdg
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

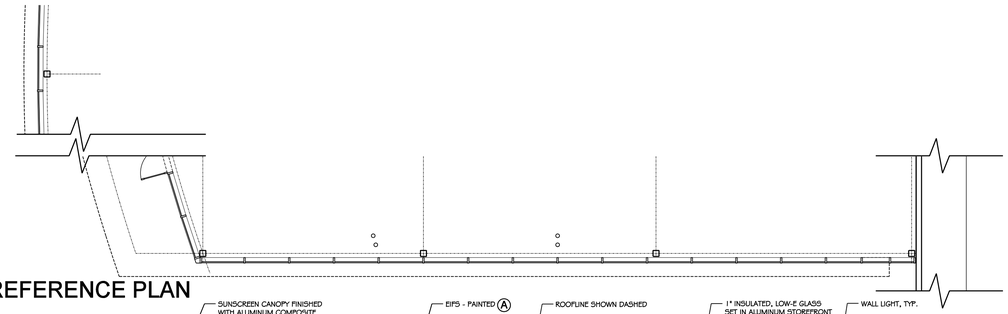
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sheet A1.0

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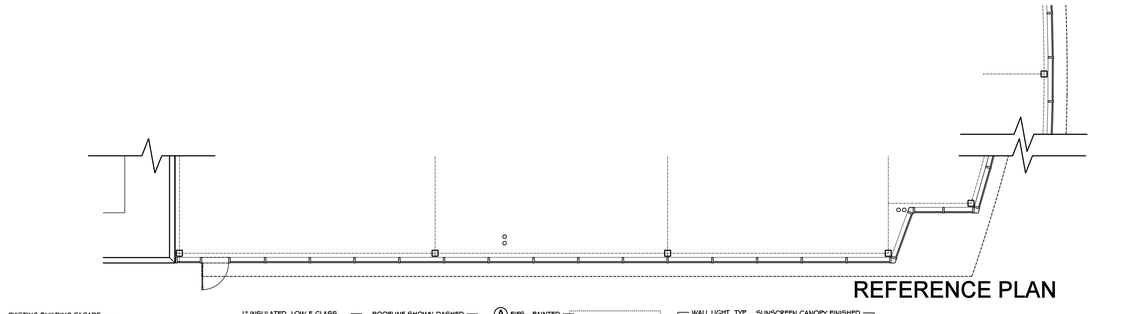
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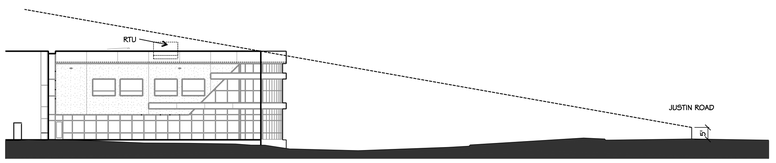


3 EAST ELEVATION
SCALE: 1/8"=1'-0"

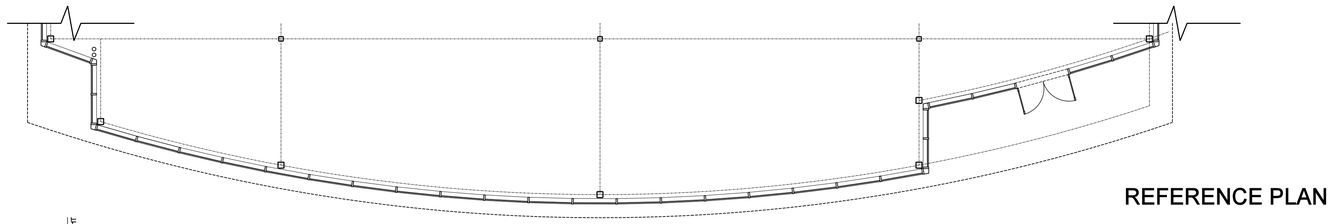


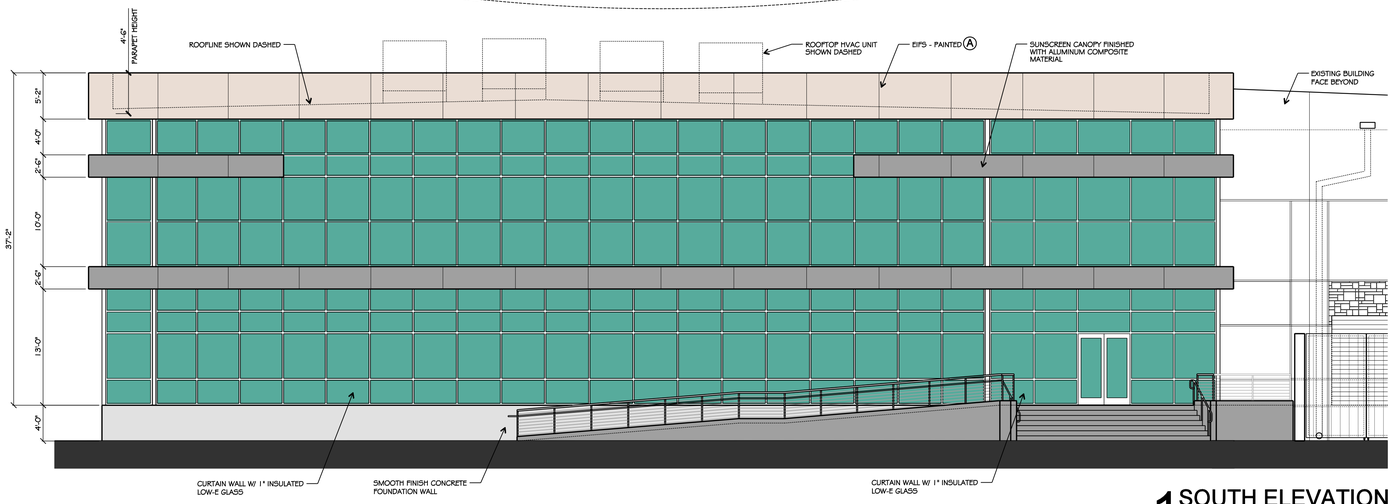
2 WEST ELEVATION
SCALE: 1/8"=1'-0"

PAINT SCHEDULE								
A	BASE PAINT COLOR - SW9085 TOUCH OF SAND							
FACADE MATERIAL CALCULATIONS								
		SOUTH	%	EAST	%	WEST	%	
1.	CURTAIN WALL	3,534.3 FT²	75.6	1,842.3 FT²	50.3	1,842.3 FT²	50.3	
2.	ALUMINUM COMPOSITE METAL PANELS	480.7 FT²	10.3	223.3 FT²	6.1	223.3 FT²	6.1	
3.	EIFS	661.3 FT²	14.1	1,598.4 FT²	43.6	1,598.4 FT²	43.6	
4.	TOTAL FACADE AREA	4,676.3 FT²	100	3,664 FT²	100	3,664 FT²	100	



4 LINE-OF-SIGHT STUDY
SCALE: 1"=30'-0"





1 SOUTH ELEVATION
SCALE: 1/8"=1'-0" FACES JUSTIN RD.

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2019-030

drawn: SF
checked ROBERT PROSS
date 09/03/19

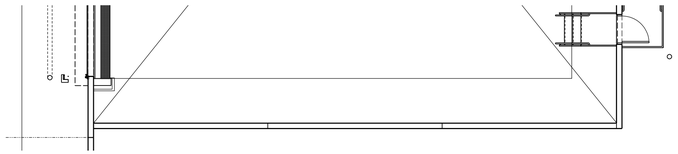
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09/03/2019

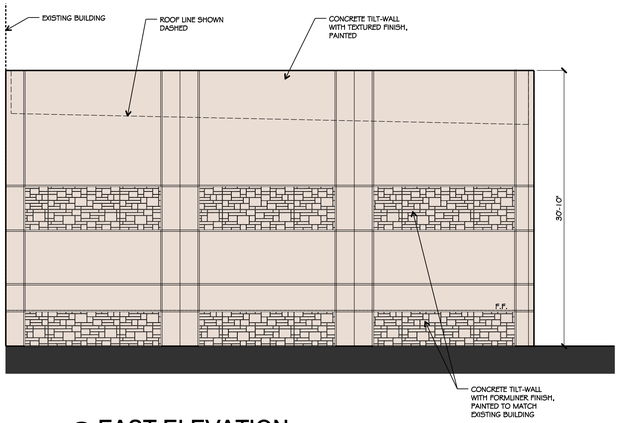
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

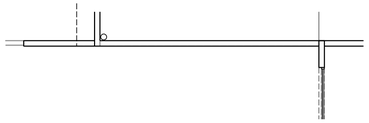
job no 1854
sheet A3.0



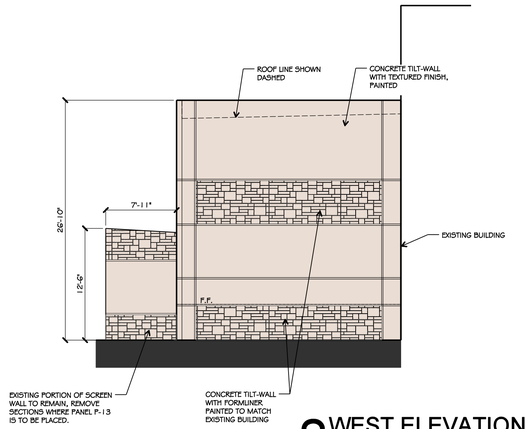
REFERENCE PLAN



3 EAST ELEVATION
SCALE: 1/8"=1'-0"

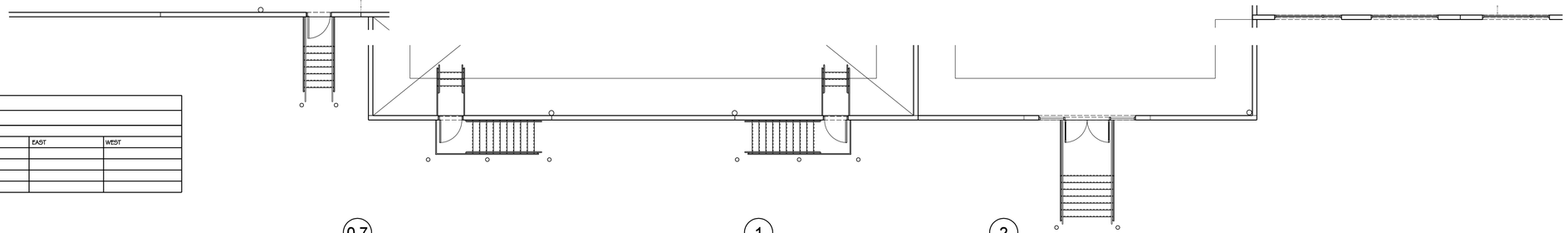


REFERENCE PLAN



2 WEST ELEVATION
SCALE: 1/8"=1'-0"

PAINT SCHEDULE			
A	BASE PAINT COLOR - SW9085 TOUCH OF SAND		
FACADE MATERIAL CALCULATIONS			
	SOUTH	EAST	WEST
1.			
2.			
3	TOTAL FACADE AREA		



REFERENCE PLAN

1 SOUTH ELEVATION
SCALE: 1/8"=1'-0" FACES JUSTIN RD.

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2019-030

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drawn:
checked ROBERT PROSS
date 09/03/19

#	DATE	DESCRIPTION

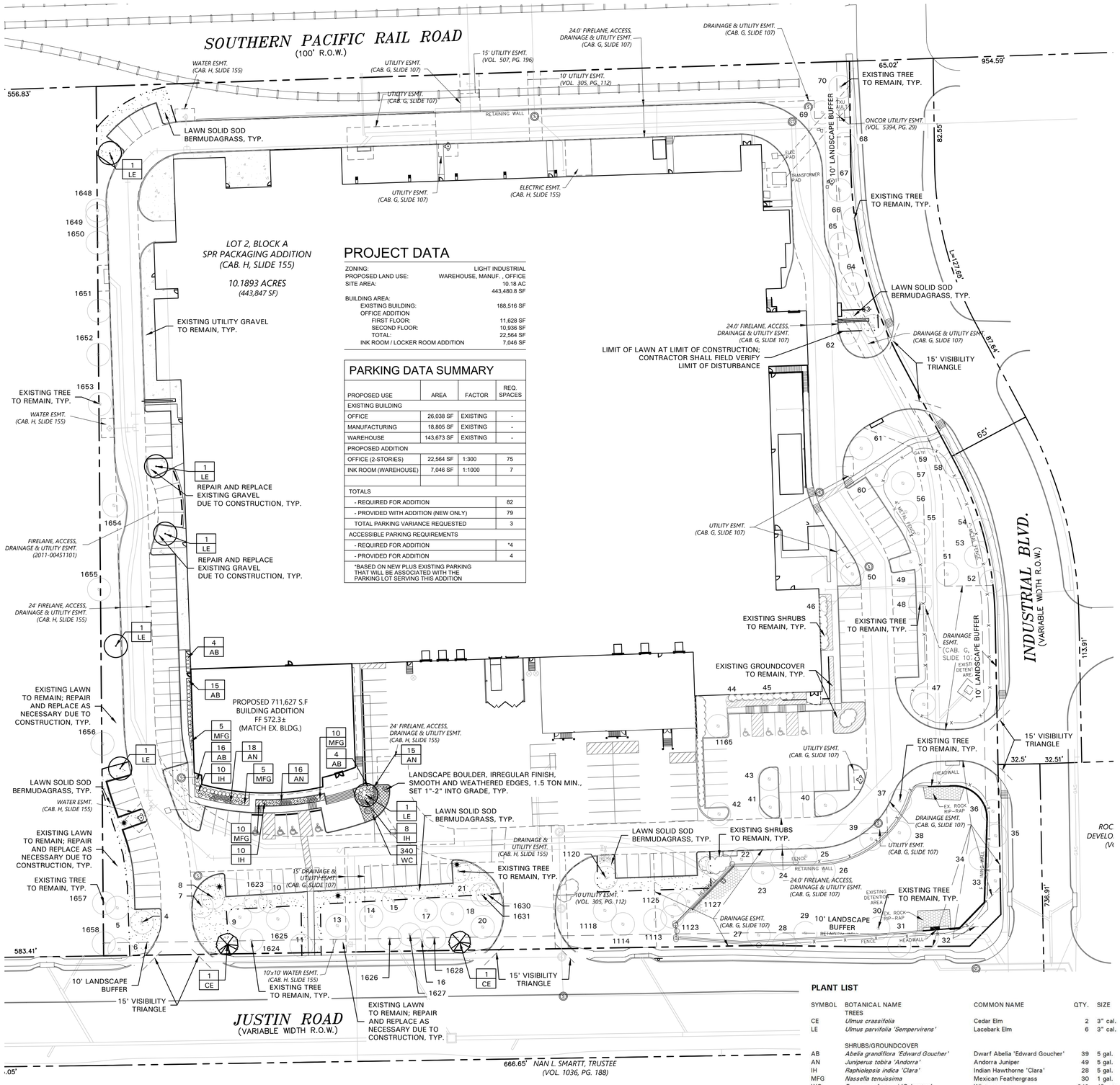
REGISTERED ARCHITECT BOBBY PROSS 17424 STATE OF TEXAS

09/03/2019

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet A3.1



PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC 443,480.8 SF
BUILDING AREA:	
EXISTING BUILDING:	188,516 SF
OFFICE ADDITION	
FIRST FLOOR:	11,628 SF
SECOND FLOOR:	10,936 SF
TOTAL:	22,564 SF
INK ROOM / LOCKER ROOM ADDITION	7,046 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,038 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
PROPOSED ADDITION			
OFFICE (2-STORIES)	22,564 SF	1:300	75
INK ROOM (WAREHOUSE)	7,046 SF	1:1000	7
TOTALS			
- REQUIRED FOR ADDITION			82
- PROVIDED WITH ADDITION (NEW ONLY)			79
TOTAL PARKING VARIANCE REQUESTED			3
ACCESSIBLE PARKING REQUIREMENTS			
- REQUIRED FOR ADDITION			*4
- PROVIDED FOR ADDITION			4

*BASED ON NEW PLUS EXISTING PARKING THAT WILL BE ASSOCIATED WITH THE PARKING LOT SERVING THIS ADDITION

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

1. 10' wide landscape buffer with one tree per 50 l.f.

INDUSTRIAL BLVD.: 684 l.f.

Required	Provided
(14) trees, 3" cal.	(14) existing trees, 4" cal. +

JUSTIN RD.: 671 l.f.

Required	Provided
(14) trees, 3" cal.	(2) trees, 3" cal. (12) existing trees, 4" cal. +

PARKING LOT LANDSCAPING

1. 5% of the interior parking lot shall be landscape.
2. One (1) tree for every ten (10) parking spaces.
3. All parking spaces shall be a minimum eighty (80) feet from a tree.

Total interior parking lot area: 47,210 s.f.
Total parking spaces: 125 spaces

Required	Provided
2,361 s.f. (5%)	7,625 s.f. (16%)
(13) trees	(6) trees, 3" cal. (11) existing trees

SITE LANDSCAPING

1. 10% of the total site shall be landscaped for LIGHT INDUSTRIAL.
2. 100% of the total requirements shall be located in the front of and along side buildings for LIGHT INDUSTRIAL.

Total site: 10.18 AC; 443,480 s.f.

Required	Provided
44,348 s.f. (10%)	109,949 s.f. (25%)
44,348 s.f. (100%)	76,484 s.f.

DETENTION BASIN REQUIREMENTS

1. A minimum of one (1) tree for every 750 s.f. of dry land area.

Dry Land Area: 26,232 s.f.

Required	Provided
(35) trees	(35) existing trees

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CE	*Ulmus crassifolia*	Cedar Elm	2	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	6	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Edward Goucher'*	Dwarf Abelia 'Edward Goucher'	39	5 gal.	container full, 24" spread, 36" o.c.
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	49	5 gal.	container full, 20" spread, 24" o.c.
IH	*Raphiolepsis indica 'Clara'*	Indian Hawthorne 'Clara'	28	5 gal.	container full, 20" spread, 36" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass	30	1 gal.	container full, 24" o.c.
WC	*Euonymus fortunei 'Coloratus'*	Wintercreeper	340	4" pots	container (3) 12" runners min., 12" o.c.
	Cynodon dactylon	Common Bermudagrass			solid sod, refer to Solid Sod Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

SCALE: 1" = 40'-0"
0 20 40 80

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

CASE NO: SP2019-030

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

LANDSCAPE PLAN

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

BELLE FIRMA

drawn: NAY
checked KAH
date 08/14/19

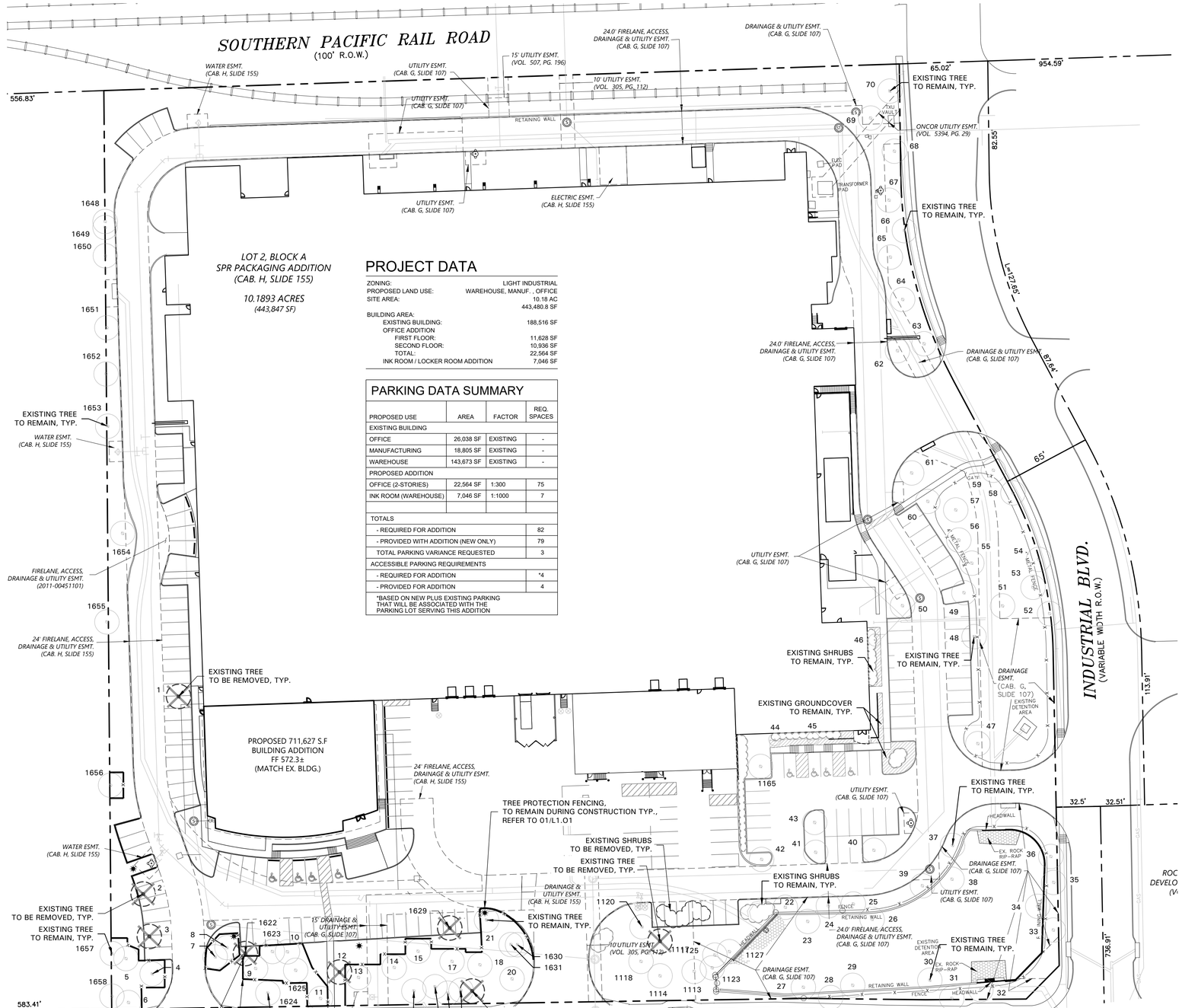
#	DATE	DESCRIPTION
	09.03.19	CITY COMMENTS

REGISTERED LANDSCAPE ARCHITECT
BOBBY ANN PROSS
2246
STATE OF TEXAS
09/03/19

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet L2.01



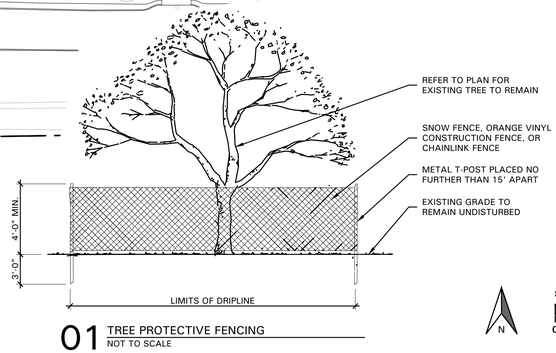
PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
BUILDING AREA:	
EXISTING BUILDING:	188,516 SF
OFFICE ADDITION	
FIRST FLOOR:	11,628 SF
SECOND FLOOR:	10,936 SF
TOTAL:	22,564 SF
INK ROOM / LOCKER ROOM ADDITION	7,046 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,038 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
PROPOSED ADDITION			
OFFICE (2-STORIES)	22,564 SF	1:300	75
INK ROOM (WAREHOUSE)	7,046 SF	1:1000	7
TOTALS			
- REQUIRED FOR ADDITION			82
- PROVIDED WITH ADDITION (NEW ONLY)			79
TOTAL PARKING VARIANCE REQUESTED			3
ACCESSIBLE PARKING REQUIREMENTS			
- REQUIRED FOR ADDITION			*4
- PROVIDED FOR ADDITION			4

*BASED ON NEW PLUS EXISTING PARKING THAT WILL BE ASSOCIATED WITH THE PARKING LOT SERVING THIS ADDITION



01 TREE PROTECTIVE FENCING
NOT TO SCALE

TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
1	5	CEDAR ELM	TO BE REMOVED	PROTECTED
2	3	LACEBARK ELM	TO BE REMOVED	NOT PROTECTED
3	7	LACEBARK ELM	TO BE REMOVED	PROTECTED
4	5.5	LACEBARK ELM	TO REMAIN	
5	3.5	LACEBARK ELM	TO REMAIN	
6	6	LACEBARK ELM	TO REMAIN	
7	4	CEDAR	TO REMAIN	
8	4	CEDAR	TO REMAIN	
9	6	LACEBARK ELM	TO REMAIN	
10	6	CEDAR	TO REMAIN	
11	7	CEDAR ELM	TO REMAIN	
12	4	CEDAR	TO BE REMOVED	NOT PROTECTED
13	6	CEDAR ELM	TO REMAIN	
14	6	CEDAR ELM	TO REMAIN	
15	5.5	CEDAR ELM	TO REMAIN	
16	5	CEDAR	TO REMAIN	
17	7	CEDAR ELM	TO REMAIN	
18	5.5	BALD CYPRESS	TO REMAIN	
19	6	BALD CYPRESS	TO BE REMOVED	DEAD
20	5	BALD CYPRESS	TO REMAIN	
21	5	CEDAR ELM	TO REMAIN	
22	8	BALD CYPRESS	TO REMAIN	
23	5	BALD CYPRESS	TO REMAIN	
24	8	BALD CYPRESS	TO REMAIN	
25	6	BALD CYPRESS	TO REMAIN	
26	3	BALD CYPRESS	TO REMAIN	
27	3	BALD CYPRESS	TO REMAIN	
28	5	BALD CYPRESS	TO REMAIN	
29	5	BALD CYPRESS	TO REMAIN	
30	6	BALD CYPRESS	TO REMAIN	
31	6	BALD CYPRESS	TO REMAIN	
32	4	BALD CYPRESS	TO REMAIN	
33	9	BALD CYPRESS	TO REMAIN	
34	8	BALD CYPRESS	TO REMAIN	
35	7	BALD CYPRESS	TO REMAIN	
36	5	BALD CYPRESS	TO REMAIN	
37	6	BALD CYPRESS	TO REMAIN	
38	3	BALD CYPRESS	TO REMAIN	
39	4	BALD CYPRESS	TO REMAIN	
40	12	LACEBARK ELM	TO REMAIN	
41	12	LACEBARK ELM	TO REMAIN	
42	11	LACEBARK ELM	TO REMAIN	
43	11	LACEBARK ELM	TO REMAIN	
44	10	CREPE MYRTLE	TO REMAIN	
45	11	CREPE MYRTLE	TO REMAIN	
46	6	CREPE MYRTLE	TO REMAIN	
47	6	BALD CYPRESS	TO REMAIN	
48	8	BALD CYPRESS	TO REMAIN	
49	7	BALD CYPRESS	TO REMAIN	
50	4	LACEBARK ELM	TO REMAIN	
51	6	BALD CYPRESS	TO REMAIN	
52	6	BALD CYPRESS	TO REMAIN	
53	3	BALD CYPRESS	TO REMAIN	
54	5	BALD CYPRESS	TO REMAIN	
55	5	BALD CYPRESS	TO REMAIN	
56	5	BALD CYPRESS	TO REMAIN	
57	3	BALD CYPRESS	TO REMAIN	
58	6	BALD CYPRESS	TO REMAIN	
59	7	BALD CYPRESS	TO REMAIN	
60	8	BALD CYPRESS	TO REMAIN	
61	7	BALD CYPRESS	TO REMAIN	
62	4	LIVE OAK	TO REMAIN	
63	4	LIVE OAK	TO REMAIN	
64	5	LIVE OAK	TO REMAIN	
65	9	BALD CYPRESS	TO REMAIN	
66	10	BALD CYPRESS	TO REMAIN	
67	10	BALD CYPRESS	TO REMAIN	
68	11	LIVE OAK	TO REMAIN	
69	5	LIVE OAK	TO REMAIN	
70	10	LIVE OAK	TO REMAIN	
1113	6	CYPRESS	TO REMAIN	
1114	6	CYPRESS	TO REMAIN	
1117	10	CEDAR	TO BE REMOVED	DEAD
1118	6	CYPRESS	TO REMAIN	
1120	12	CEDAR	TO REMAIN	
1123	8	CEDAR	TO REMAIN	
1125	8	CEDAR	TO REMAIN	
1127	8	CEDAR	TO REMAIN	
1165	8	LACEBARK ELM	TO REMAIN	
1622	6	CEDAR	TO BE REMOVED	NOT PROTECTED
1623	6	CEDAR	TO REMAIN	
1624	6	CEDAR ELM	TO REMAIN	
1625	6	CEDAR ELM	TO REMAIN	
1626	27	HACKBERRY	TO REMAIN	
1627	6	CEDAR	TO REMAIN	
1628	6	CEDAR	TO REMAIN	
1629	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
1630	12	HACKBERRY	TO REMAIN	
1631	12	HACKBERRY	TO REMAIN	
1648	8	HACKBERRY	TO REMAIN	
1649	10	HACKBERRY	TO REMAIN	
1650	8	HACKBERRY	TO REMAIN	
1651	18	HACKBERRY	TO REMAIN	
1652	15	HACKBERRY	TO REMAIN	
1653	9	HACKBERRY	TO REMAIN	
1654	30	BOIS D'ARC	TO REMAIN	
1655	12	HACKBERRY	TO REMAIN	
1656	8	HACKBERRY	TO REMAIN	
1657	8	HACKBERRY	TO REMAIN	
1658	27	MULBERRY	TO REMAIN	

Total Caliper Inches on Site	762
Total Caliper Inches Removed	51
Total Mitigation Inches Required	12
Total Mitigation Inches Provided (Refer to Landscape Plan)	12

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01
- EXISTING SHRUBS TO REMAIN

CASE NO: SP2019-030

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

TREE PRESERVATION PLAN

SCALE: 1" = 40'-0"
0 20 40 80

BELLE FIRMA

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

drawn: NAY
checked KAH
date 08/14/19

#	DATE	DESCRIPTION
	09.03.19	CITY COMMENTS

REGISTERED LANDSCAPE ARCHITECT BOBBY ANN HUNTER 2246 STATE OF TEXAS
09/03/19

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972-759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet L1.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

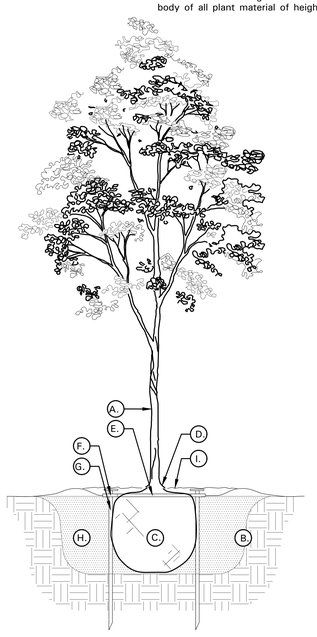
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

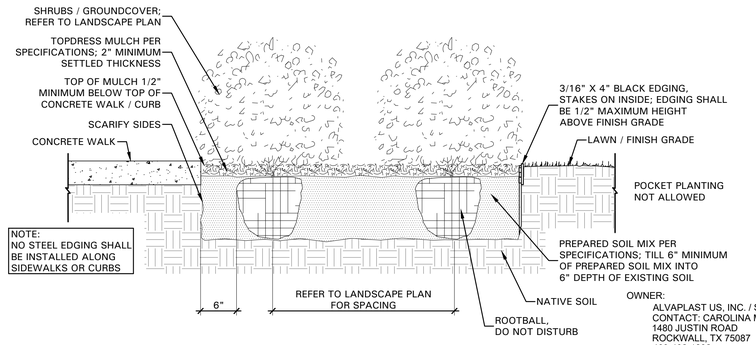
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

CASE NO: SP2019-030

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

LANDSCAPE SPECIFICATIONS AND DETAILS

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

drawn: NAY
checked KAH
date 08/14/19

#	DATE	DESCRIPTION
	09.03.19	CITY COMMENTS

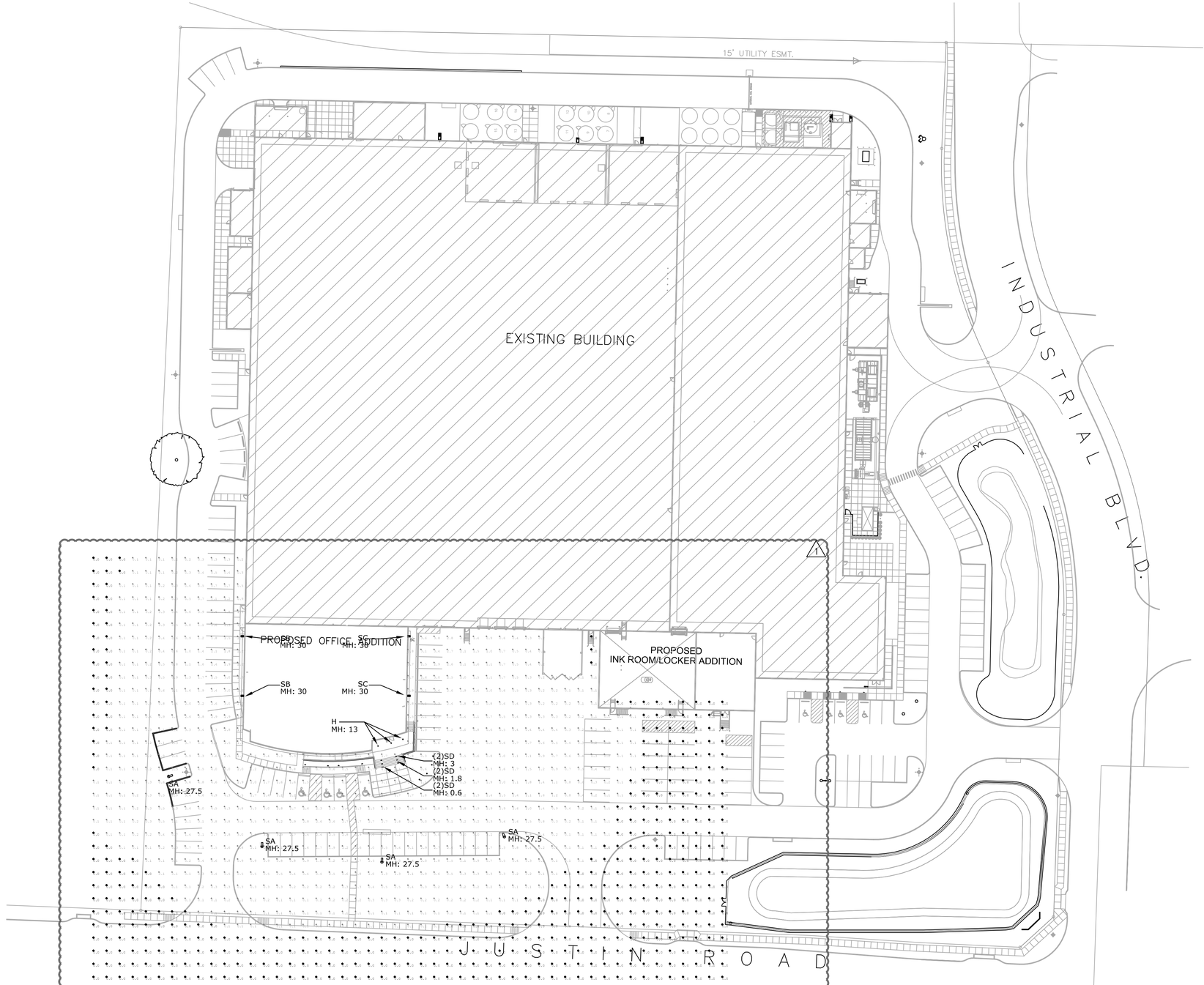
REGISTERED LANDSCAPE ARCHITECT
BRENDA ANN HUNT
2246
STATE OF TEXAS
09/03/19

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet L2.02

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Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
○	H	3	LITHONIA_LDN6 40/10 L06AR LSS VOLTAGE DRIVER WL	953	10.44	1.000	0.808	1.000
▭	SA	3	LITHONIA_DSX1 LED P8 40K T3M VOLTAGE MOUNTING FINISH HS	19090	207	1.000	0.808	1.000
▭	SAH	1	LITHONIA_DSX1 LED P8 40K BLC VOLTAGE MOUNTING FINISH	19882	207	1.000	0.808	1.000
▭	SB	2	BEGA_66 463 K4 FINISH	9357	76.3	1.000	0.808	1.000
▭	SC	2	BEGA_66 452 K4 FINISH	9454	106	1.000	0.808	1.000
▮	SD	6	BEGA_24 065 K4 FINISH	557	11	1.000	0.808	1.000

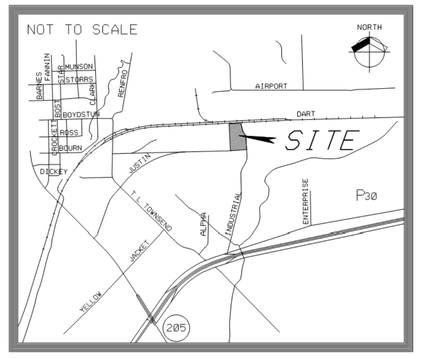
Calculation Summary							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CANOPY A	0	Fc	6.05	7.0	5.3	1.14
GRADE_Planar	0	Fc	0.72	6.1	0.0	N.A.
PARKING LOT & DRIVEWAY		Fc	2.20	4.9	0.1	22.00

1 MEP1.1 **MEP SITE PHOTOMETRICS PLAN**
1" = 40'-0"

PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
BUILDING AREA:	
EXISTING BUILDING:	188,516 SF
ADDITION FIRST FLOOR:	11,628 SF
ADDITION SECOND FLOOR:	10,936 SF

LOCATION MAP



OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2019-000

NORTH

DBR
15301 Spectrum Drive, Suite 350
Addison, Texas 75001
214.217.9500 v 214.217.9505 f
TBPE Firm Registration No. 2234

DBR Project Number 193029.000

KR	DY/HP	DS	NB	–

drawn: DBR
checked DBR
date 08/03/19

#	DATE	DESCRIPTION

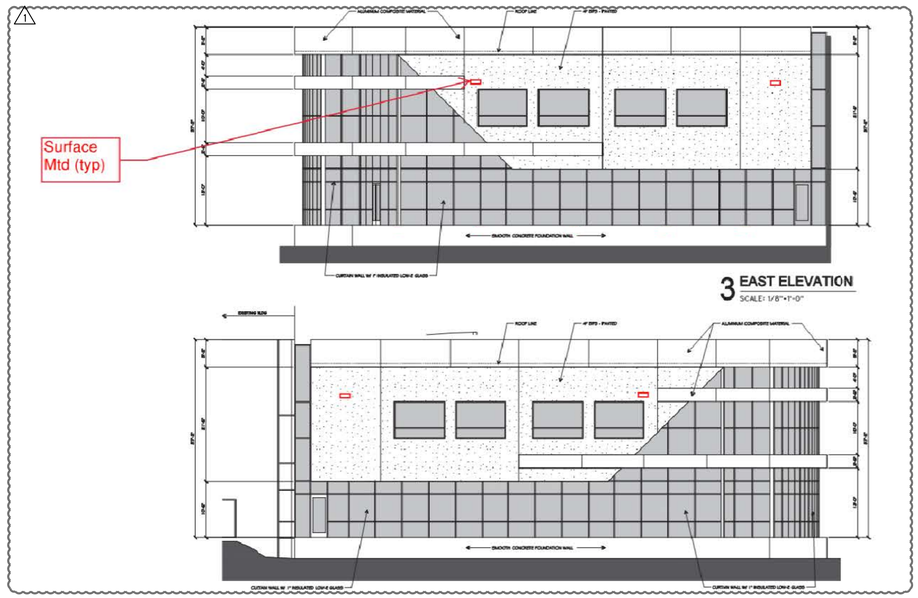
STATE OF TEXAS
KENNETH L. ROLAND
116001
LICENSED PROFESSIONAL ENGINEER
9/5/19

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972-759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet MEP1.1

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1 MEP1.4 MEP LIGHTING WALL ELEVATIONS
NOT TO SCALE

NORTH

DBR
15301 Spectrum Drive, Suite 350
Addison, Texas 75001
214.217.9500 v 214.217.9505 f
TBPE Firm Registration No. 2234

DBR Project Number 193029.000

KR	DY/HP	DS	NB	–

drawn: DBR
checked DBR
date 09/03/19

#	DATE	DESCRIPTION

STATE OF TEXAS
KENNETH L. ROLAND
116001
LICENSED PROFESSIONAL ENGINEER
9/5/19

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/739-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet MEP1.4

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#DSX1 LED P8 40K T3M MVOLT SPA DDBXD



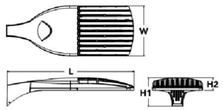
D-Series Size 1
LED Area Luminaire

Catalog Number	
Notes	MTD ON 28' POLE w 30" BASE
Type	"SA"

Hit the Back button to return to the page to see all interactive elements

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED	LEDs	Color temperature	Distribution	Voltage	Mounting
Series	**Forward optics**	30K 3000K	T1S Type I short	MVOLT[1]	**Shipped included**
DSX1 LED	P1 P4 P7	40K 4000K	T2S Type II short	120[1]	SPA Square pole mounting
	P2 P5 P8	50K 5000K	T2M Type II medium	208[1]	RPA Round pole mounting
	P3 P6 P9		T3S Type III short	240[1]	WBA Wall bracket
	Rotated optics		T3M Type III medium	277[1]	SPUMBA Square pole universal mounting adapter[1]
	P10[2] P12[2]		T4M Type IV medium	347[3,4]	RPUMBA Round pole universal mounting adapter[1]
	P11[2] P13[2]		TFTM Forward throw medium	480[3,5]	**Shipped separately**
			T5S Type V very short		KMA8 DDBXD U Mast arm mounting bracket adapter (specify finish)[1]
			T5M Type V short		
			T5W Type V medium		
			T5VS Type V very short		
			T5VW Type V wide		
			BLC Backlight control[1]		
			LCCO Left corner cutoff[1]		
			RCCO Right corner cutoff[1]		

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark bronze
NLTAIR2	nLight AIR generation 2 enabled[1]	PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[1,6,7]	HS	House-side shield[1,8]
PIRHN	Network, high/low motion/ambient sensor[1,6]	PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[1,6,7]	SF	Single fuse (120, 277, 347V)[1]
PER	NEMA® twist-lock receptacle only (controls ordered separate)[9]	PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[1,6,7]	DF	Double fuse (208, 240, 480V)[1]
PERS	Five-pin receptacle only (controls ordered separate)[9,10]	PIRHFC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[1,6,7]	L90	Left rotated optics[1]
PER7	Seven-pin receptacle only (controls ordered separate)[9,10]	FAD	Field adjustable output[11]	R90	Right rotated optics[1]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[11]			**Shipped separately**	
DS	Dual switching[12,13]			BS	Bird spikes[14]
				EGS	External glare shield[14]

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,300 hours of LED testing. Tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L77, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control.

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.15	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.66	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire, wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-loc photocells for dusk-to-dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting, PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIR1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSGKR	nLight AIR sensors can be programmed and commissioned from the ground using the GWBRy Pro app.

Ordering Information

Accessories

Ordered and shipped separately.

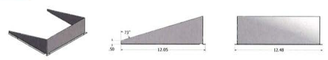
DLL127F 1.5 SI	Photocell - SSL twist-lock (120-277V) [15]
DLL347F 1.5 CUL SI	Photocell - SSL twist-lock (347V) [15]
DLL480F 1.5 CUL SI	Photocell - SSL twist-lock (480V) [15]
DSHORT SBK U	Shorting cap [15]
DSX19S SOC U	House-side shield for P1, P2, P3, P4 and P5[15]
DSX19S 40C U	House-side shield for P6 and P7[15]
DSX19S 60C U	House-side shield for P8, P9, P10, P11 and P12[15]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)[15]
KMA8 DDBXD U	Mast arm mounting bracket adapter (specify finish)[15]

For more control options, visit DTL and ROAM® online.

NOTES
1. P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
2. Not available with HS.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
5. Not available in P1 or P10.
6. Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31.
7. Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
8. Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
9. Photocell ordered and shipped as a separate line item from Acuity Brands Controls.
10. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
11. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
12. Provides 50/50 luminaire operation via (2) independent drivers. Not available with PER, PERS, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
13. Requires (2) separately switched circuits with isolated neutral. See Outdoor Control Technical Guide for details.
14. Reference Motion Sensor table on page 4.
15. Reference controls options table on page 4 to see functionality.
16. Not available with other dimming controls options.
17. Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
18. Must be ordered with fixture for factory pre-drilling.
19. Requires luminaire to be specified with PIER, PIERS or PIER7 option. See PEIR Table on page 3.
20. For retrofit use only.

Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION

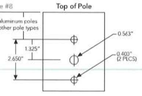


Tenon Mounting Slipfitter**

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @120	3 @ 90	4 @ 90
2-3/8"	SPA/RPA	AS3-5 190	AS5-5 280	AL3-5 290	AS5-5 320	AS1-5 390	AS5-5 490
	SPUMBA	AS3-5 190	AS5-5 280	AL4-5 290	AS5-5 320	AS4-5 390	AS4-5 490
	RUPUMBA	AS3-5 190	AS5-5 280		AS5-5 320		
2-7/8"	SPA/RPA	AS725-190	AS725-280	AS725-290	AS725-330	AS725-390	AS725-490
	SPUMBA	AS725-190	AS725-280		AS725-330		
	RUPUMBA	AS725-190	AS725-280		AS725-330		
4"	SPA/RPA	AST35-190	AST35-280	AST35-290	AST35-330	AST35-390	AST35-490
	SPUMBA	AST35-190	AST35-280	AST35-290	AST35-330	AST35-390	AST35-490
	RUPUMBA	AST35-190	AST35-280		AST35-330		

"Template #8

1.75" for aluminum poles.
2.75" for other pole types



Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Fixed Location		Side B	Side B & D	Side B & C	Side A, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM12AS	DM49AS

Drilling Template	Minimum Acceptable Cutside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	1.5"	1"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	1.5"	1"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

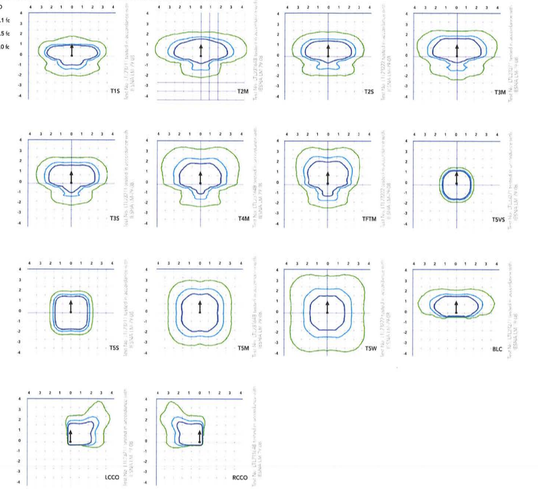
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5000 K, 70 CRI) Lumens	B	U	G	LPW
40	250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,291	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,721	3	0	3	115
				T3M	17,483	3	0	3	108	19,069	3	0	3	117	19,290	3	0	3	118
				T4M	17,199	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,275	3	0	4	118
				T5VS	18,179	4	0	1	113	19,880	4	0	1	121	20,056	4	0	1	123
				T5S	18,194	4	0	2	113	19,836	4	0	2	122	20,066	4	0	2	123
				T5M	18,148	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,836	5	0	3	120	19,885	5	0	3	122
				BLC	14,480	2	0	2	89	15,609	3	0	3	96	15,806	3	0	3	97
				LCCO	10,381	1	0	3	66	11,634	1	0	3	71	11,761	2	0	3	72
				RCCO	10,381	1	0	3	66	11,634	1	0	3	71	11,761	2	0	3	72
				T1S	19,227	3	0	3	105	20,732	3	0	3	113	20,975	3	0	4	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,158	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	4	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,342	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,342	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,879	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	2	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,255	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,255	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				T1S	21,548	3	0	4	106	23,201	3	0	4	114	23,492	3	0	4	116
				T2S	21,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	4	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,496	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
60	1250	P9	241W	T1S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	4	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,496	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

LEGEND: 0.1 fc, 0.5 fc, 1.0 fc



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified so ution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tig-fly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist o' high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol furctionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLARITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product.
Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

1 MEP1.2 MEP LIGHTING CUT SHEETS
NOT TO SCALE

NORTH

drawn: DBR
checked DBR
date 09/03/19

#	DESCRIPTION	DATE

STATE OF TEXAS
KENNETH L. ROLAND
116001
LICENSED
PROFESSIONAL ENGINEER
9/5/19

pdg
pross design group, incorporated
5510 Harvest Hill Road, Suite 160, Dallas, Texas 75230. 972/759-1400

SPRI PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

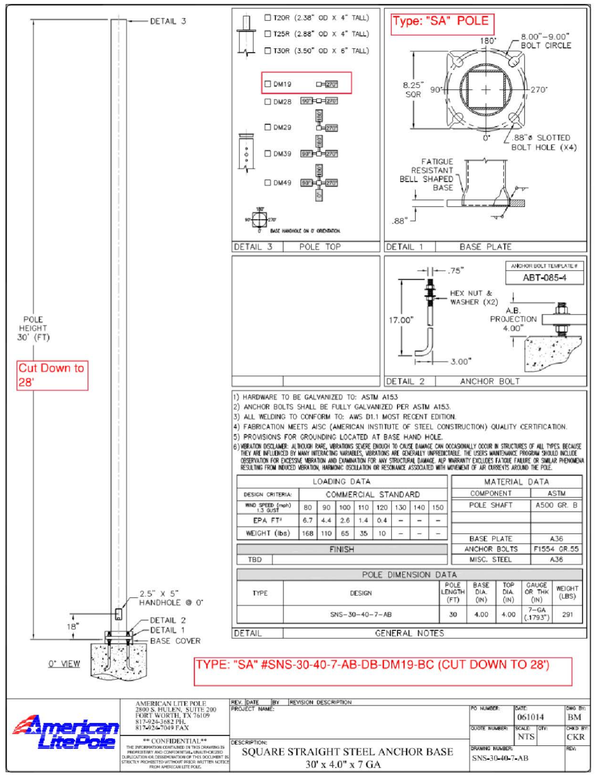
DBR
15301 Spectrum Drive, Suite 350
Addison, Texas 75001
214.217.9500 v 214.217.9505 f
TBPE Firm Registration No. 2234

DBR Project Number 193029.000

KR	DY/HP	DS	NB	–

job no 1854
sheet MEP1.2

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LED wall mount luminaires - Asymmetrical flat beam light distribution

BEGA

Application
LED wall mount luminaire with asymmetrical flat beam light distribution designed for the illumination of parking areas and roadways.

Materials
Luminaire housing and mounting canopy constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass with anti-reflective coating for increased transmission
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP66
Weight: 17.2 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	62.8 W
System wattage	76.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	9,357 lumens (3000K)
Lifetime at Ta= 15° C	> 500,000 h (L70)
Lifetime at Ta= 45° C	213,000 h (L70)

LED color temperature
- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: ☐ Black (BLK) ☐ White (WHT) ☐ RAL: ☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type: 38"
BEGA Product: 66 462-K4 FINISH
Project: SPR Packaging
Modified:

Mounted at 30' afg

Available Accessories

☐ **IMS-L2**	Internal motion sensor - 8' mouting height
☐ **IMS-L3**	Internal motion sensor - 20' mouting height
☐ **IMS-L4** - narrow	Internal motion sensor - 40' mouting height
☐ **IMS-L7** - wide	Internal motion sensor - 40' mouting height
☐ **FSIR-100**	Configuration tool

See individual accessory spec sheet for details.



Wall mount luminaire - Asymmetrical flat beam

	LED	A	B	C	D
66 463	62.8 W	13⅜	3	24	6½

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 05/29/19

LED recessed wall luminaires - asymmetrical forward throw

BEGA

Application
LED recessed wall luminaire with asymmetrical forward throw distribution for superior illumination of ground surfaces from an extremely low mounting height. The optimal mounting height between 1' and 1.5' above finished grade.

Materials
Luminaire housing and faceplate constructed of die-cast aluminum marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.0 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-40° C
LED module wattage	8.7 W
System wattage	11.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	585 lumens (3000K)
Lifetime at Ta=15°C	70,000 h (L70)
Lifetime at Ta=25°C	64,000 h (L70)

LED color temperature
- ☐ 2700K - Product number + **K27**
- ☐ 3000K - Product number + **K3**
- ☐ 3500K - Product number + **K35**
- ☐ 4000K - Product number + **K4**

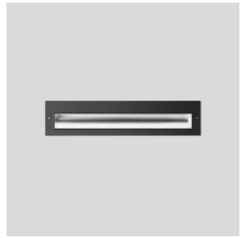
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: ☐ Black (BLK) ☐ White (WHT) ☐ RAL: ☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type: 180"
BEGA Product: 24 065 K4 FINISH
Project: SPR OFFICE ADDN - STEPS AT ENTRY
Modified:



Fully enclosed luminaire with installation housing ensures seamless integration and weathertight operation.





LED recessed wall luminaires - asym. forward throw

	LED	A	B	C
24 065	8.7 W	12½	2¾	5

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 05/18/18

LED wall mount luminaires - Asymmetrical light distribution

BEGA

Application
LED wall mount luminaire with asymmetrical light distribution designed for the illumination of parking areas and roadways.

Materials
Luminaire housing and mounting canopy constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass with anti-reflective coating for increased transmission
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP66
Weight: 17.2 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	92.4 W
System wattage	106 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	9,454 lumens (3000K)
Lifetime at Ta = 15° C	> 500,000 h (L70)
Lifetime at Ta = 40° C	272,000 h (L70)

LED color temperature
- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: Black (BLK) Bronze (BRZ) White (WHT) Silver (SLV) RAL: CUS:

Type:
BEGA Product:
Project:
Modified:

"SC" Revised mtd at 30' afg
#66 452 -K4-FINISH
SPR PACKAGING

Available Accessories

IMS-L2	Internal motion sensor - 8' mouting height
IMS-L3	Internal motion sensor - 20' mouting height
IMS-L4 - narrow	Internal motion sensor - 40' mouting height
IMS-L7 - wide	Internal motion sensor - 40' mouting height
FSIR-100	Configuration tool

See individual accessory spec sheet for details.





Wall mount luminaire - Asymmetrical light distribution

	LED	A	B	C	D
66 452	92.4 W	13⅜	3	24	5⅝

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 04/05/18

1 MEP1.3 MEP LIGHTING CUT SHEETS
NOT TO SCALE

NORTH

DBR
15301 Spectrum Drive, Suite 350
Addison, Texas 75001
214.217.9500 v 214.217.9505 f
TBPE Firm Registration No. 2234

DBR Project Number 193029.000

KR	DY/HP	DS	NB	–

#	DATE	DESCRIPTION
1		

drawn: DBR
checked DBR
date 08/03/19

STATE OF TEXAS
KENNETH L ROLAND
116001
LICENSED
PROFESSIONAL ENGINEER
9/5/19

pross design group, incorporated
5510 Harvest Hill Road, Suite 160, Dallas, Texas 75230 972/239-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD, ROCKWALL, TEXAS

job no 1854
sheet MEP1.3

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	September 10, 2019
APPLICANT:	Ryan Moorman; *R. D. Moorman, Inc.*
CASE NUMBER:	SP2019-031; *Site Plan for 259 Ranch Trail*

SUMMARY

Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City or Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and take any action necessary.

BACKGROUND

The subject property was annexed in 2004 [*Ordinance No. 04-34*] and zoned Commercial (C) District. In 2017, the City Council approved a replat [*Case No. P2017-050*] to subdivide the subject property (*i.e. Lots 22 and 23*) from the adjacent property in order for it to be developed for the construction of a mini-warehouse facility on Lot 23. Currently situated on the subject property is a single-family home that has been converted into an office building. In addition, the subject property has a detached garage and a metal accessory building located behind the primary structure.

PURPOSE

The applicant is requesting to construct a 4,950 SF metal office building in conjunction with and adjacent to the existing office building. The subject property is a 1.244-acre parcel of land that is zoned Commercial (C) District. According to the applicant, the purpose of the building is to provide additional office space and storage.

ADJACENT LAND USES AND ACCESS

The subject property is located at 259 Ranch Trail. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several commercial structures. Beyond this is vacant tract of land adjacent to County Line Road. County Line Road is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. These areas are all zoned Commercial (C) District.

South: Directly south of the subject property several are commercial structures. Beyond this is vacant tract of land that is adjacent to FM-3097. FM-3097 is identified as a M4D *(Major Collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

East: Directly east of the subject property is a 7.489-acre parcel of land where a mini-warehouse facility has been proposed to be constructed. This is followed by a 131.39-acre tract of vacant land (*i.e. Tract 43-01 of the W. W. Ford Survey, Abstract No. 80 – commonly referred to as the Wallace Tract*). These areas are zoned Commercial (C) and Agricultural (AG)

District. Beyond this are two (2) single-family residential subdivisions (*i.e. the Oaks of Buffalo Way and Willowcrest Estates Subdivisions*), which are zoned Single-Family Estates 1.5 (SFE-1.5) District.

West: Directly west of the subject property is Ranch Trail, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are several commercial structures, that are zoned Commercial (C) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1.1, *Land Use and Buildings,* of Article IV, *Permissible Uses,* of the Unified Development Code (UDC), an office building is permitted by-right in a Commercial (C) District and no additional approvals are necessary with regard to the proposed land use. With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=54,210 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X=200-Feet-In Conformance*
Minimum Lot Depth	*100-Feet*	*X=227-336-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X=15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=16-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=14%; In Conformance*
Minimum Number of Parking Spaces	*17 Parking Spaces*	*X=26 Spaces; In Conformance*
Minimum Landscaping Percentage	*15%*	*X=41%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=41%; In Conformance*

The proposed office building will be approximately 4,950 SF, 16-feet in height, and be situated adjacent to the north façade of the existing office building. The structure will be constructed of metal and utilize a four (4) foot brick wainscot, storefront glass, and a roll-up door on the front façade. According to the applicant, the existing metal accessory building will be removed. Staff should note that most of the surrounding buildings are metal and this office building will be located directly in front of a proposed mini-warehouse facility that will consist of 575 units within 19 metal buildings.

TREESCAPE PLAN

The submitted landscape plan identifies that there are no protected trees being removed from the site.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, Article V, *District Development Standards*, of the Unified Development Code (UDC), the Commercial (C) District is a district "…intended to provide commercial land uses such as retail, large shopping centers, and restaurants. Commercial (C) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district…" In addition, these areas "…may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial (C) District is general in nature, development standards are less stringent as lower intensity districts such as Residential-Office (RO), Neighborhood Services (NS), and General Retail (GR) Districts…" In this case, the applicant's request appears to conform to the requirements of the Unified Development Code (UDC). Specifically, the subject property is adjacent to Ranch Trail

Road -- *identified as a Minor Collector on the City's Master Thoroughfare Plan* --, and the proposed land use (*i.e. office*) is not typically a high-volume water/wastewater user. With regard to the land use, an office building is permitted by-right in a Commercial (C) District.

Subsection 5.2, *Screening of Off-Street Loading Docks*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards,* of the Unified Development Code (UDC), off-street loading docks in commercial zoning classification must be screened from public streets and any residential district that abuts or is directly across a public street or alley from the lot. In this case, the proposed office building incorporates one (1) roll-up door (*i.e. loading dock*) that will face Ranch Trail. The applicant is proposing to screen the loading dock by providing additional landscaping directly in front of the roll-up door to limit visibility from Ranch Trail. Additionally, the landscape buffer adjacent to Ranch Trail will also provide screening from the street. Staff should note, although screening is being provided, it is possible that the roll-up door will still have limited visibility from Ranch Trail. In addition, this seems to be similar to other buildings that are located along Ranch Trail. The Planning and Zoning Commission is tasked with reviewing the proposed screening and determining additional screening is necessary. Approval of this request is a discretionary decision for the Planning and Zoning Commission.

EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) Building Articulation

(a) *Maximum Wall Length*. Subsection 4.01, *General Commercial District Standards*, of Section 4, *Commercial District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), stipulates that the maximum wall length shall not exceed more than three (3) times the wall's height without a recess or projection of an architectural element. In this case the maximum wall length is approximately 48-feet; however, the length of the north and south façade of the proposed metal building will be 110-feet and will not utilize a projection, recess, or architectural element. Since this exceeds the maximum wall length, an exception to the building articulation standards is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). Section 9, *Exceptions and Variances,* of Article XI, *Zoning Related Applications,* of the Unified Development Code (UDC), gives the Planning and Zoning Commission the ability to grant an exception to the building articulation standards where unique or extraordinary conditions exists or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where an exception is being requested the applicant is required to provide a letter to staff outlining [1] the reason for the exception being requested, [2] the unique or extraordinary conditions that exists, and [3] the proposed compensatory measures (*e.g. increased landscaping, masonry building materials in percentages equal to or greater than the surrounding properties, etc*.). The applicant has provided staff with a letter outlining the proposed compensatory measures; however, did not provide [1] the reason for the exception being requested or [2] the unique or extraordinary circumstance that exists. In this case, the Planning and Zoning Commission is tasked with reviewing the proposed compensatory measures and determining if additional compensatory measures are necessary to offset the exception being requested.

This exception is a discretionary decision for the Planning and Zoning Commission and requires a super-majority vote with a minimum of four (4) votes in the affirmative for approval. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the ***Southwest Residential District*** and is situated within an area that is identified as a *Transitional Area*. According to the district, the *Transitional Area* is defined as, "…currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties…" In this case, this use and the proposed metal buildings are similar to the existing buildings in the area, and the proposed improvements are similar to other buildings that have been approved along Ranch Trail since this area was annexed by the City in 2004.

The Comprehensive Plan aims to encourage quality commercial development throughout the city by ensuring that industrial/office uses are adequately buffered and/or screening from residential land uses. Roadways and open space serve as a natural separation between non-residential areas and residential subdivisions. Landscape buffers utilizing a combination of berms and mature landscaping should be utilized for non-residential properties that area adjacent to residential or agricultural land. In this case, the subject property is largely surrounded by commercial/industrial uses. The applicant is also providing a landscape buffer adjacent to Ranch Trail. Due to these reasons, this request seems to generally conform to the policies of the Comprehensive Plan regarding screening of non-residential properties.

ARCHITECTURAL REVIEW BOARD (ARB):

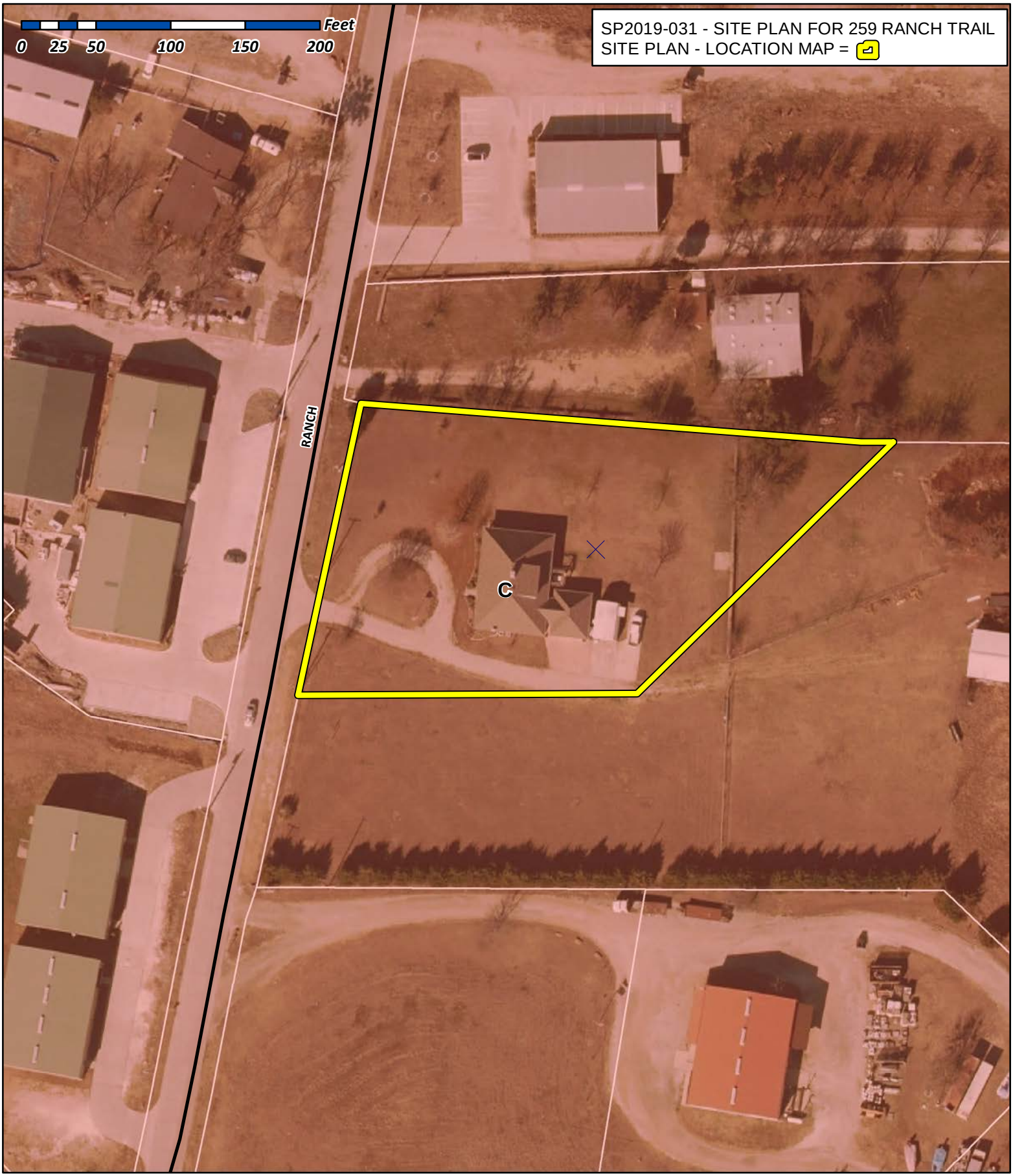
On August 28, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the site plan by a vote of 3-1 with Board Member Neill dissenting and Board Members Meyrat, Wacker, and Johnson absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's site plan then staff would propose the following conditions of approval:

(1) The existing metal accessory building shall be removed prior to issuance of a Certificate of Occupancy (CO). This requirement is due to the change of use on the property and the non-conforming nature of the structure.

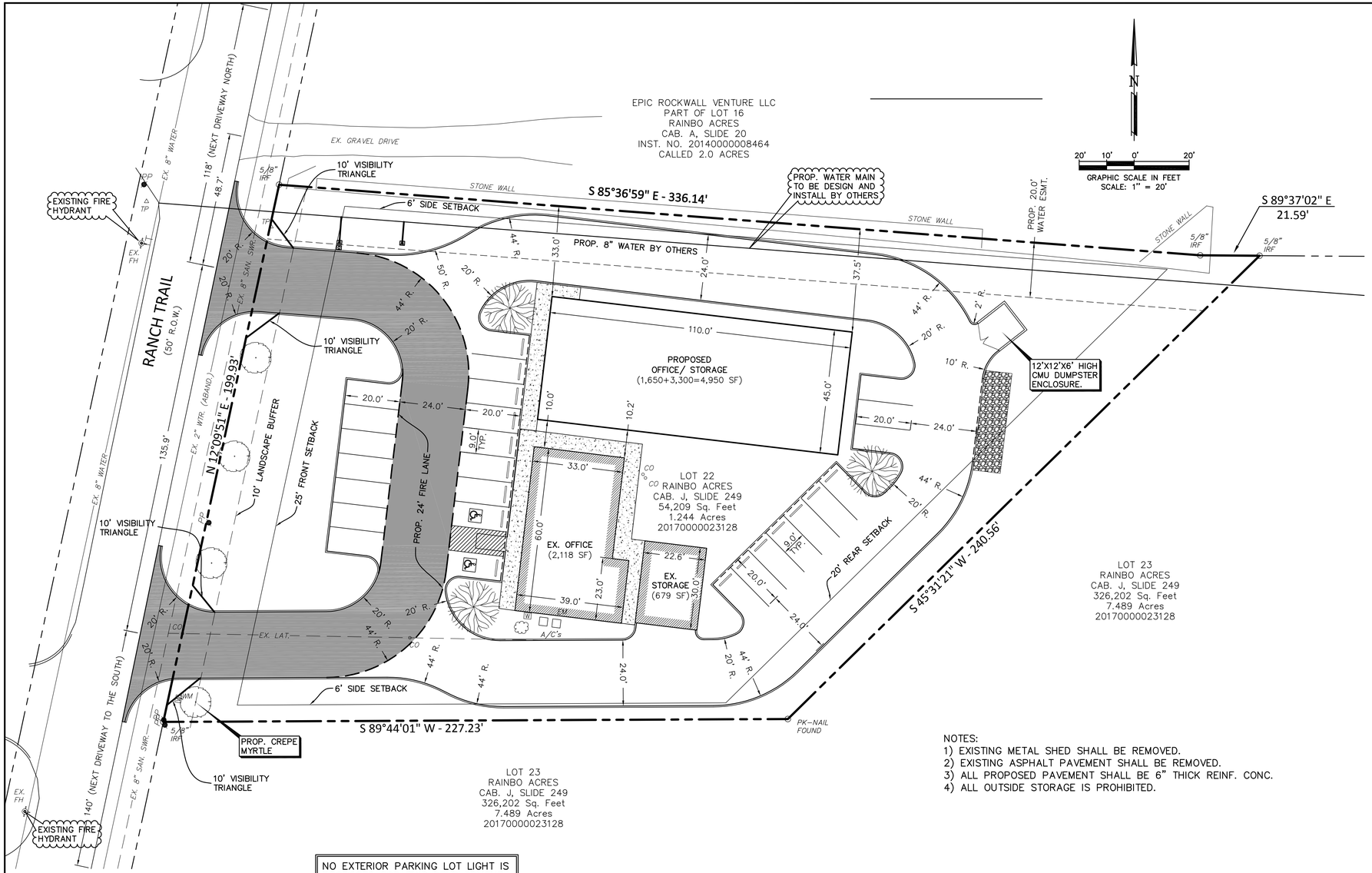
(2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

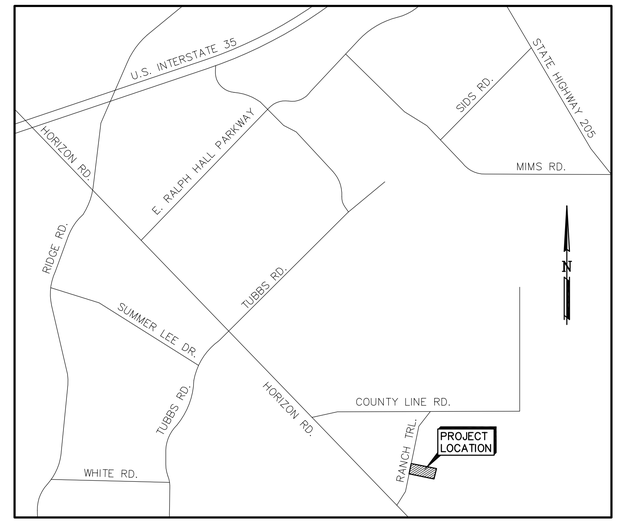


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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VICINITY MAP
N.T.S.

SITE DATA

LOT AREA	54,210 SF ~ 1.244 AC
ZONING	COMMERCIAL
IMPERVIOUS AREA – BUILDING	7,747 SF
IMPERVIOUS AREA – PAVING	24,100 SF
TOTAL IMPERVIOUS AREA	31,847 SF (58.75%)
LANDSCAPE AREA	22,363 SF (41.25%)

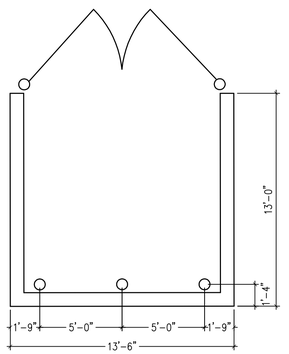
PARKING CALCULATION

PARKING REQUIRED (OFFICE)	2,118/300 = 7 SPACES
PARKING REQUIRED (OFFICE)	1,650/300 = 6 SPACES
PARKING REQUIRED (STORAGE)	679/1000 = 1 SPACE
PARKING REQUIRED (STORAGE)	3,300/1000 = 3 SPACES
TOTAL PARKING REQUIRED	17 SPACES
PARKING PROVIDED	26 SPACES

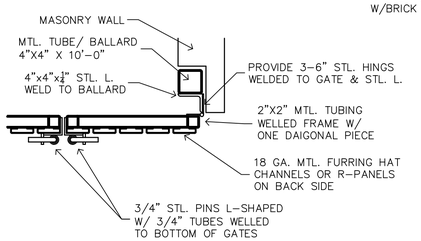
NOTES:
1) EXISTING METAL SHED SHALL BE REMOVED.
2) EXISTING ASPHALT PAVEMENT SHALL BE REMOVED.
3) ALL PROPOSED PAVEMENT SHALL BE 6" THICK REINF. CONC.
4) ALL OUTSIDE STORAGE IS PROHIBITED.

NO EXTERIOR PARKING LOT LIGHT IS PROPOSED FOR THIS DEVELOPMENT

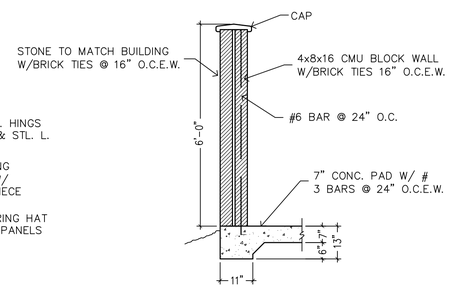
DETENTION FOR THIS DEVELOPMENT (LOT 22) WILL BE DESIGNED AND PART OF LOT 23 DEVELOPMENT, PER OWNERS AGREEMENT.



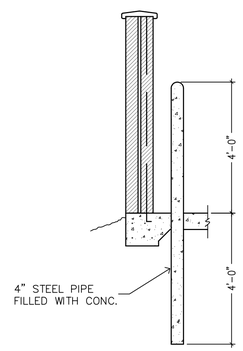
1 DUMPSTER PLAN
N.T.S.



2 DETAIL@ BALLARD
N.T.S.



3 SECTION @ DUMPSTER WALL
N.T.S.



4 DETAIL@ BALLARD
N.T.S.

OWNER:
R.D. MOORMAN, INC.
259 RANCH TRAIL
ROCKWALL, TEXAS 75032

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STATE OF TEXAS
TUAN P. LAM
86968
LICENSED PROFESSIONAL ENGINEER

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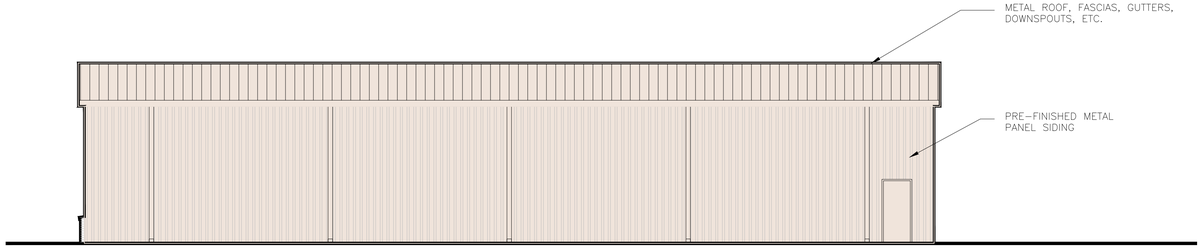
CASE# SP2019-031

SITE PLAN

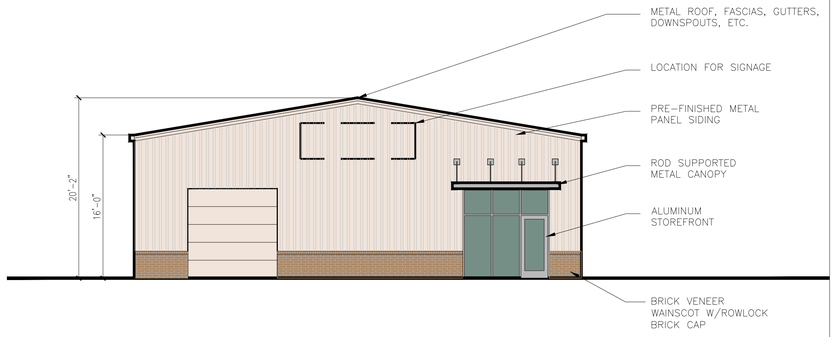
RAINBO ACRES – LOT 22
R.D. MOORMAN, INC.
259 RANCH TRAIL
ROCKWALL, TEXAS 75032

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766-1011
www.lamcivil.com
Firm #F-9763

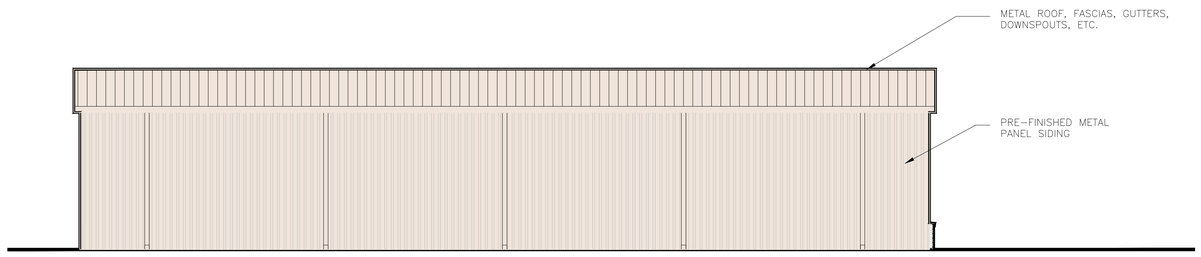
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DRAWN:	CTL	DATE:	AUGUST 2019	PROJECT:	0643-19



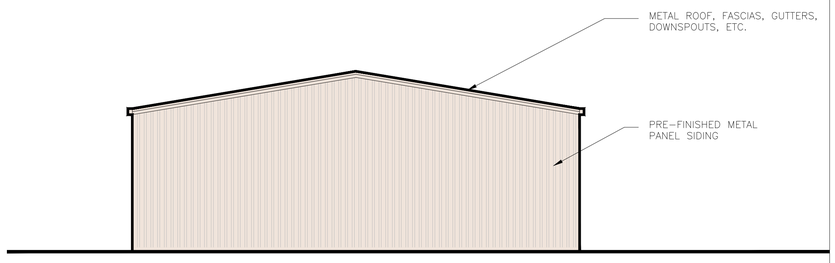
C□ □ AREHOUSE □SOUTH ELEVATION □SIDE□ **SCALE: □□□" □ □□□□"**



C□ □ AREHOUSE □□ EST ELEVATION □FRONT□ **SCALE: □□□" □ □□□□"**



A□ □ AREHOUSE □NORTH ELEVATION □SIDE□ **SCALE: □□□" □ □□□□"**



A□ □ AREHOUSE □EAST ELEVATION □REAR□ **SCALE: □□□" □ □□□□"**

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RONALD G. BROWN
REGISTERED ARCHITECT
TEXAS NO. 14293

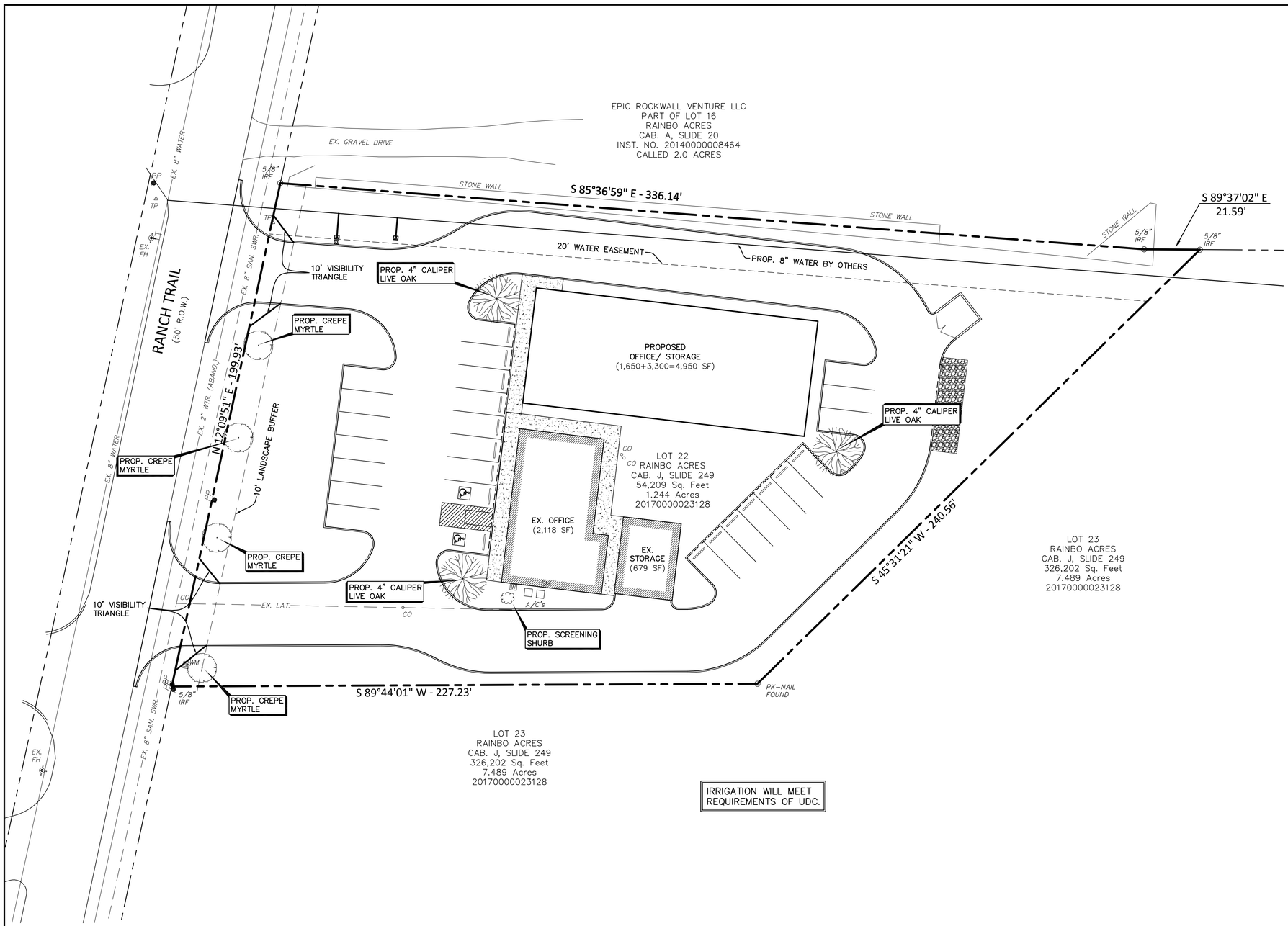
PRIZM ARCHITECTS INTERNATIONAL LTD., INC.
ARCHITECTS DESIGNERS PLANNERS
580 DECKER DRIVE, SUITE 170 IRVING, TEXAS 75062
(972) 714-0420, FAX (972) 714-0282

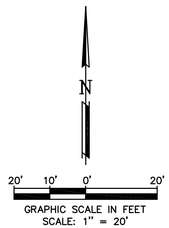
MINI-WAREHOUSE COMPLEX
RANCH TRAIL
ROCKWALL, TEXAS

PROJECT NO.:	0.013.0817
ISSUE DATE:	09/20/2017

CONCEPTUAL ELEVATIONS
WAREHOUSE BUILDING

SHEET NO.:
SUP-4





IRRIGATION WILL MEET REQUIREMENTS OF UDC.

SITE DATA

LOT AREA	54,210 SF ~ 1.244 AC
ZONING	COMMERCIAL
IMPERVIOUS AREA – BUILDING	7,747 SF
IMPERVIOUS AREA – PAVING	24,100 SF
TOTAL IMPERVIOUS AREA	31,847 SF (58.75%)
LANDSCAPE AREA	22,363 SF (41.25%)

LANDSCAPE TABLE

1 TREE PER 50' OF FRONTAGE	200'/50 = 4 TREES
1 TREE PER 20,000 SF PARKING	4,680/20,000 = 1 TREE
TOTAL TREE REQUIRED	5 TREES
TOTAL TREE PROVIDED	3 TREES (LIVE OAK)
	4 TREES (CREPE MYRTLE)
TOTAL LANDSCAPE REQUIRED	5,421 SF (10.0%)
TOTAL LANDSCAPE PROVIDED	22,363 SF (41.25%)

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STATE OF TEXAS
TUAN P. LAM
86968
LICENSED PROFESSIONAL ENGINEER

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OWNER:
R.D. MOORMAN, INC.
259 RANCH TRAIL
ROCKWALL, TEXAS 75032

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CASE# SP2019-031

LANDSCAPE PLAN

RAINBO ACRES - LOT 22
R.D. MOORMAN, INC.
259 RANCH TRAIL
ROCKWALL, TEXAS 75032

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766-1011
www.lamcivil.com
Firm #F-9763

DESIGN: LCE	CHECK: LCE	SCALE: AS NOTED	3 OF X
DRAWN: CTL	DATE: AUGUST 2019	PROJECT: 0643-19	

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	September 10, 2019
APPLICANT:	Jimmy Strohmeyer, *Strohmeyer Architects, Inc.*
CASE NUMBER:	SP2019-033; *Site Plan for the Harbor Height Retail and Restaurants*

SUMMARY

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

BACKGROUND

On September 20, 2010, the City Council passed *Ordinance No. 10-21* [*Planned Development District 32 (PD-32)*], which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as *PD-32* or the *Harbor District*. Within the approved concept plan, *PD-32* was divided into ten (10) subdistricts that contained individual development and land use standards. On November 17, 2014, the City Council adopted *Ordinance No. 14-51*, which contained a PD Development Plan for a 2.893-acre tract of land located in the *Hillside Subdistrict* (*i.e. the subject property*). This PD Development Plan showed a series of buildings would be constructed along Harbor Heights Drive in conformance to the requirements of *Ordinance No. 10-21*. With the approval of *Ordinance No. 14-51*, the City Council also approved waivers to the building placement requirements and pedestrian access requirements to allow retaining walls ranging from seven (7) to nine (9) feet in height to be established along Harbor Heights Drive. The approval of these walls were tied to building elevations submitted by the applicant and which were tied down as apart of the City Council's approval. On May 1, 2017, the City Council adopted *Ordinance No. 17-22*, which amended *Ordinance No. 10-21* to update various exhibits in the ordinance; however, no changes were made to the requirements of the *Hillside Subdistrict* or for the subject property.

On May 15, 2019, the applicant -- *Jimmy Strohmeyer of Strohmeyer Architects, Inc.* -- submitted an application requesting to amend *Ordinance No. 14-51* to change the PD Development Plan approved for the subject property (*i.e. Case No. Z2019-013*). The new PD Development Plan showed additional buildings being added along Sunset Ridge Drive and a central green space being incorporated adjacent to Harbor Heights Drive. This request was approved on July 1, 2019 by *Ordinance No. 19-25*.

PURPOSE

Based on the approval of *Ordinance No. 19*-25, the applicant -- *Jimmy Strohmeyer of Strohmeyer Architects, Inc.* -- submitted a site plan for the proposed retail and restaurant development on the 2.893-acre subject property on May 15, 2019.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.293-acre tract of land zoned Planned Development District 32 (PD-32), which is located within the *Hillside Subdistrict*. Currently situated on this property is a ~3,743 SF multi-tenant office building. Beyond this are the frontage roads and main lanes of IH-30.

South: Directly south of the subject property is Harbor Heights Drive, which is classified as a *Street Type 'D'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. Beyond this is a 6.1978-acre tract of land owned by the City of Rockwall, and which currently has a parking lot that serves the greater *Harbor District*. This property is zoned Planned Development District 32 (PD-32) and is located within the *Hillside Mixed-Use Subdistrict*.

East: Directly east of the subject property is Sunset Ridge Drive, which is identified as a *Street Type 'B'* and *'E'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. East of this roadway is a seven (7) story office building (*i.e. Trend Tower*), which is situated on a 2.0617-acre parcel of land that is located within the *Summit Office Subdistrict*.

West: Directly east of the subject property is a restaurant (*i.e. Culpepper Steakhouse*), which is situated on a 1.40-acre parcel of land that is located within the *Hillside Subdistrict*. Beyond this is Shoreline Trial, which is identified as a *Street Type 'A'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. Beyond this is a restaurant (*i.e. the Oar House*), which is situated on a 0.65-acre parcel of land that is located within the *Freeway Frontage Subdistrict*.

All property within these areas are zoned Planned Development District 32 (PD-32) and are subject to the requirements of *Ordinance No. 17-22*.

DENSITY AND DIMENSIONAL REQUIREMENTS

The site plan submitted by the applicant shows the construction of two (2) buildings (*i.e. a 5,000 SF restaurant along Sunset Ridge Drive, and a two [2] story 13,500 SF restaurant and office building at the corner of the intersection of Sunset Ridge Drive and Harbor Heights Drive*) and the addition of two (2) retail/restaurant pad sites (*i.e. a pad site for a 6,000 SF building at the corner of the intersection of Sunset Ridge Drive and the IH-30 frontage road, and a 4,000 SF building along Harbor Heights Drive*). In addition, the site plan depicts the incorporation of a private park area that will be provided in between the proposed pad site and proposed building adjacent to Harbor Heights Drive. A park plan for this area showing the provision of small amenities (*i.e. play cubes -- similar to the ones situated in the Harbor retail areas --, park benches, and landscaping*) was submitted for the Parks and Recreation Board's review.

With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the PD Development Plan approved with *Ordinance No. 19-25*, the design guidelines contained in *Resolution No. 10-40*, the technical requirements contained within *Ordinance No. 17-22,* and the UDC for a property located within the *Hillside Subdistrict* of Planned Development District 32 (PD-32). A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Build-To-Line (Distance from ROW Line)	*8' (Harbor Heights Drive)* *4' (Sunset Ridge Drive)*	*Approved Per Ord. 19-25*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Setback from ROW	*250' (IH-30 Frontage Road)* *5' (Harbor Heights & Sunset Ridge)*	*Approved Per Ord. 19-25*
Minimum Building Façade along ROW	*85% (Harbor Heights)* *100% (Harbor Heights & Sunset Ridge)*	*Approved Per Ord. 19-25*
Maximum Lot Coverage	*30%*	*27.5%; In Conformance*
Ground Floor Uses	*Retail/Restaurant*	*Approved Per Ord. 19-25*
Second Floor Uses	*Retail/Restaurant/Office*	*Approved Per Ord. 19-25*
Maximum Building Height	*2 Stories or 35'*	*In Conformance*
Surface Parking Setbacks	*20' (IH-30 Frontage Road)* *10' (All Other Roads)*	*x>20'/x>10'; In Conformance*
Surface Parking	*100%*	*100%; In Conformance*
Minimum Pedestrian Ways	*2*	*2; In Conformance*
Minimum Stone Requirement	*20%*	*x<20%; Variance Requested*

TREESCAPE PLAN

The subject property does not currently have any trees on it, and as a result the Treescape Plan requirement was waived for this case.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions and variances to the requirements of the Unified Development Code (UDC):

(1) *Building Materials.* The material percentages included with the building elevations incorporated the glazing in the calculations, which -- *according to the procedures for calculating building material percentages* – should be excluded from the formula. The revised percentages are as follows:

Building A

	North		East		South		West	
Brick	934	34.14%	640	36.72%	364	12.01%	480	30.32%
Stone	817	29.86%	295	*16.92%*	1,683	55.51%	114	*7.20%*
Metal	101	3.69%	71	4.07%	57	1.88%	34	2.15%
Stucco	884	32.31%	737	42.28%	928	30.61%	955	60.33%
	2,736	100.00%	1,743	100.00%	3,032	100.00%	1,583	100.00%

Building B

	North		East		South		West	
Brick	450	30.30%	195	14.86%	125	9.12%	414	28.26%
Stone	310	20.88%	333	25.38%	871	63.53%	201	*13.72%*
Metal	45	3.03%	51	3.89%	91	6.64%	39	2.66%
Stucco	680	45.79%	733	55.87%	284	20.71%	811	55.36%
	1,485	100.00%	1,312	100.00%	1,371	100.00%	1,465	100.00%

RED: Variance to the Material Requirements

(a) *Stone Percentage Requirement*. According to Section 6, *General Overlay District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), a minimum of 20% natural or quarried stone is required on all building façades. In this case, the applicant is showing percentages less than 20% on the east (*16.92%*) and west (*7.20%*) façades of *Building A* and the west (*13.72%*) façade of *Building B*.

(b) *Natural Stone Requirement*. According to Section 6, *General Overlay District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Planning and Zoning Commission, upon recommendation from the Architectural Review Board

(ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building. In making this determination the shape, texture, size, quality and warranty of the product should be considered. In this case, the applicant is proposing to use a *natural stone veneer*, which does not meet this requirement. Staff has requested a material sample of the veneer for the Architectural Review Board (ARB) to review and provide a recommendation to the Planning and Zoning Commission.

(2) *Articulation Requirements.*

a) *Primary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of four (4) time the walls height without an architectural/entryway element. In this case, the proposed building does not meet the required vertical or horizontal projections on the primary façades.

b) *Secondary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, secondary facades require projections associated with entryways and architectural elements. Specifically, the secondary architectural/entryway elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does not meet the required vertical or horizontal projections on the secondary façades.

The applicant has stated that the reason for the articulation variance is tied to the topography of the site, which has a dramatic grade change along Harbor Heights Drive. Based on this grade change the applicant asserts that the site will be highly articulated in ways that the formulas cannot capture. In addition, the design and footprints of the buildings were referenced as part of *Case No. Z2019-013*; however, the variance was not specifically stated in the case memo nor was it addressed in *Ordinance No. 19-25*. With regard to the variances and exceptions relating to stone staff should point out that alternative stone products have been approved in various percentages (*i.e. less than 20%*) on other buildings in the Harbor District. As compensatory measures to requested variances, the applicant has provided additional landscaping and a private park amenity.

These variances and exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a *¾-majority vote* of the Planning and Zoning Commission. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

By virtue of being in Planned Development District 32 (PD-32), generally conforming to *Ordinance No. 17-22* and the approved PD Development Plan (*i.e. Ordinance No. 19-25*), the proposed site plan conforms to the majority of the district strategies intended for properties in the *Harbor District* as stipulated by the *Land Use Plan* outlined in the OURHometown Vision 2040 Comprehensive Plan. In addition, the incorporation of the park/central green space conforms to the goals and policies contained in Chapter 3, *Parks, Open Space, and Trails*, of the OURHometown Vision 2040 Comprehensive Plan. Specifically, this section states that staff should, "(e)ncourage the creation of small, private greens and common areas in new neighborhoods, commercial shopping centers, and industrial developments for the purpose of enhancing the character, desirability and quality of social interaction in the city." The programing and layout of the proposed park/central green space will be reviewed by the Parks and Recreation Board and any recommendations shall be approved with the final plat.

ARCHITECTURAL REVIEW BOARD (ARB):

On August 27, 2019, the applicant met with the Architectural Review Board (ARB) to discuss the proposed building elevations. At this meeting the applicant introduced two (2) different design schemes. Based on the proposed design schemes, the ARB requested that the applicant utilize the contrasting building material scheme (*i.e. the scheme that proposed elements that contrasted with the colors and materials used on the Trend Tower elevations*). In addition, the ARB requested that the applicant better conform to the vertical articulation requirements and revise the tower element on the building at the corner of the intersection of Sunset Ridge Drive and Harbor Heights Drive. The ARB also requested a material sample board for the purpose of reviewing the proposed stone veneer and providing a recommendation to the Planning and Zoning Commission. The applicant has since submitted building elevations conforming with the majority of the ARB's recommendations; however, the applicant is requesting a variance to the articulation requirements. The applicant has stated that a stone sample will be provided to the ARB at the meeting on September 10, 2019.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's site plan and associated variances/exceptions, then staff would propose the following conditions of approval:

(1) All of the conditions required by *Ordinance No. 19-25* and that were established with *Case No. Z2019-013* shall be conditions of approval of this site plan.

(2) The Parks and Recreation Board shall review the private park/open space amenity package and make recommendations in conjunction with the approval of the final plat.

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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September 4, 2019

Mr. Ryan Miller
Director of Planning
City of Rockwall
385 South Goliad
Rockwall, TX. 75087

Re: Harbor Heights Restaurant Retail – SP2019-033

Ryan,

I am requesting a variance on the above-referenced project for the following items:

1. Stone requirement for each building façade – While we do not meet the 20% per façade, overall we exceed the 20% stone for the total of all facades. Stone is provided on all facades for consistency.
2. Building articulation formulas – Due to the natural topography of the site, the buildings have extreme vertical articulation that is not captured by the formula calculations.

Compensatory measures provided:

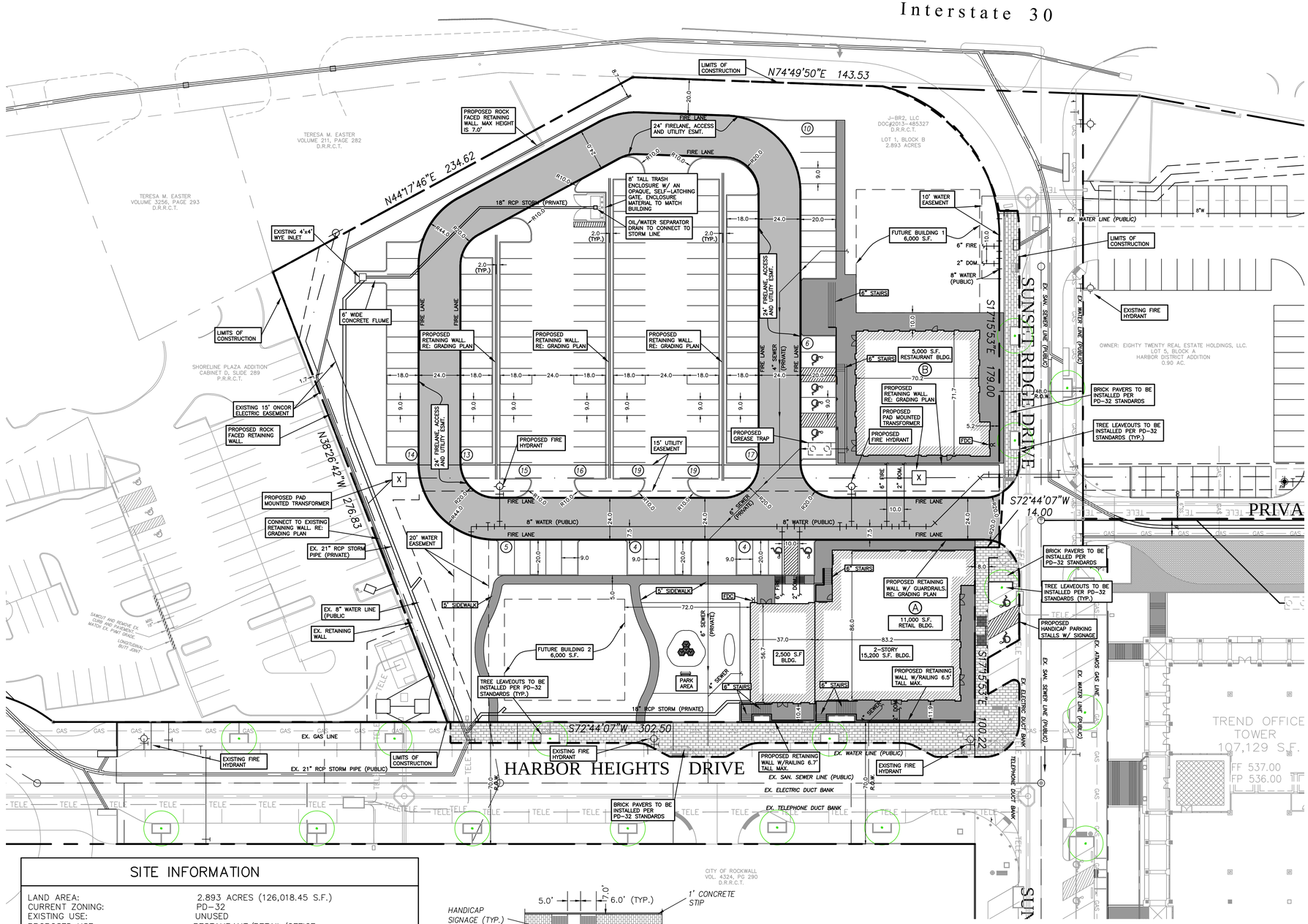
1. Park and green space with amenities
2. Additional landscaping beyond required

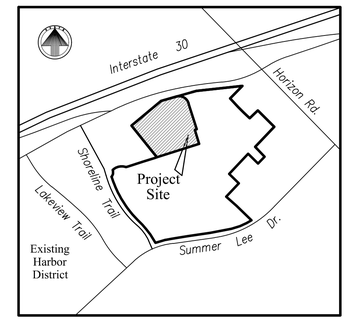
Thank you for your consideration of these variances. If you need further information, please let us know.

Sincerely,

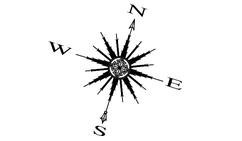


Jimmy Strohmeyer, AIA, NCARB
President & CEO





LOCATION MAP



30 15 0 30 60

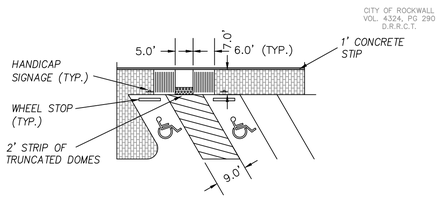
1" = 30'

NOTE:

– DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RETAIL/RESTAURANT EXTERIOR.

SITE INFORMATION

LAND AREA:	2.893 ACRES (126,018.45 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT/RETAIL/OFFICE
BUILDING AREA:	11,000 S.F RESTAURANT 12,600 S.F. OFFICE 11,600 S.F. RETAIL
BUILDING TO LOT COVERAGE:	35,200/126,018=.275 –> 27.5%
BUILDING HEIGHT:	VARIABLE (25–35 FEET)
*BUILDING REQUIRED PARKING:	161 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	161 TOTAL (19 CITY PROVIDED, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES)
IMPERVIOUS AREA:	80,954 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	45,064 S.F. (1.035 ACRES)



* PER SHARED PARKING CALCULATION ATTACHED TO CASE NO. Z2019-013 THE MAXIMUM PARKING DEMAND FOR THIS SITE IS FOUND TO BE BETWEEN THE TIMES OF 12PM–1PM AS WELL AS 4PM–6PM. THE DEMAND FOR EACH TIME PERIOD IS AS FOLLOWS:

TIME OF DAY	OFFICE PARKING	RETAIL PARKING	RESTAURANT PARKING	TOTAL REQUIRED
12PM–1PM	37.80	46.40	77	161
4PM–6PM	19.74	41.76	99	161

CASE NUMBER: SP2019-033

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Revision	Date	Description

Owner:
J-BR2, LLC.
1400 Ridge Road • Rockwall, TX 75087

Harbor Heights
Restaurant and Retail Site
Rockwall, Texas 75032

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

9/4/2019

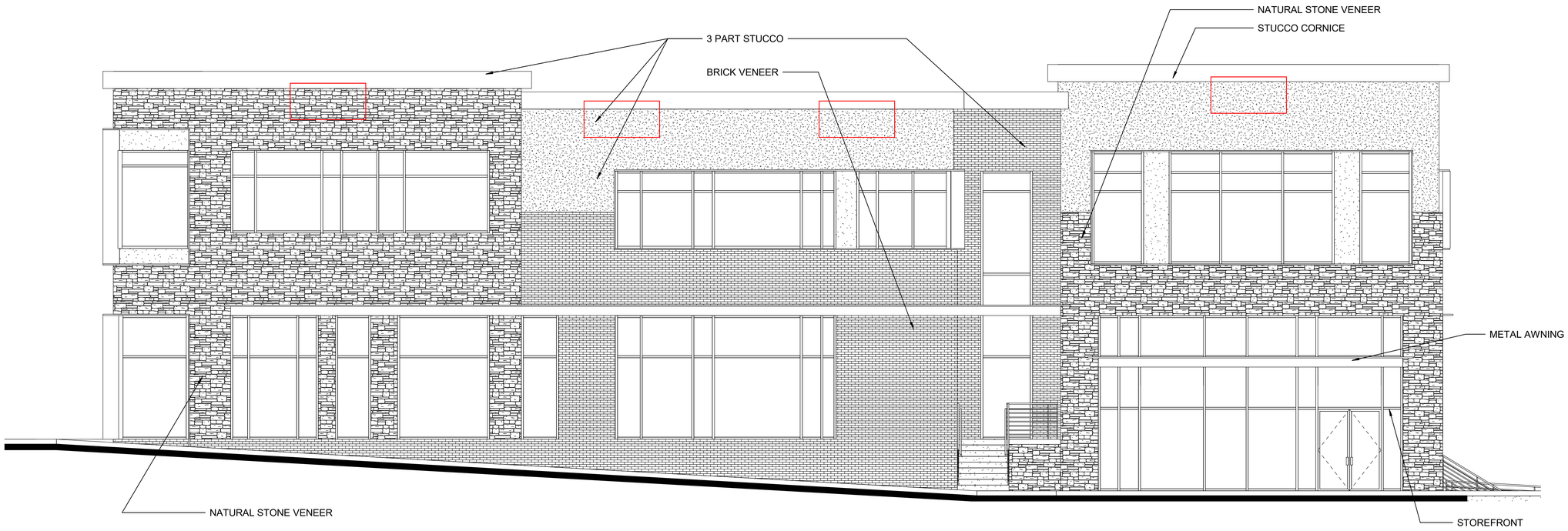
STATE OF TEXAS
CAMERON A. SLOWN
106317
LICENSED PROFESSIONAL ENGINEER

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 08/19	Project No.: –

Sheet Title: Site Plan

Scale:	Sheet No.:
1"=30'	1 of 1

Z:\Projects\6-Commercial\Harbor District - Restaurant Pad Sites\1-DRAWINGS\1F-DESIGN-CURRENT\4 - HARBOR RR-SITE PLAN.dwg, 9/4/2019 1:15:53 PM



2 BUILDING "A" - NORTH

3/16" = 1'-0"

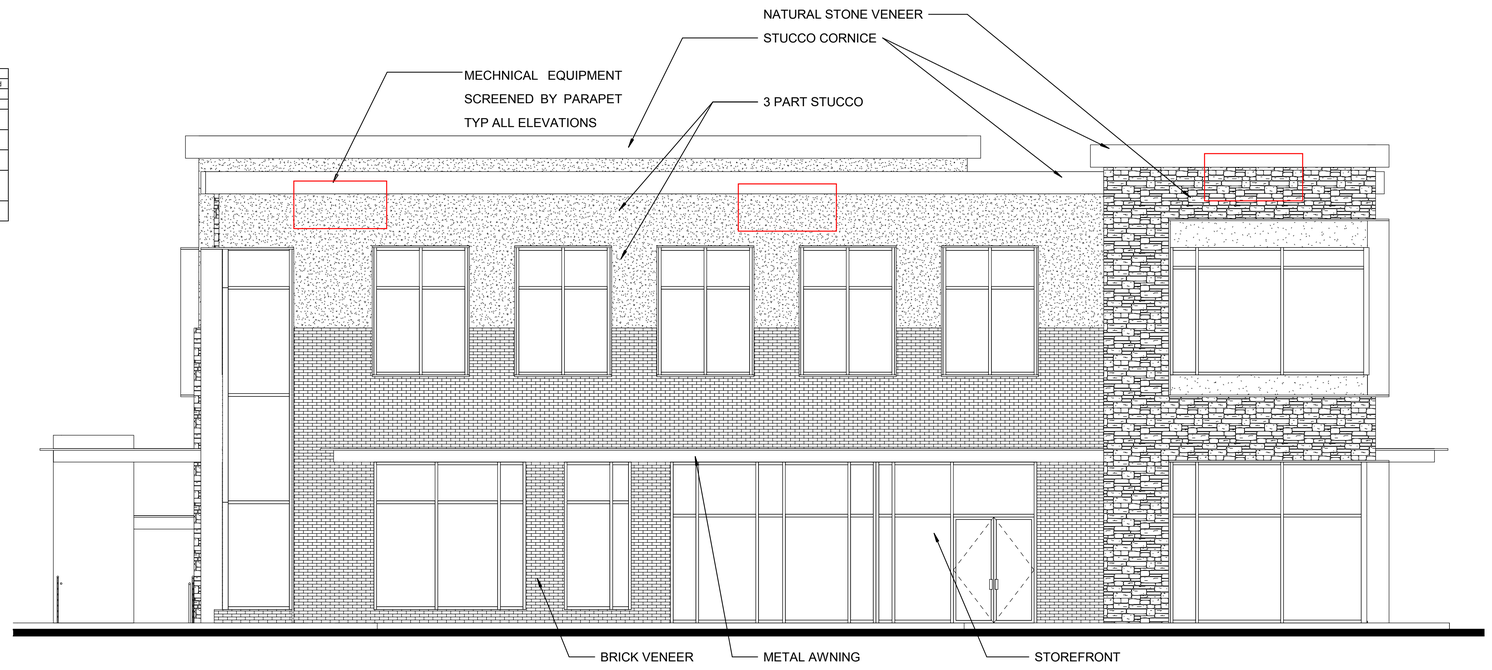
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	Measurment	Provided	Required	Provided	Required	Provided	Required	Provided	Required
Wall Height	1	34.1		34.1		40.2		40.2	
Maximum Wall LengthWall Length	2	66.5	102.3	81.5	102.3	81.5	120.6	58	120.6
Minimum Length Secondary Entrance/Arch Element	3	20.25	16.625	11.5	20.375	8	20.375	10.5	14.5
Minimum Wall Projection Secondary Entrance/Arch Element	4	8	8.525	28	8.525	66.5	10.05	37.1	10.05
Minimum Width Secondary Entrance/Arch Element	5	20.25	17.05	56.5	17.05	20.25	20.1	40	20.1
Minimum Height above top of wall for Secondary Entrance/Arch Element	6	2	8.525	2	8.525	2	10.05	2	10.05
Minimum Length of Primary Entrance /Arch Element	7	20.25	40.5	37	23	37	16	29.1	21

BUILDING A

HHRR 9/4/19

HARBOR HEIGHTS | FAÇADE MATERIAL CALCULATIONS

NORTH		%	**EAST**		%
	4,909.0			3,165.0	
BRICK	934.0	19.0%	BRICK	640.0	20.2%
STONE	817.0	16.6%	STONE	295.0	9.3%
METAL	101.0	2.1%	METAL	71.0	2.2%
STUCCO	884.0	18.0%	STUCCO	737.0	23.3%
GLAZING	2,173.0	44.3%	GLAZING	1,422.0	44.9%
SOUTH		%	**WEST**		%
	4,983.0			3,555.0	
BRICK	364.0	7.3%	BRICK	480.0	13.5%
STONE	1,683.0	33.8%	STONE	1,114.0	31.3%
METAL	57.0	1.1%	METAL	34.0	1.0%
STUCCO	928.0	18.6%	STUCCO	955.0	26.9%
GLAZING	1,951.0	39.2%	GLAZING	972.0	27.3%



1 BUILDING "A" - EAST

3/16" = 1'-0"

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8/31/2019 11:57:56 AM

STROHMEYER ARCHITECTS INC.

Consultants:

CIVIL:

STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

FOR SITE PLAN APPROVAL ONLY

NOT FOR CONSTRUCTION

OWNER
J-BR2, LLC
2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

Project Number: HHRR
Drawing Date: 8/31/2019
Drawn: Author
Checked: Checker
Scale: 3/16" = 1'-0"

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Revisions:

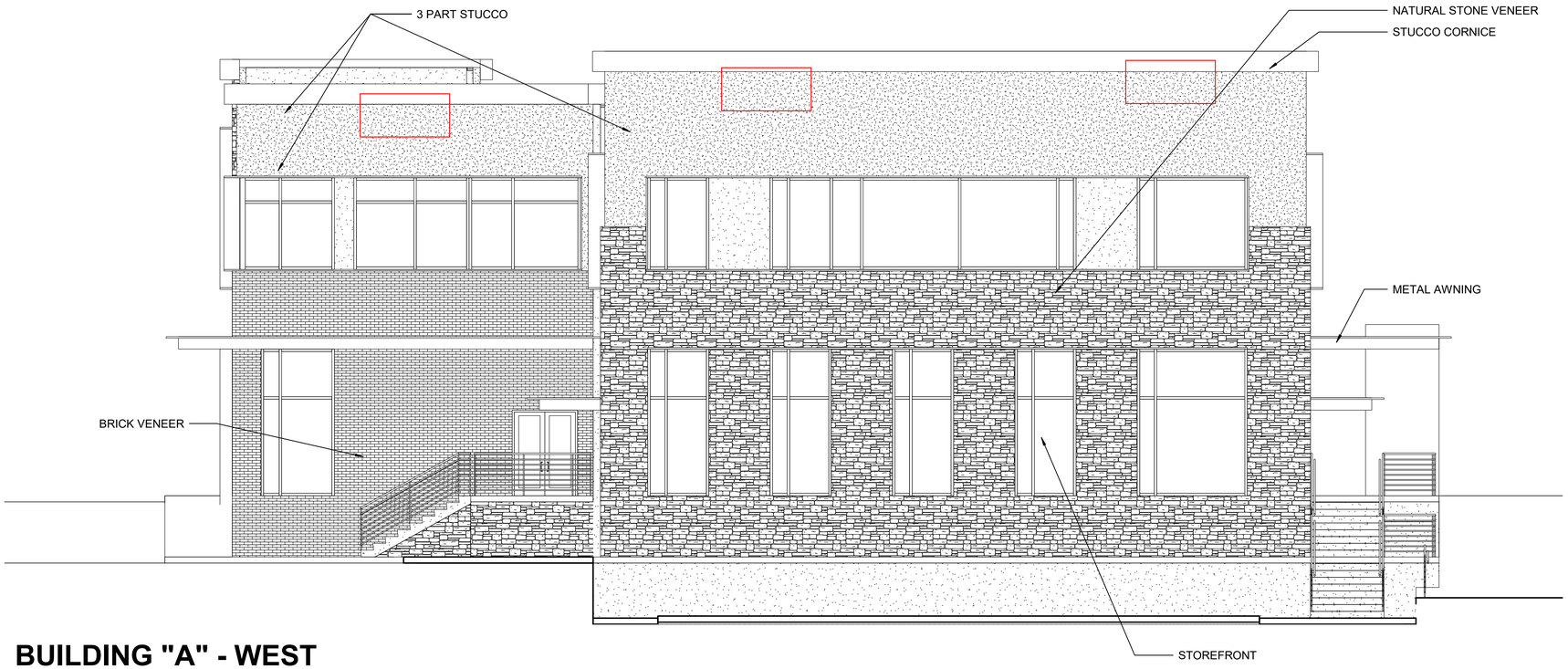
#	Revision Date	Revision Description

Sheet Title:

ELEVATIONS - BUILDING "A"

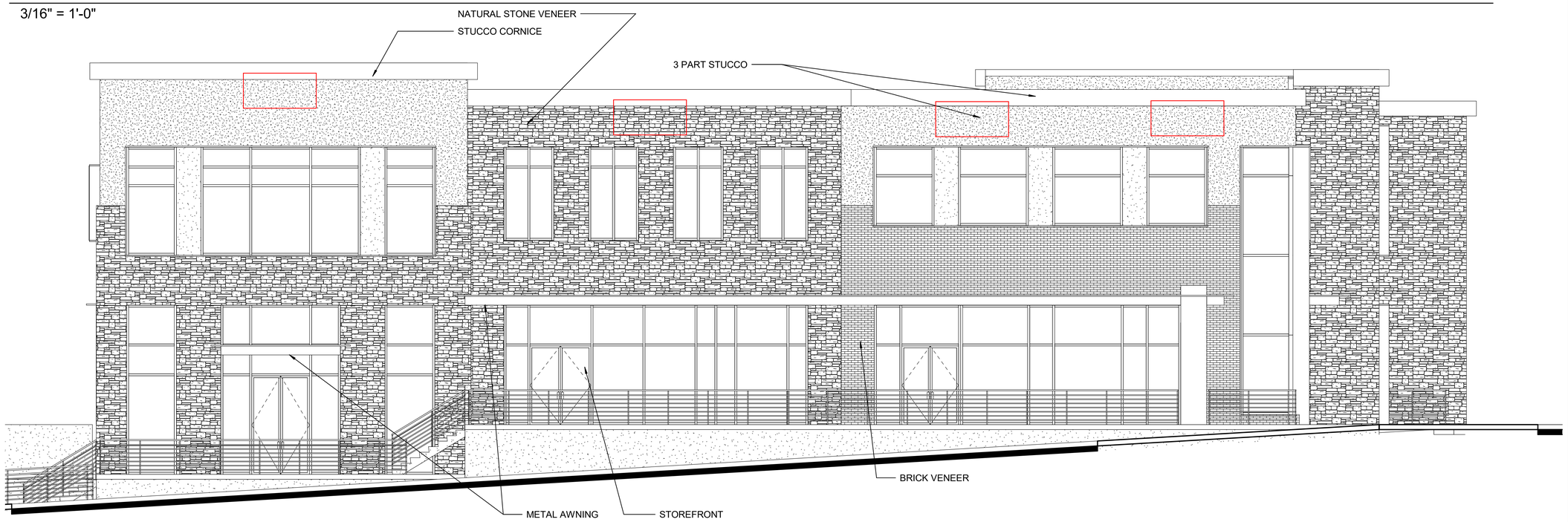
SP2019-033

A1



2 BUILDING "A" - WEST

3/16" = 1'-0"



1 BUILDING "A" - SOUTH

3/16" = 1'-0"

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8/31/2019 11:58:00 AM

STROHMEYER ARCHITECTS INC.

Consultants:

CIVIL:

STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

FOR SITE PLAN APPROVAL ONLY

NOT FOR CONSTRUCTION

OWNER
J-BR2, LLC
2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

Project Number: HHRR
Drawing Date: 8/31/2019
Drawn: PC
Checked: JS
Scale: 3/16" = 1'-0"

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Revisions:

#	Revision Date	Revision Description

Sheet Title:

ELEVATIONS - BUILDING "A"

SP2019-033

A2

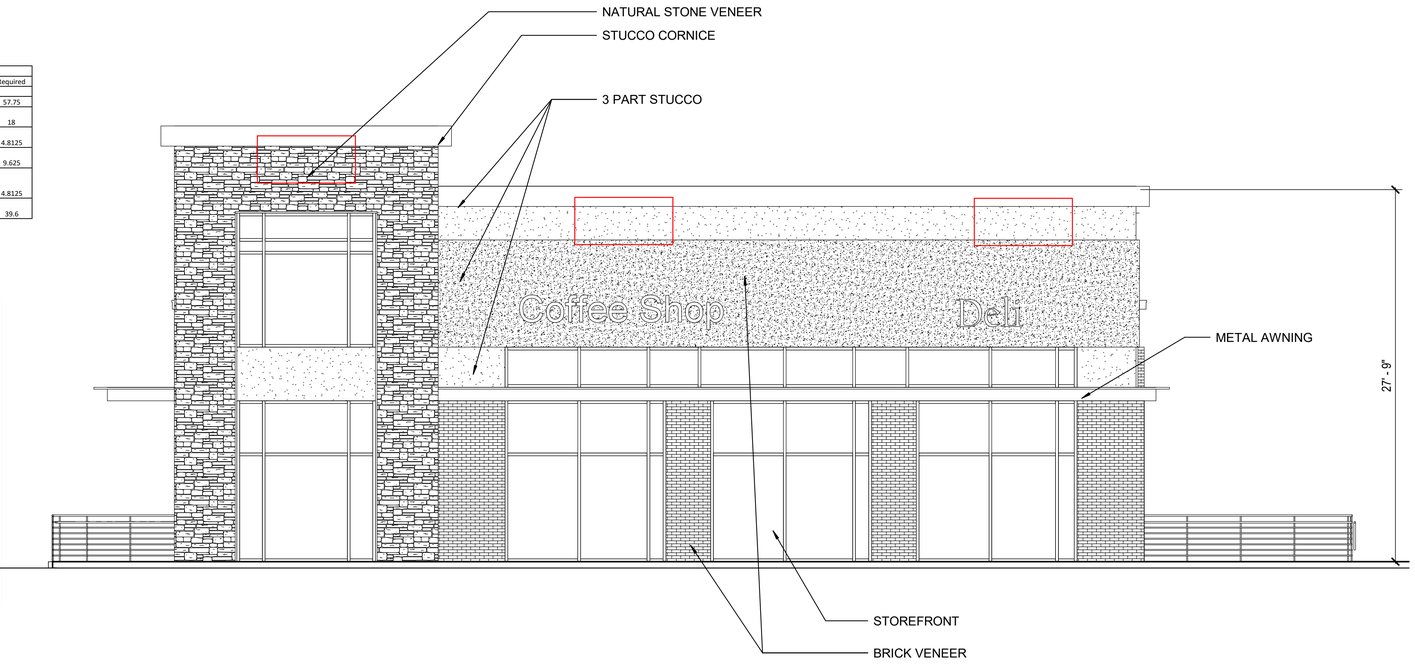
Building B		East		North		South		West	
	Measurment	Provided	Required	Provided	Required	Provided	Required	Provided	Required
Wall Height	1	27.75		19.25		19.25		19.25	
Maximum Wall LengthWall Length	2	52	83.25	40	57.75	40	57.75	72	57.75
Minimum Length Secondary Entrance/Arch Element	3	19.75	13	30.75	10	39.5	10	19.8	18
Minimum Wall Projection Secondary Entrance/Arch Element	4	6.7	6.9375	4	4.8125	19.75	4.8125	37.5	4.8125
Minimum Width Secondary Entrance/Arch Element	5	39.75	13.875	52	9.625	39.5	9.625	19.8	9.625
Minimum Height above top of wall for Secondary Entrance/Arch Element	6	4.5	6.9375	8.25	4.8125	13	4.8125	11.75	4.8125
Minimum Length of Primary Entrancw/Arch Element	7	19.75	39.5	39	61.5	39.5	79	19.75	39.6

BUILDING B

HHRR 9/4/19

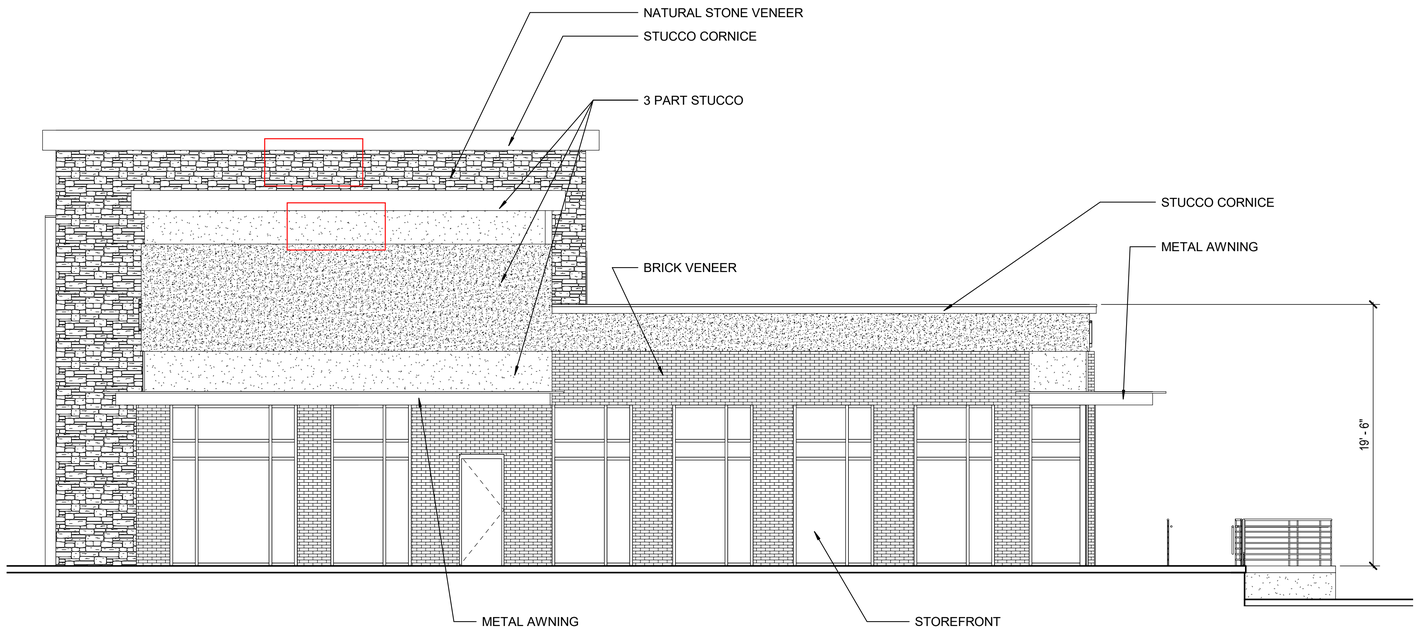
HARBOR HEIGHTS | FAÇADE MATERIAL CALCULATIONS

NORTH		%	**EAST**		%
	2,027.0			2,118.0	
BRICK	450.0	22.2%	BRICK	195.0	9.2%
STONE	310.0	15.3%	STONE	333.0	15.7%
METAL	45.0	2.2%	METAL	51.0	2.4%
STUCCO	680.0	33.5%	STUCCO	733.0	34.6%
GLAZING	542.0	26.7%	GLAZING	806.0	38.1%
SOUTH		%	**WEST**		%
	2,031.0			2,121.0	
BRICK	125.0	6.2%	BRICK	414.0	19.5%
STONE	871.0	42.9%	STONE	201.0	9.5%
METAL	91.0	4.5%	METAL	39.0	1.8%
STUCCO	284.0	14.0%	STUCCO	811.0	38.2%
GLAZING	660.0	32.5%	GLAZING	656.0	30.9%



2 BUILDING "B" - EAST

3/16" = 1'-0"



1 BUILDING "B" - NORTH

3/16" = 1'-0"

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8/31/2019 11:58:02 AM

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MEP:

FOOD SERVICE:

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OWNER
J-BR2, LLC
2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

Project Number: HHRR
Drawing Date: 8/31/2019
Drawn: BJ
Checked: PC
Scale: 3/16" = 1'-0"

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Revisions:

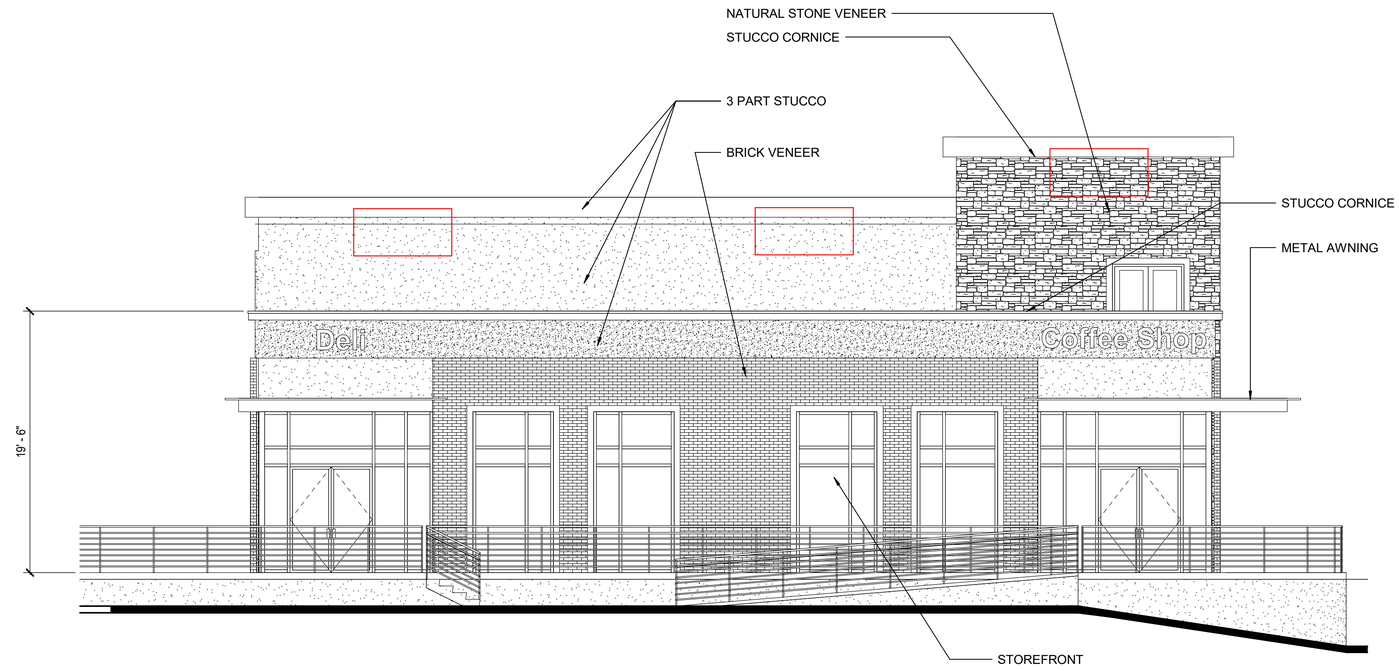
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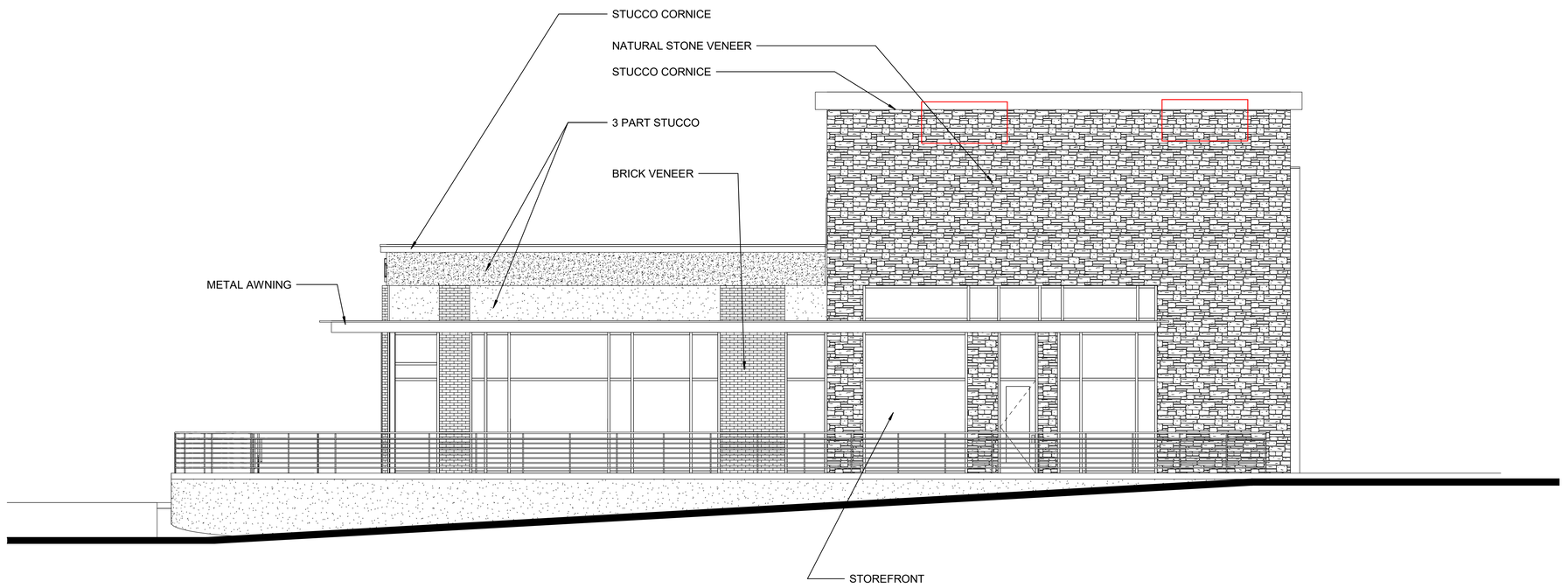
SP2019-033

A3



2 BUILDING "B" - WEST

3/16" = 1'-0"



1 BUILDING "B" - SOUTH

3/16" = 1'-0"

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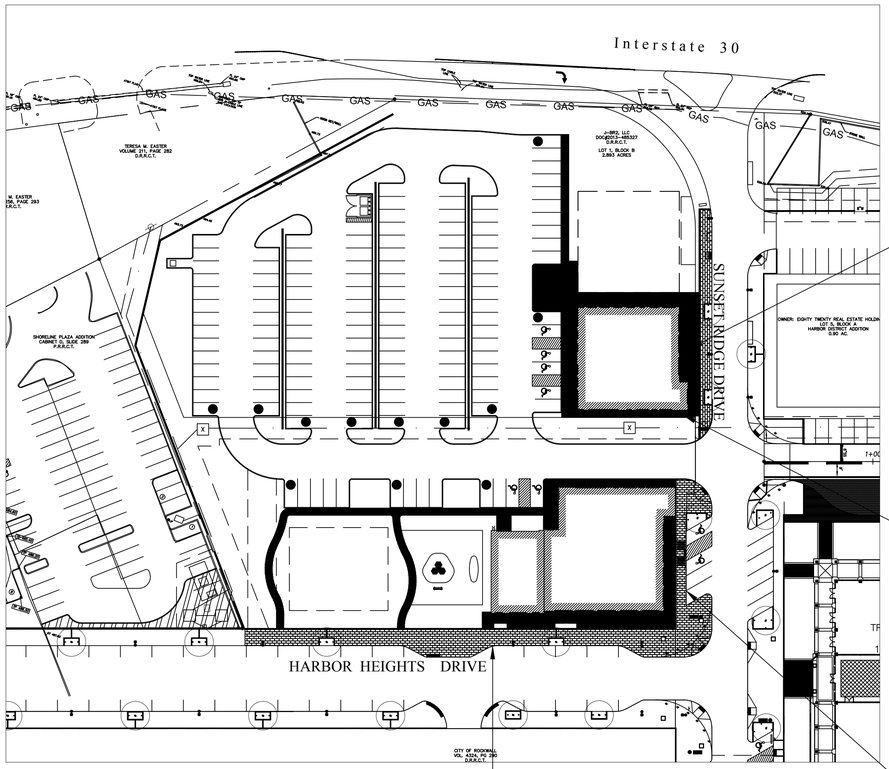
#	Revision Date	Revision Description

Sheet Title:

ELEVATIONS - BUILDING "B"

SP2019-033

A4











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HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

Project Number: 051302
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ELEVATIONS

A-5

SP2019-033

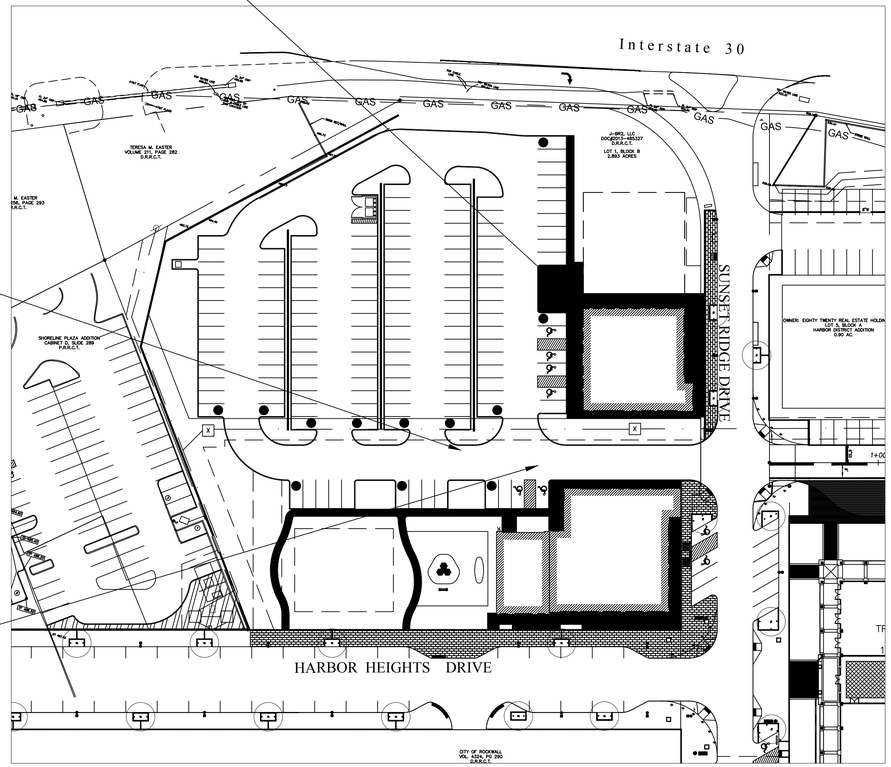
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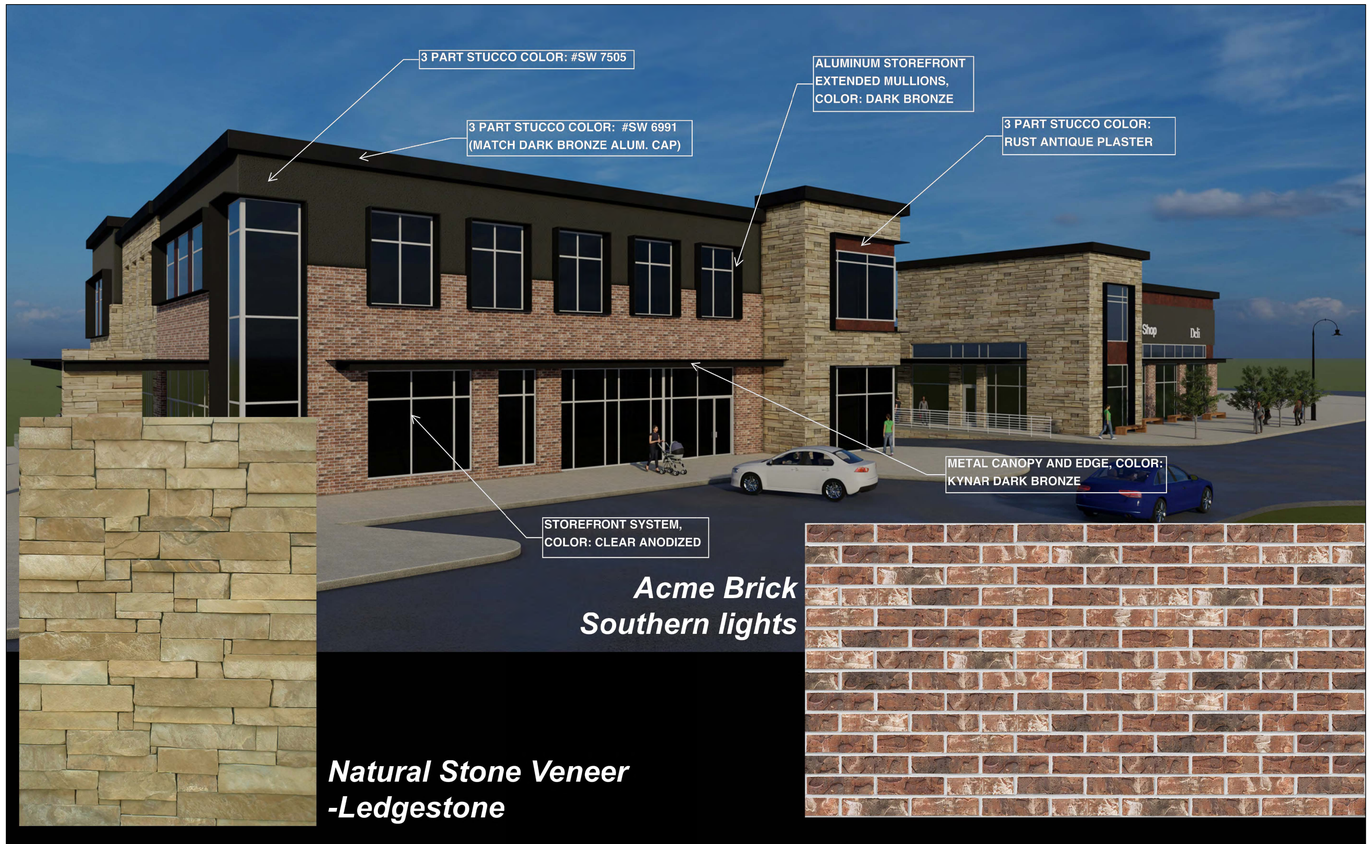
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ELEVATIONS

A-6

SP2019-033

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PHYSICAL SAMPLES WILLL BE BROUGHT TO THE ARB MEETING

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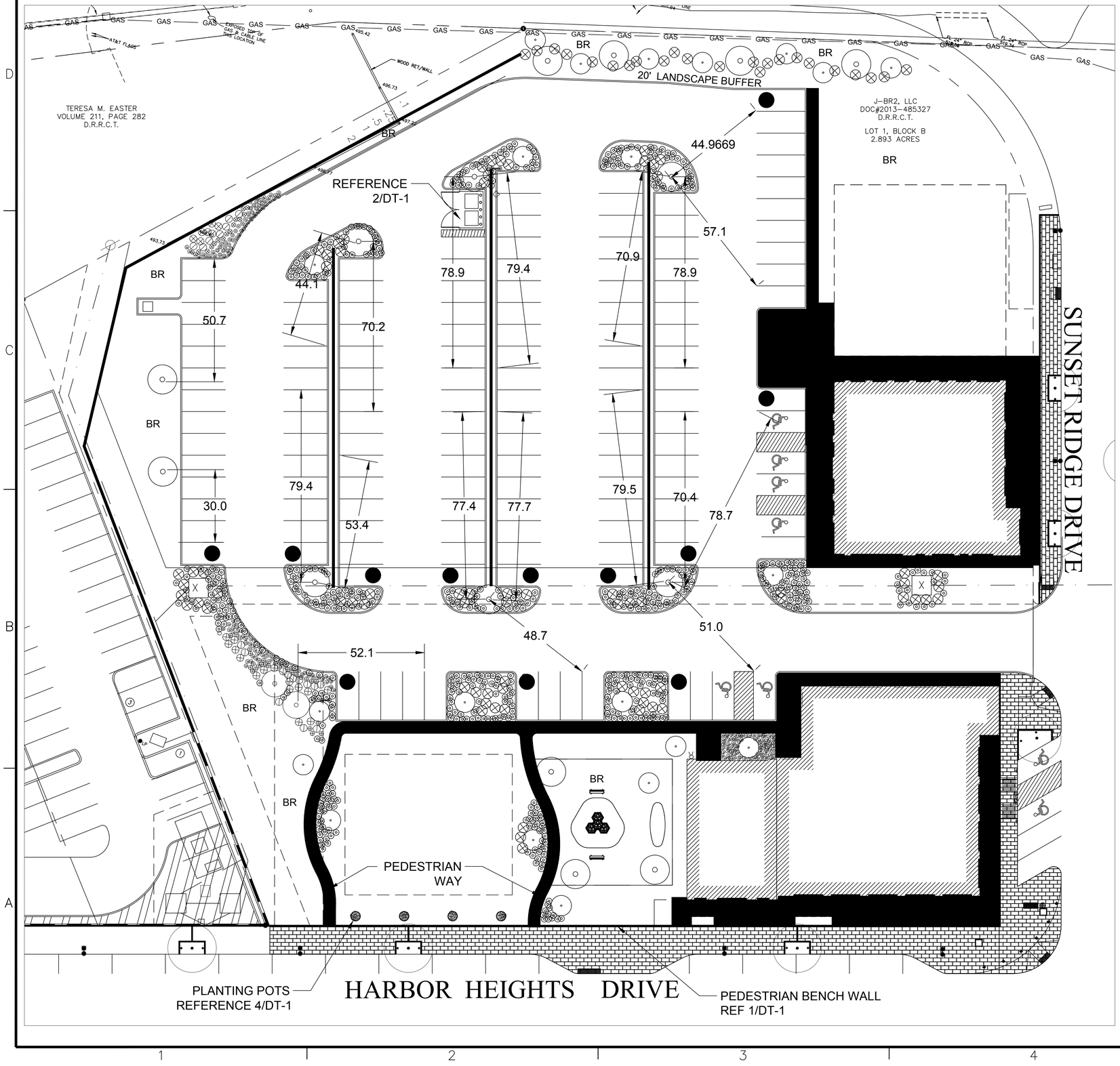
Sheet Title:

ELEVATIONS

A-7

SP2019-033

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LEGEND

- CANOPY TREE
  - LIVE OAK, "LC" — 100 GAL, 4.0"-4 .5" CAL 14 -16 FT.HIGH, CLEAR TRUNK TO 8 FEET
  - CEDAR ELM "CA" — 100 GAL. 4.0"-4.5" CAL. 12-14 FT.HIGH, CLEAR TRUNK TO 8 FEET
- ORNAMENTAL (ACCENT) TREE
  - DWARF MAGNOLIA LITTLE GEM — 65 GAL. 8-10 FT. FULL TO GROUND, MAIN LEADER FORM
  - SAVANNAH HOLLY — 65 GAL. 8-10 FT. TREE FORM.
- SHRUB
  - DWARF YAUPON HOLLY — 5 GAL 16" O.C. MAX, 16" HIGH AT TIME OF PLANTING
  - DWARF BURFORD HOLLY — 5 GAL. 36" O.C. MAX, 30" HIGH AT TIME OF PLANTING
- GROUND COVER
  - CREEPING LILY TURF — 4" POTS, 12" O.C. MAX.
  - ROSEMARY WOODY — 1 GAL. 24" O.C. MAX
- PERENNIAL
  - DAYLIUES,RED VELVE T,EVERGREEN — 1 GAL., 18" O.C. MAX.
  - LANTANA TRAILING, WHITE JAP — 1 GAL., 18" O.C. MAX.
- BG — BERMUDA GRASS
- PLANTING POTS AT 20' SPACING IN FRONT OF BUILDINGS ALONG HARBOR HEIGHTS DRIVE

LANDSCAPING GENERAL REQUIREMENTS

PROPOSED PARKING SPACES - 142 SPACES
REQUIREMENT - 1 - 3" CALIPER 65 GALLON TREE PER 8 PARKING SPOTS
REQUIRED TREES - 18
PROVIDED - 36 TREES

IH 30 OVER LAY REQUIREMENTS

20' LANDCAPE BUFFER
2 CANOPY TREES & 4 ACCENT TREES PER 100 FEET OF IH30 FRONTAGE.

IH 30 FRONTAGE = 170 LF
CANOPY TREES REQUIRED: 4
CANOPY TREES PROVIDED: 4
ACCENT TREES REQUIRED: 7
ACCENT TREES PROVIDED: 7

LANDSCAPING GENERAL NOTES:

1. NO LANDSCAPING TREES SHALL BE WITHIN 5' OF ANY UTILITY.

2. A MINIMUM CLEARANCE OF 5' SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS.

3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

SITE LANDSCAPING SCHEDULE:

1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 4" CALIPER, 60 GALLON, 12'-14' HEIGHT.

2. UNDERSTORY ORNAMENTAL(ACCENT) TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10' HEIGHT.

3. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUICHER ABELIA.

4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.

5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.

6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.

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HARBOR HEIGHTS RESTAURANT & RETAIL PADS
ROCKWALL, TEXAS

Project Number: 051302
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Revisions:

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LANDSCAPING PLAN

LS-1

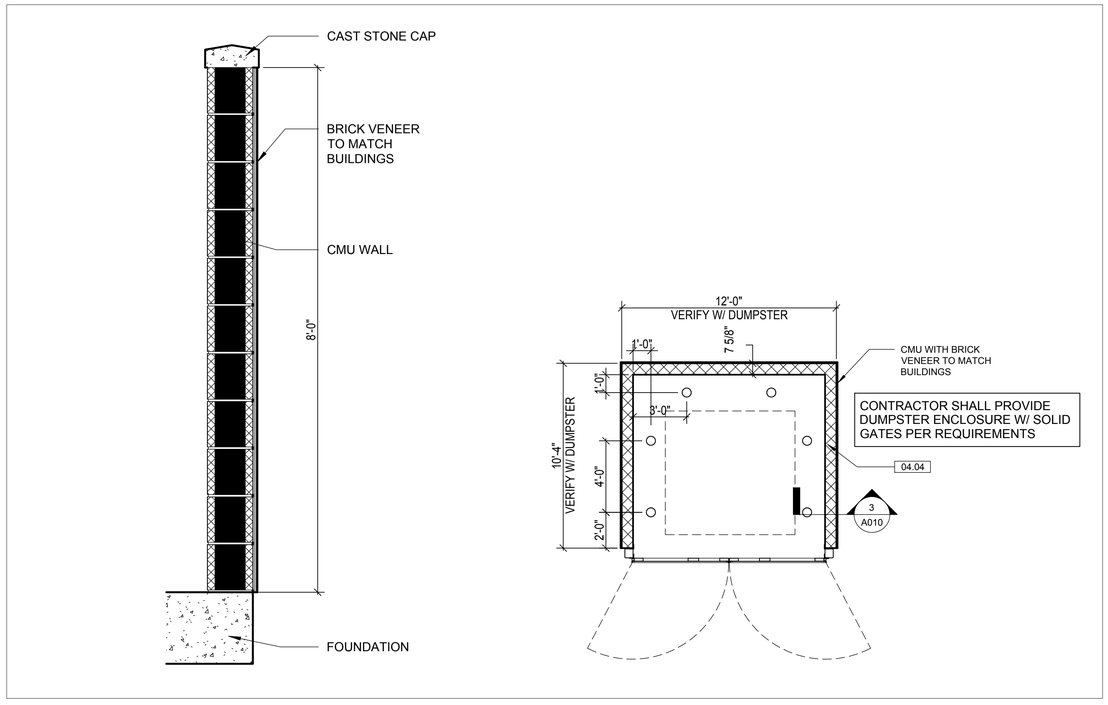
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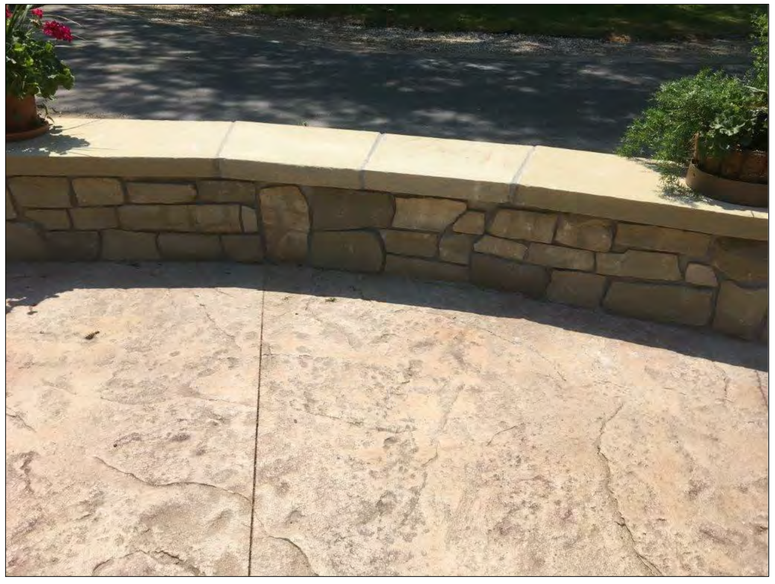
STONEWARE GRECIAN
SERIES OR EQUAL

4 PLANTING POT
NTS



3 SECTION @ DUMPSTER ENC.
3/4" = 1'-0"

2 DUMPSTER ENLARGED PLAN
1/4" = 1'-0"



1 STONE WALL BENCH
NTS

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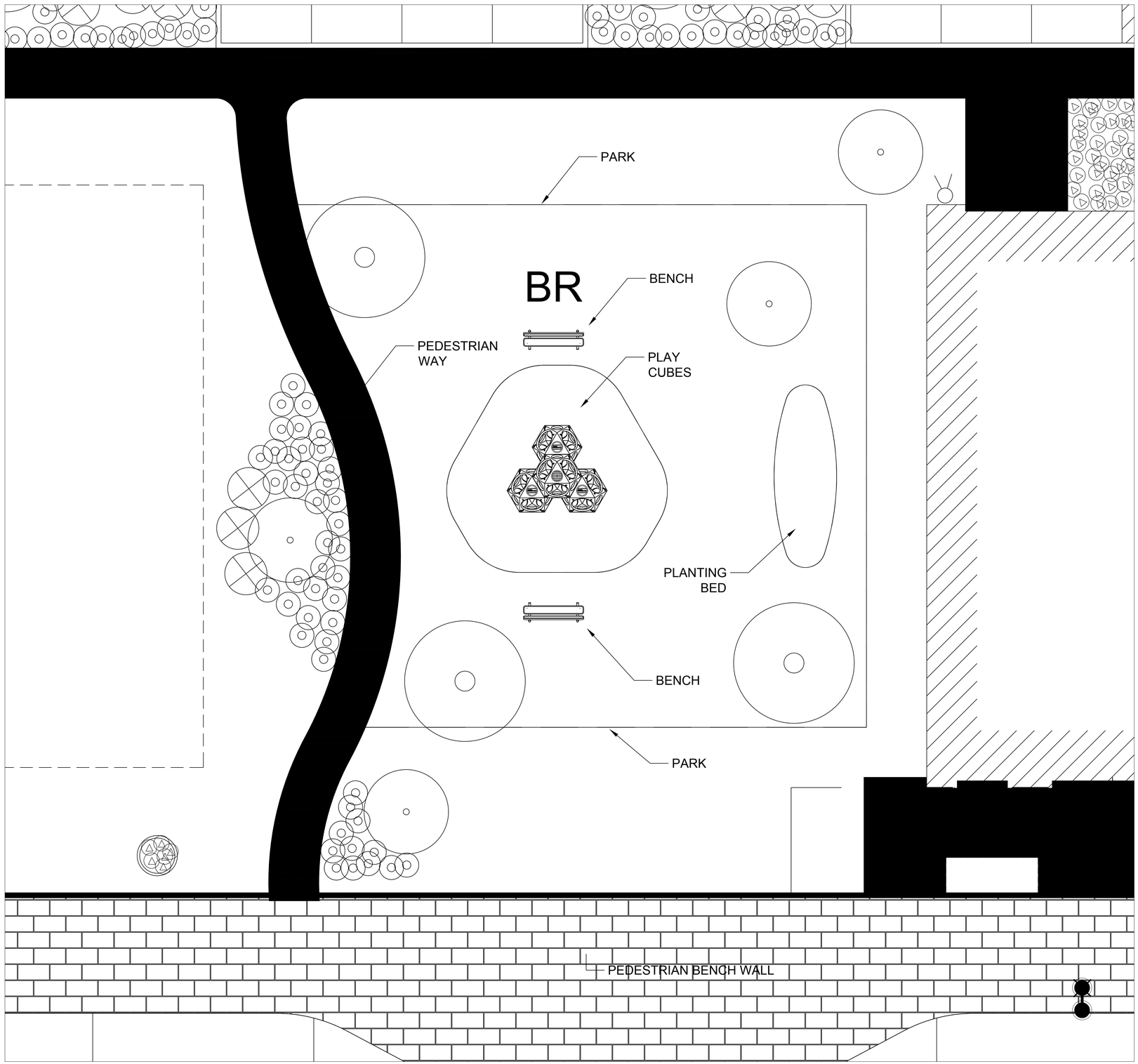
Sheet Title:

SITE PLAN
DETAILS

DT-1

SP2019-033

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LEGEND

- CANOPY TREE
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  - CEDAR ELM "CA" — 100 GAL. 4.0"-4.5" CAL. 12-14 FT.HIGH, CLEAR TRUNK TO 8 FEET
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  - DAYLIUES,RED VELVE T,EVERGREEN — 1 GAL., 18" O.C. MAX.
  - LANTANA TRAILING, WHITE JAP — 1 GAL., 18" O.C. MAX.
- BG — BERMUDA GRASS
- PLANTING POTS AT 20' SPACING IN FRONT OF BUILDINGS ALONG HARBOR HEIGHTS DRIVE

LANDSCAPING GENERAL REQUIREMENTS

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REQUIREMENT - 1 - 3" CALIPER 65 GALLON TREE PER 8 PARKING SPOTS
REQUIRED TREES - 18
PROVIDED - 36 TREES

IH 30 OVER LAY REQUIREMENTS

20' LANDCAPE BUFFER
2 CANOPY TREES & 4 ACCENT TREES PER 100 FEET OF IH30 FRONTAGE.

IH 30 FRONTAGE = 170 LF
CANOPY TREES REQUIRED: 4
CANOPY TREES PROVIDED: 4
ACCENT TREES REQUIRED: 7
ACCENT TREES PROVIDED: 7

LANDSCAPING GENERAL NOTES:

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3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

SITE LANDSCAPING SCHEDULE:

1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 4" CALIPER, 60 GALLON, 12'-14' HEIGHT.

2. UNDERSTORY ORNAMENTAL(ACCENT) TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10' HEIGHT.

3. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUICHER ABELIA.

4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.

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6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.

STROHMEYER ARCHITECTS INC.

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SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

Project Number: 051302
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1	--/--/----	DESCRIPTION

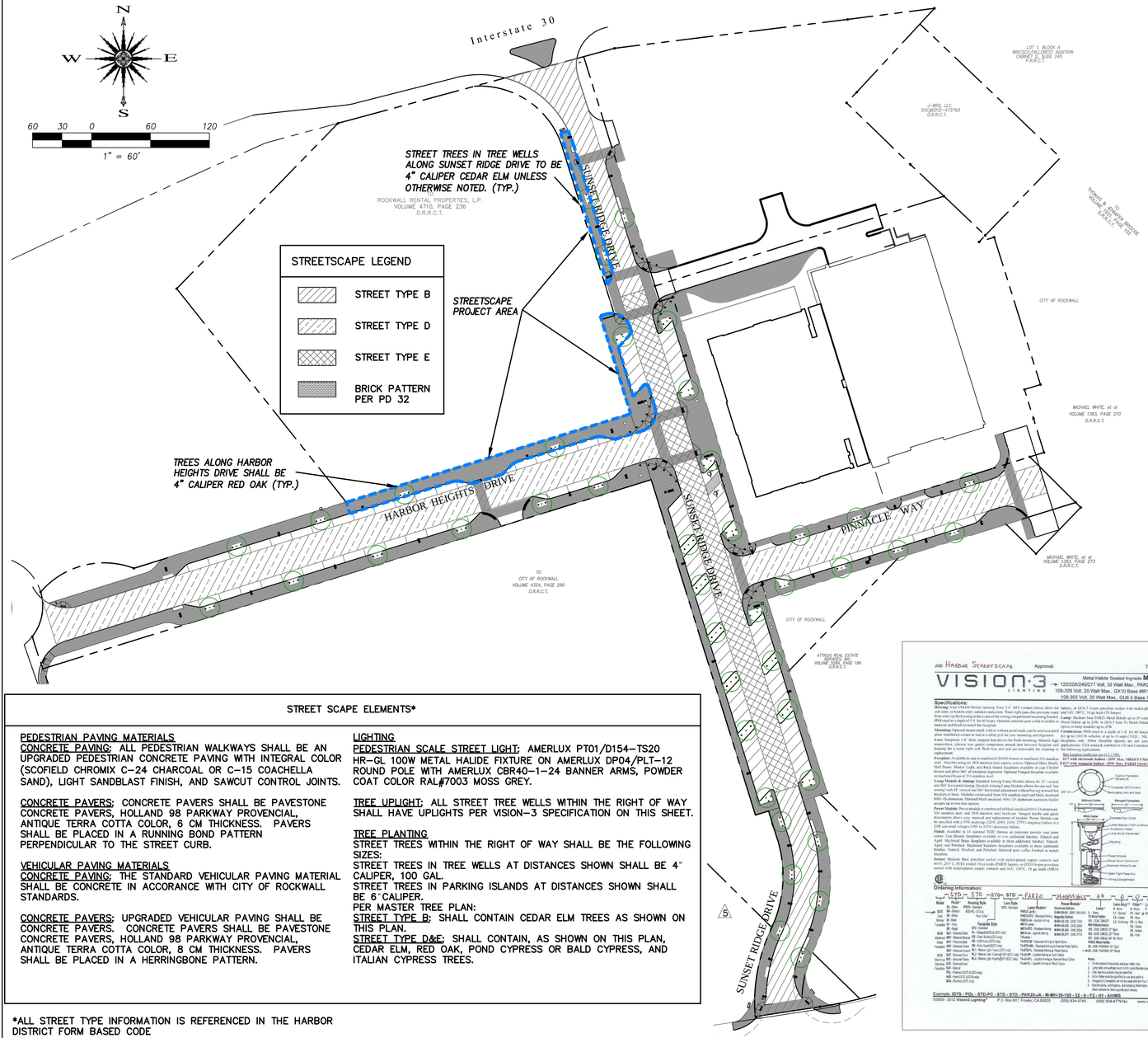
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PARK PLAN

PK-1

SP2019-033

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STREET SCAPE ELEMENTS*

PEDESTRIAN PAVING MATERIALS

CONCRETE PAVING: ALL PEDESTRIAN WALKWAYS SHALL BE AN UPGRADED PEDESTRIAN CONCRETE PAVING WITH INTEGRAL COLOR (SCOFIELD CHROMIX C-24 CHARCOAL OR C-15 COACHELLA SAND), LIGHT SANDBLAST FINISH, AND SAWCUT CONTROL JOINTS.

CONCRETE PAVERS: CONCRETE PAVERS SHALL BE PAVESTONE CONCRETE PAVERS, HOLLAND 98 PARKWAY PROVENCIAL, ANTIQUE TERRA COTTA COLOR, 6 CM THICKNESS. PAVERS SHALL BE PLACED IN A RUNNING BOND PATTERN PERPENDICULAR TO THE STREET CURB.

VEHICULAR PAVING MATERIALS

CONCRETE PAVING: THE STANDARD VEHICULAR PAVING MATERIAL SHALL BE CONCRETE IN ACCORANCE WITH CITY OF ROCKWALL STANDARDS.

CONCRETE PAVERS: UPGRADED VEHICULAR PAVING SHALL BE CONCRETE PAVERS. CONCRETE PAVERS SHALL BE PAVESTONE CONCRETE PAVERS, HOLLAND 98 PARKWAY PROVENCIAL, ANTIQUE TERRA COTTA COLOR, 6 CM THICKNESS. PAVERS SHALL BE PLACED IN A HERRINGBONE PATTERN.

LIGHTING

PEDESTRIAN SCALE STREET LIGHT: AMERLUX PT01/D154–TS20 HR–GL 100W METAL HALIDE FIXTURE ON AMERLUX DP04/PLT–12 ROUND POLE WITH AMERLUX CBR40–1–24 BANNER ARMS, POWDER COAT COLOR RAL#7003 MOSS GREY.

TREE UPLIGHT: ALL STREET TREE WELLS WITHIN THE RIGHT OF WAY SHALL HAVE UPLIGHTS PER VISION–3 SPECIFICATION ON THIS SHEET.

TREE PLANTING

STREET TREES WITHIN THE RIGHT OF WAY SHALL BE THE FOLLOWING SIZES:

STREET TREES IN TREE WELLS AT DISTANCES SHOWN SHALL BE 4" CALIPER, 100 GAL.

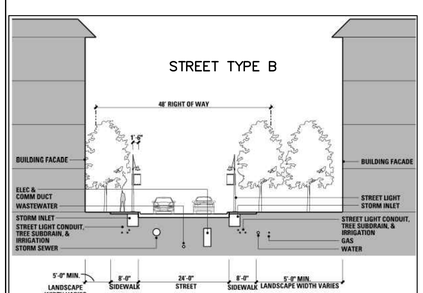
STREET TREES IN PARKING ISLANDS AT DISTANCES SHOWN SHALL BE 6" CALIPER.

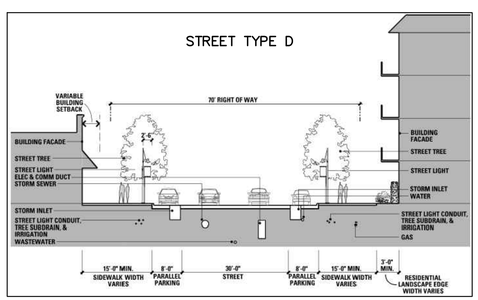
PER MASTER TREE PLAN:

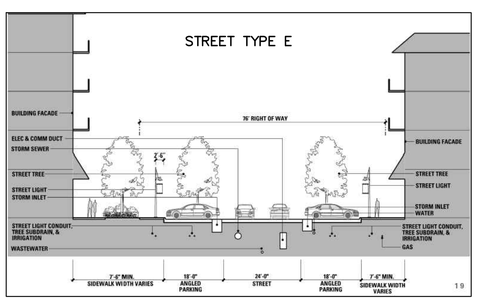
STREET TYPE B: SHALL CONTAIN CEDAR ELM TREES AS SHOWN ON THIS PLAN.

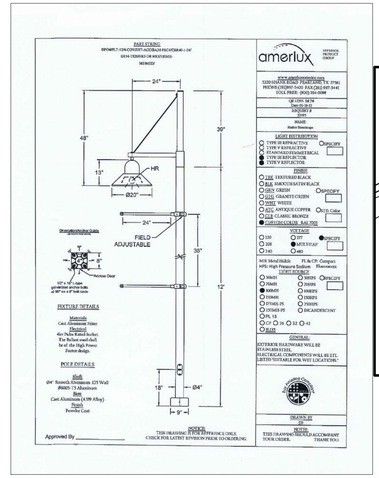
STREET TYPE D&E: SHALL CONTAIN, AS SHOWN ON THIS PLAN, CEDAR ELM, RED OAK, POND CYPRESS OR BALD CYPRESS, AND ITALIAN CYPRESS TREES.

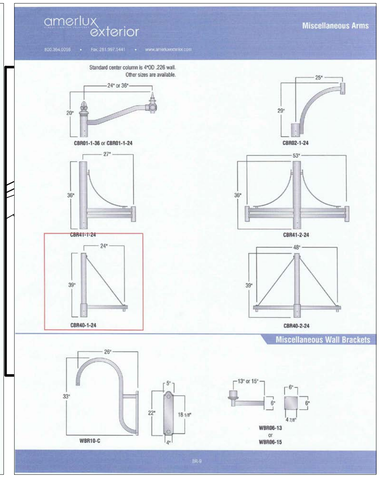
*ALL STREET TYPE INFORMATION IS REFERENCED IN THE HARBOR DISTRICT FORM BASED CODE

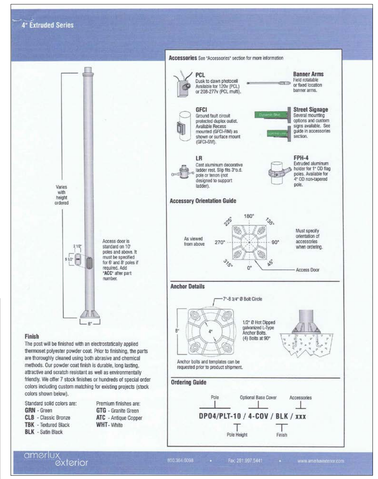


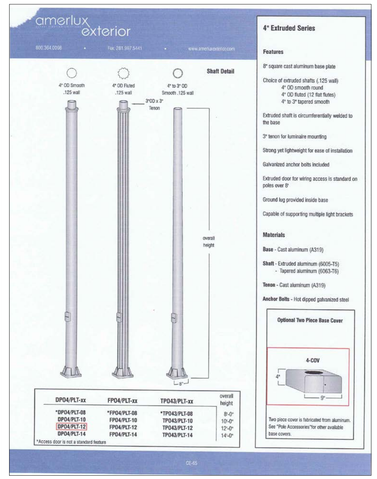


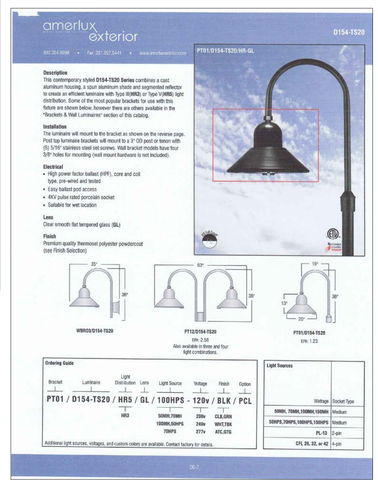


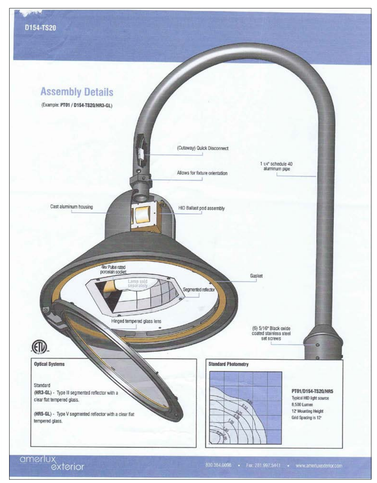












SUNSET RIDGE DRIVE STREET SCAPE SCHEDULE	
TYPE	*QUANTITY*
STREET TREES	3
STREET LIGHTS	0

HARBOR HEIGHTS DRIVE STREET SCAPE SCHEDULE	
TYPE	*QUANTITY*
STREET TREES	2
STREET LIGHTS	0

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NOT FOR CONSTRUCTION

Revision	Date	Description

Owner:
J-BR2, LLC.
1400 Ridge Road • Rockwall, TX 75087

Harbor Heights
Restaurant and Retail Site
Rockwall, Texas 75032

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402–7700
Texas Registered Engineering Firm F–7449

9/4/2019

STATE OF TEXAS
CAMERON A. SLOWIK
106377
LICENSED PROFESSIONAL ENGINEER

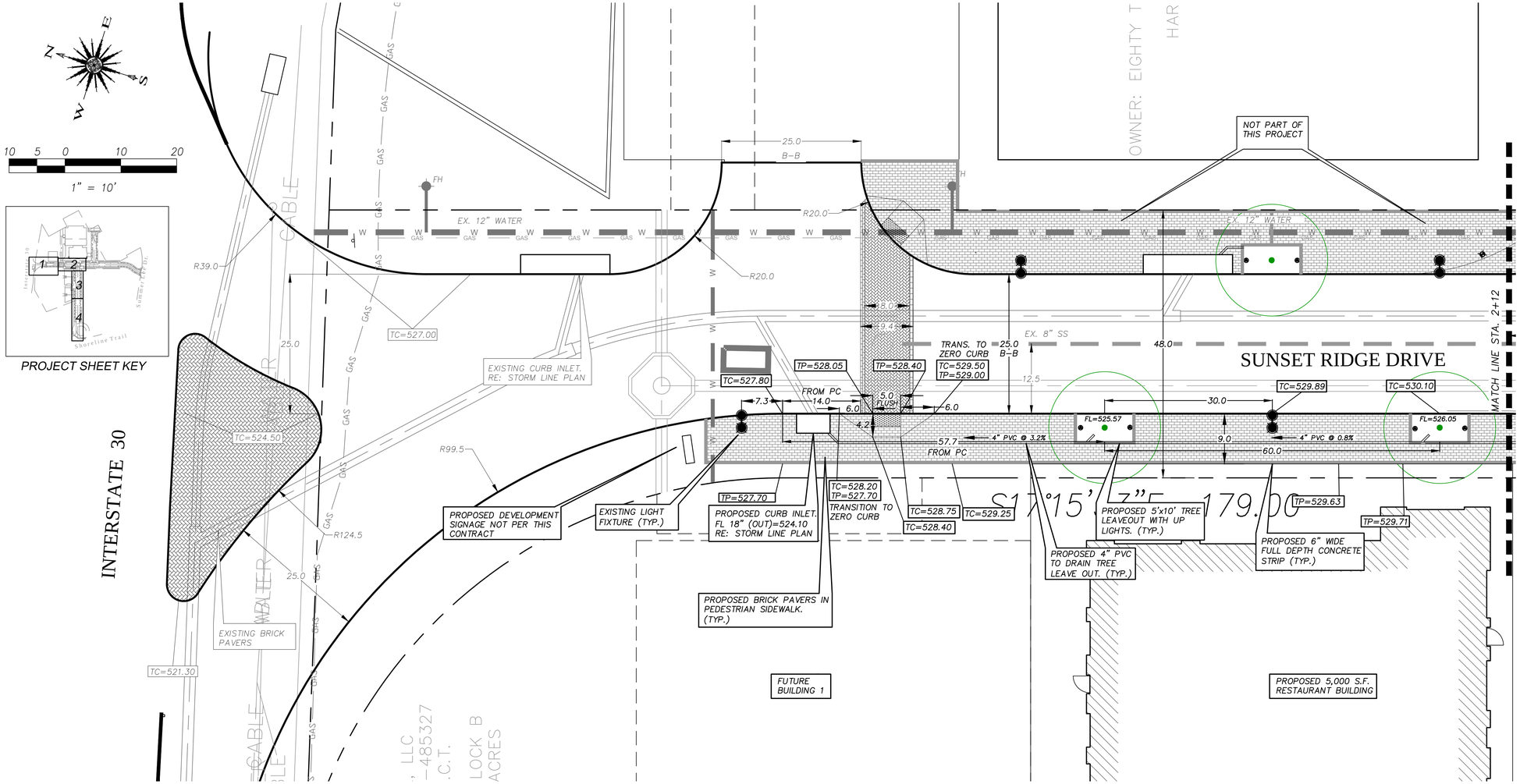
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F.C. CUNY	F.C. CUNY
Date: 08/19	Project No.: –

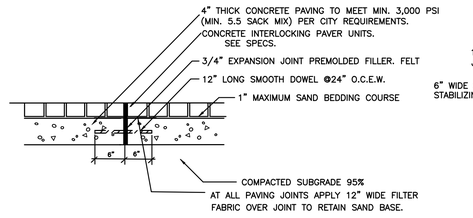
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Scale:	Sheet No.:
1"=60'	0 of 4

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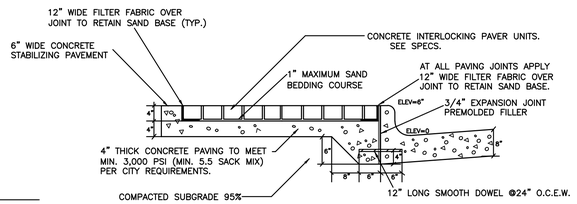
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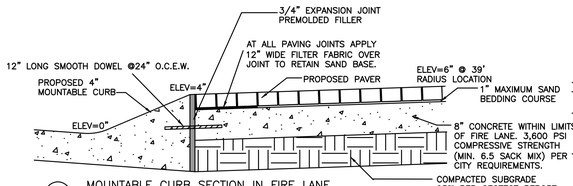
1 EXPANSION JOINT AT PAVESTONE PEDESTRIAN SURFACES
NOT TO SCALE

EXPANSION JOINTS AT 15' ON CENTER, EACH WAY

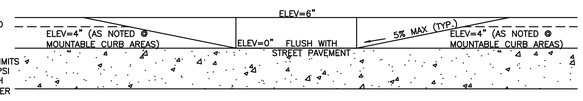


2 EDGE STABILIZATION AT PEDESTRIAN SURFACE
NOT TO SCALE

NOTE: THIS SECTION IS TO ONLY BE USED IN PEDESTRIAN SIDEWALK AREAS AND NOT IN DIRECT VEHICULAR TRAFFIC AREAS



3 MOUNTABLE CURB SECTION IN FIRE LANE
NOT TO SCALE



4 BARRIER FREE RAMP SECTION
NOT TO SCALE

SITE LEGEND

EDGE STABLIZATION SEE DETAILS

TRUNCATED DOME PAVERS AT REQUIRED STREET ACCESS POINTS PER TAS STANDARDS

USE FULL PAVERS AT EDGE TO BEGIN LAYOUT, DO NOT CUT BUT HALF PIECES

ONE SOLDIER COURSE ON ALL OUTSIDE EDGES OF EACH CROSSWALK.

PEDESTRIAN PAVING, PAVE STONE HOLLAND STONE 98 PARKWAY PROVENCIAL SERIES 60MM THICK IN PEDESTRIAN SURFACES AND 80 MM THICK IN VEHICULAR AREAS. SET IN RUNNING BOND PATTERN PERPENDICULAR TO BACK OF CURB. UNLESS NOTED ON THE PLANS

PEDESTRIAN PAVING, PAVE STONE HOLLAND STONE 98 PARKWAY PROVENCIAL SERIES 80MM THICK IN VEHICULAR AREAS. SET IN HERRING BONE PATTERN AS SHOWN ON PLANS UNLESS NOTED ON THE PLANS OTHERWISE.

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SITE BENCH 72" LONG, LANDSCAPE FORMS, SCARBOROUGH TYPE. WITH BENCH BACK AND CENTER ARM, COLOR TO BE RAL # 7003 MOSS GREY.

SITE LITTER RECEPTACLES TOP OPENING LANDSCAPE FORMS, COLOR RAL #7003 MOSS GREY, SCARBOROUGH TYPE. STRAP TYPE TO MATCH BENCH.

BOLLARDS HESS PARIS 1100 60.10302.0 TYPE. COLOR RAL #7003, MOSS GREY.

PROPOSED STREET TREE. RE: LANDSCAPE PLAN FOR TYPE AND SIZE

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9/4/2019

STATE OF TEXAS
CAMERON A. SLOWN
106317
LICENSED PROFESSIONAL ENGINEER

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 08/19	Project No.: -

Sheet Title:
Streetscape Plan Street A Sta. 0+00 to 2+12

Scale:	Sheet No.:
1"=10'	1 of 4

Z:\Projects\6-Commercial\Harbor District - Restaurant Pad Sites\1-DRAWINGS\1F-DESIGN-CURRENT\STREETSCAPE PLANS.dwg, 9/4/2019 8:53:55 AM

10 5 0 10 20

1" = 10'

PROJECT SHEET KEY

6"SS

NOT PART OF THIS PROJECT

MATCH LINE STA. 2+12

MATCH LINE STA. 4+72

SUNSET RIDGE DRIVE

S72°44'07"W 100.00

S17°15'53"E 100.22

PROPOSED BRICK PAVERS IN HERRING BONE PATTERN (TYP.)

EX. 8" SS

PROPOSED BARRIER FREE RAMP AT PROPOSED CROSSWALK. (TYP.)

PROPOSED BARRIER FREE RAMP AT PROPOSED CROSSWALK (TYP.)

PROPOSED TRASH RECEPTACLE

PROPOSED BENCH

IRR VALVE

PROPOSED 4" PVC TO DRAIN TREE LEAVE OUT TO DRAIN TO CURB INLET. (TYP.)

PROPOSED TREE LEAVEOUT WITH UPLIGHTS. (TYP.)

EXISTING PARKING STRIPING PER CITY STANDARDS (TYP.)

PROPOSED BARRIER FREE RAMP AT ACCESSIBLE PARKING STALLS

BEGIN TRANSITION TO 4" MOUNTABLE CURB

5.0 MATCH LINE STA. 0+56

SHEET 5

1 EXPANSION JOINT AT PAVESTONE PEDESTRIAN SURFACES

NOT TO SCALE

4" THICK CONCRETE PAVING TO MEET MIN. 3,000 PSI (MIN. 5.5 SACK MIX) PER CITY REQUIREMENTS.
CONCRETE INTERLOCKING PAVER UNITS. SEE SPECS.
3/4" EXPANSION JOINT PREMOLDED FILLER. FELT
12" LONG SMOOTH DOWEL @24" O.C.E.W.
1" MAXIMUM SAND BEDDING COURSE
COMPACTED SUBGRADE 95%
AT ALL PAVING JOINTS APPLY 12" WIDE FILTER FABRIC OVER JOINT TO RETAIN SAND BASE.

EXPANSION JOINTS AT 15' ON CENTER, EACH WAY ALIGN EXPANSION JOINT PER SOILS REPORT CONSTRUCTION LINES AT 5'-0" ON CENTER

2 EDGE STABILIZATION AT PEDESTRIAN SURFACE

NOT TO SCALE

12" WIDE FILTER FABRIC OVER JOINT TO RETAIN SAND BASE (TYP.)
6" WIDE CONCRETE STABILIZING PAVEMENT
CONCRETE INTERLOCKING PAVER UNITS. SEE SPECS.
1" MAXIMUM SAND BEDDING COURSE
AT ALL PAVING JOINTS APPLY 12" WIDE FILTER FABRIC OVER JOINT TO RETAIN SAND BASE.
3/4" EXPANSION JOINT PREMOLDED FILLER
4" THICK CONCRETE PAVING TO MEET MIN. 3,000 PSI (MIN. 5.5 SACK MIX) PER CITY REQUIREMENTS.
COMPACTED SUBGRADE 95%
12" LONG SMOOTH DOWEL @24" O.C.E.W.

NOTE: THIS SECTION IS TO ONLY BE USED IN PEDESTRIAN SIDEWALK AREAS AND NOT IN DIRECT VEHICULAR TRAFFIC AREAS

3 MOUNTABLE CURB SECTION IN FIRE LANE

NOT TO SCALE

3/4" EXPANSION JOINT PREMOLDED FILLER
AT ALL PAVING JOINTS APPLY 12" WIDE FILTER FABRIC OVER JOINT TO RETAIN SAND BASE.
12" LONG SMOOTH DOWEL @24" O.C.E.W.
PROPOSED 4" MOUNTABLE CURB
PROPOSED PAVER
ELEV=4"
ELEV=0"
ELEV=6" @ 39' RADIUS LOCATION
1" MAXIMUM SAND BEDDING COURSE
8" CONCRETE WITHIN LIMITS OF FIRE LANE. 3,600 PSI COMPRESSIVE STRENGTH (MIN. 6.5 SACK MIX) PER CITY REQUIREMENTS.
COMPACTED SUBGRADE 95% PER GEOTECT REPORT

4 BARRIER FREE RAMP SECTION

NOT TO SCALE

ELEV=6"
ELEV=4" (AS NOTED @ MOUNTABLE CURB AREAS)
ELEV=0" FLUSH WITH STREET PAVEMENT
5% MAX (TYP.)
ELEV=4" (AS NOTED @ MOUNTABLE CURB AREAS)

SITE LEGEND

EDGE STABLIZATION SEE DETAILS
TRUNCATED DOME PAVERS AT REQUIRED STREET ACCESS POINTS PER TAS STANDARDS
USE FULL PAVERS AT EDGE TO BEGIN LAYOUT, DO NOT CUT BUT HALF PIECES
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PROPOSED STREET TREE. RE: LANDSCAPE PLAN FOR TYPE AND SIZE

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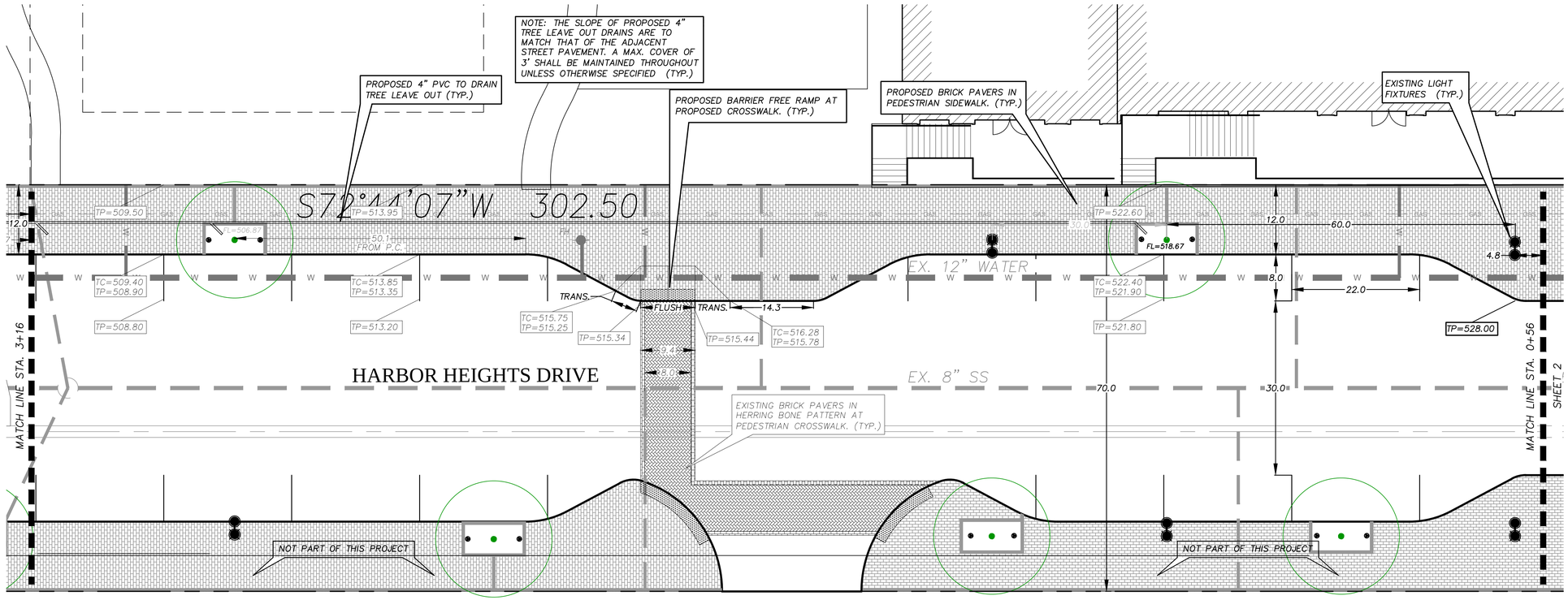
9/4/2019

STATE OF TEXAS
CAMERON A. SLOWN
106317
LICENSED PROFESSIONAL ENGINEER

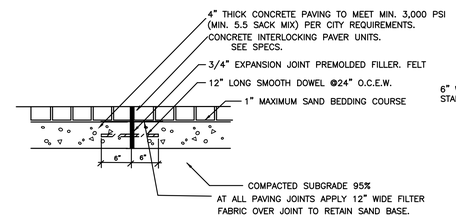
Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 08/19	Project No.: –

Sheet Title:
Streetscape Plan Street A Sta. 2+12 to 4+72

Scale:	Sheet No.:
1"=10'	2 of 4



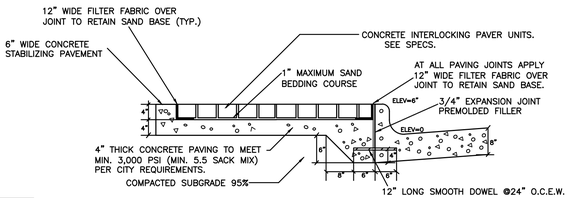
CITY OF ROCKWALL
VOL. 4324, PG 290
D.R.R.C.T.



1 EXPANSION JOINT AT PAVESTONE PEDESTRIAN SURFACES

NOT TO SCALE

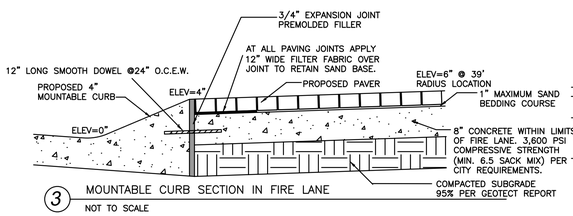
EXPANSION JOINTS AT 15' ON CENTER, EACH WAY ALIGN EXPANSION JOINT PER SOILS REPORT CONSTRUCTION LINES AT 5'-0" ON CENTER



2 EDGE STABILIZATION AT PEDESTRIAN SURFACE

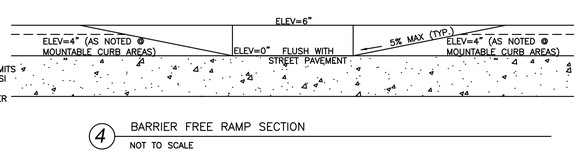
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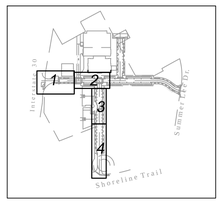
3 MOUNTABLE CURB SECTION IN FIRE LANE

NOT TO SCALE



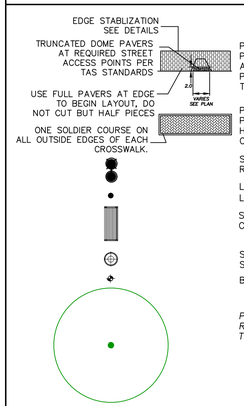
4 BARRIER FREE RAMP SECTION

NOT TO SCALE



PROJECT SHEET KEY

SITE LEGEND



PEDESTRIAN PAVING, PAVE STONE HOLLAND STONE 98 PARKWAY PROVENCIAL SERIES 60MM THICK IN PEDESTRIAN SURFACES AND 80 MM THICK IN VEHICULAR AREAS. SET IN RUNNING BOND PATTERN PERPENDICULAR TO BACK OF CURB. UNLESS NOTED ON THE PLANS

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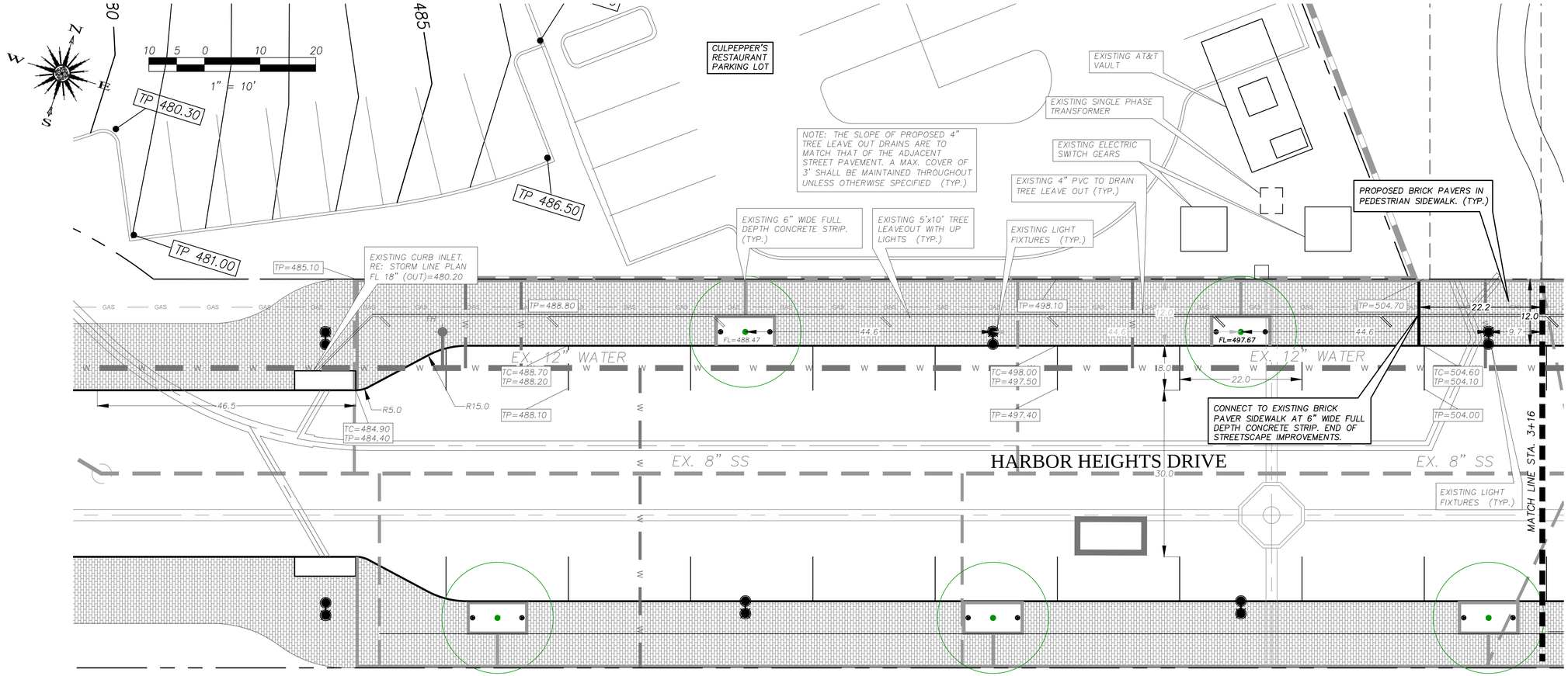
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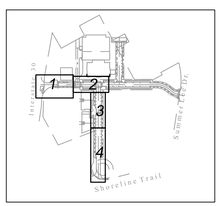
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F.C. CUNY	F.C. CUNY
Date: 08/19	Project No.: -

Sheet Title:
Streetscape Plan Street B Sta. 0+56 to 3+16

Scale:	Sheet No.:
1"=10'	3 of 4

Z:\Projects\6-Commercial\Harbor District - Restaurant Pad Sites\1-DRAWINGS\1F-DESIGN-CURRENT\STREETSCAPE PLANS\HARBOR-STREET SCAPE PLANS.dwg, 9/4/2019 8:54:32 AM





PROJECT SHEET KEY

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106317
LICENSED PROFESSIONAL ENGINEER

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 08/19	Project No.: –

Sheet Title:
Streetscape Plan Street B Sta. 3+16 to 6+90

Scale:	Sheet No.:
1"=10'	4 of 4

Z:\Projects\6-Commercial\Harbor District - Restaurant Pad Sites\1-DRAWINGS\1F-DESIGN-CURRENT\STREETSCAPE PLANS\HARBOR-STREET SCAPE PLANS.dwg, 9/4/2019 8:55:12 AM

TERESA M. EASTER
VOLUME 211, PAGE 282
D.R.R.C.T.

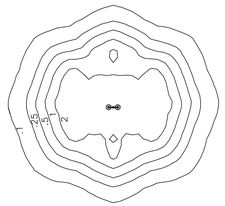
J-BR2, LLC
DOC#2013-485327
D.R.R.C.T.

LOT 1, BLOCK B
2.893 ACRES

SHORELINE PLAZA ADDITION
CABINET D, SLIDE 289
P.R.R.C.T.

SUNSET RIDGE DRIVE

HARBOR HEIGHTS DRIVE



Gardco Gullwing
G18-2-3XL-400MH

FOR SITE PLAN
APPROVAL ONLY

NOT FOR CONSTRUCTION

OWNER
J-BR2, LLC
2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS RESTAURANT & RETAIL PADS

ROCKWALL, TEXAS

Project Number: 051302
Drawing Date: 08/15/2019
Drawn:
Checked:
Scale:
ACAD File: HHRR-Photo-090419.dwg
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Revisions:

1	--/--/----	DESCRIPTION

Sheet Title:

PHOTOMETRICS

P-1

SP2019-033

STROHMEYER ARCHITECTS INC.

Consultants:
CIVIL:
STRUCTURAL:
MEP:
FOOD SERVICE:
LANDSCAPING:

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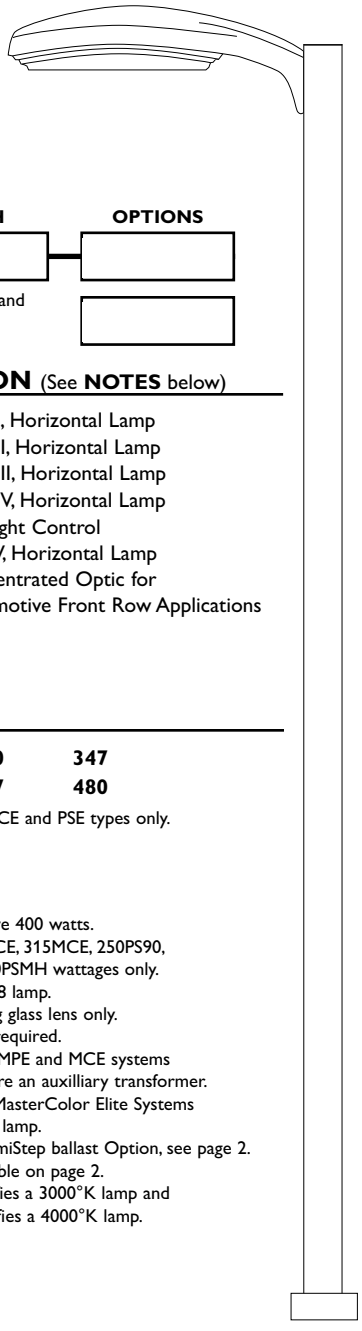
Job: Harbor Heights Restaurant & Retail
Type:
Notes:

Featuring CosmoPolis and MasterColor Elite Electronic HID Systems

Gullwing

G18 Area Luminaires

The Philips Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat. Flat glass lens luminaires provide full cutoff performance. Sag Lens luminaires provide cutoff performance.



PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

G18	18" Gullwing Luminaire

MOUNTING

1	Single Pole Mount
2	Twin Pole Mount at 180°
2@90	Twin Pole Mount at 90°
3	3-way Pole Mount at 90°
3@120°	3-way Pole Mount at 120°
4	4-way Pole Mount
W	Wall Mount, Recessed J-Box
WS	Wall Mount, Surface Conduit

DISTRIBUTION (See **NOTES** below)

1[1]	Type I, Horizontal Lamp
2XL	Type II, Horizontal Lamp
3XL	Type III, Horizontal Lamp
4XL	Type IV, Horizontal Lamp
BLC[1]	Backlight Control
Q[1]	Type V, Horizontal Lamp
AF[2]	Concentrated Optic for Automotive Front Row Applications

WATTAGE

Pulse Start MH Magnetic Ballast	**100MH**[5] **150MH**[5] **175PSMH** Ⓔ	**250PSMH** Ⓔ **250PS90**** Ⓔ **320PSMH**[3] Ⓔ	**350PSMH**[3] Ⓔ **400PSMH**[3] Ⓔ **750PSMH**[4]	**875PSMH**[4]
Standard MH Magnetic Ballast	**175MH***[,5]	**250MH***[,5]	**400MH***[,3]	
CosmoPolis Electronic System (See Notes 6,7,8,9)	**60CMPE**	**90CMPE** **140CMPE**		
MasterColor Elite Electronic System (See Notes 6,7,9,10)	**210MCE-3K** Ⓔ **210MCE-4K** Ⓔ	**315MCE-3K** Ⓔ **315MCE-4K** Ⓔ		
Pulse Start MH Electronic Ballast (See Note 9)	**150PSE**[5] Ⓔ	**175PSE** Ⓔ	**250PSE** Ⓔ	**320PSE**[3,] Ⓔ
High Pressure Sodium Magnetic Ballast	**70HPS** **100HPS**	**150HPS** **250HPS**	**400HPS** **600HPS**	**750HPS**[4]
Low Pressure Sodium Magnetic Ballast	**35LPS**			

* 175MH, 250MH and 400MH not available for sale in the United States.

** 250PS90 includes a 90% efficient magnetic PSMH ballast, meeting the requirements of California Title 20, effective 1/1/2010. Available in 120, 208, 240, 277V only.

Ⓔ Wattages marked with Circle "E" meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

VOLTAGE

120	**240**	**347**
208	**277**	**480**

200-277 CMPE, MCE and PSE types only.

NOTES:

1. Not available above 400 watts.
2. Available in 210MCE, 315MCE, 250PS90, 250PSMH and 400PSMH wattages only.
3. Requires E28/BT28 lamp.
4. Furnished with sag glass lens only.
5. Mogul base lamp required.
6. 347V and 480V CMPE and MCE systems include and require an auxilliary transformer.
7. CosmoPolis and MasterColor Elite Systems are supplied with lamp.
8. Available with LumiStep ballast Option, see page 2.
9. See QS / Q924 Table on page 2.
10. "-3K" suffix specifies a 3000°K lamp and "-4K" suffix specifies a 4000°K lamp.

PHILIPS

GARDCO

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
SC	Special Paint Specify. Must supply color chip.

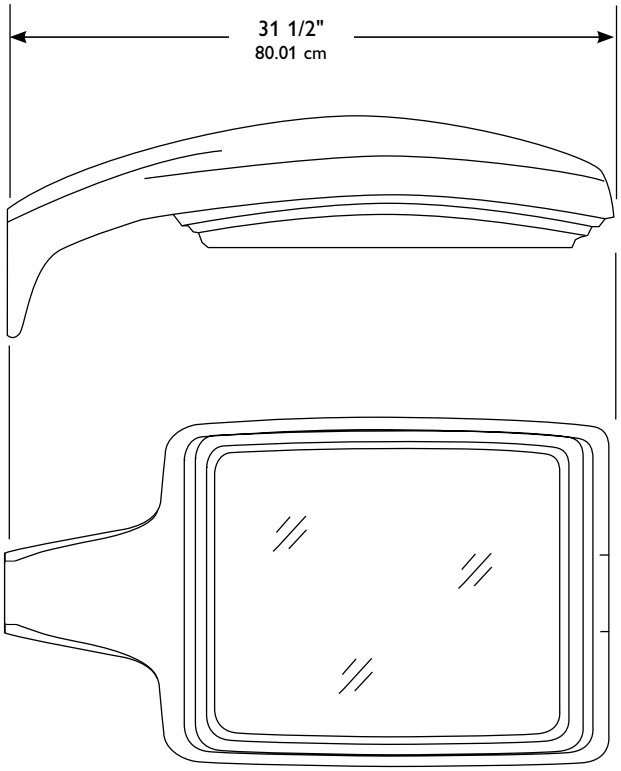
OPTIONS

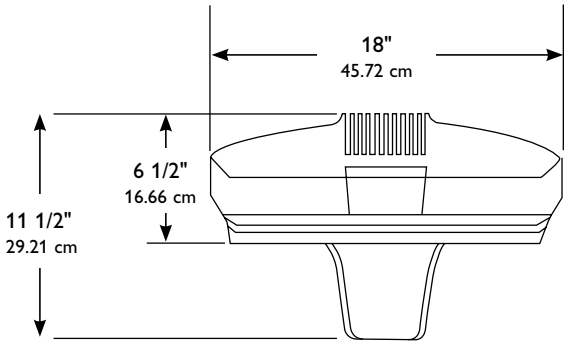
F[11]	Fusing In Head
LF	In-Line/In-Pole Fusing
PC[12]	Photocontrol and Receptacle
PCR	Photocontrol Receptacle only
POLY[13]	Polycarbonate Sag Lens
SG[14]	Sag Glass Lens
HS	Internal Houseside Shield
QS[9]	Quartz Standby
QST[9]	Quartz Standby - Timed Delay
Q924[9]	Quartz Emergency
QT924[9]	Quartz Emergency - Timed Delay
RPA1[15]	3" Round Pole Adapter
RPA2[16]	4" and 5" Round Pole Adapter
MA[17]	Mast Arm Fitter
TR1[18]	Single Transition
TR2[18]	Twin Transition
PTF2[19]	Pole Top Fitter - 2 3/8" - 3" Dia. Tenon
PTF3[19]	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon
PTF4[19]	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon
SQPTF[20]	Square Pole Top Fitter
GMR[21]	Provision for Gardco Motion Response
L6[22]	LumiStep Ballast 6 hour
L8[22]	LumiStep Ballast 8 hour
L10[22]	LumiStep Ballast 10 hour

9. See QS/Q924 Table.
11. Not available above 400 watt.
12. Not available in 480V. Provide specific input voltage.
13. 250W maximum. Polycarbonate lenses carry a 1 year warranty only.
14. In lieu of flat glass. Supplied standard and required with 750 watt and higher wattages.
15. Required for 3" O.D. round or tapered round poles where top O.D. is less than 4".
16. Required for 4"- 5" O.D. round poles.
17. Mounts to a 2-3/8" O.D. mast arm.
18. Mounts to a 2-3/8"Top Tenon. Specify a pole with a 4.50" O.D. for a smooth transition.
19. Not available in 120° mounting configurations.
20. Requires a 2-3/8"O.D. x 4" tenon or a 2.4" round pole top O.D. Specify Drilling (1, 2, 2@90, 3 or 4 only.)
21. Available only with 175PSMH through 400PSMH and 150HPS through 400HPS wattages. Includes dual-level capacitor and wiring to connect to Gardco Motion Response System.
22. Available with CosmoPolis system only. See submittal sheet GE200-005 for complete information on LumiStep ballasts.

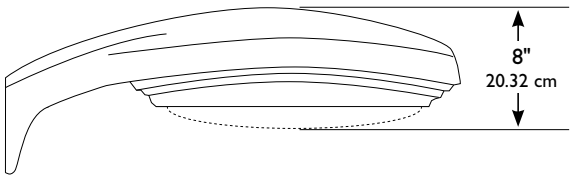
(Note 9)	QS / Q924 Table
HID Lamp Watts	Maximum Quartz Lamp Watts
175 watts or less	100 Watts
Above 175 watts up to 400 watts	150 Watts
QS, QST, Q924, QT924 are not available with CMPE, MCE or PSE wattages or in luminaires above 400 watts HID.	

DIMENSIONS AND EPA





With Sag Glass Lens



EPA Data

1	2	3-4
1.2 ft^2	2.4 ft^2	3.2 ft^2
.11 m^2	.22 m^2	.30 m^2

SPECIFICATIONS

GENERAL DESCRIPTION: The Philips Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

HOUSING: A one-piece die cast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 1.2 ft^2/.11 m^2.

LENS ASSEMBLY: A single-piece diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin.

An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with eight retainers. The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow-core EPDM gasket to prevent intrusion by moisture, dust, and insects.

OPTICAL SYSTEMS: The segmented optical systems are manufactured from homogenous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted arc image duplicating systems are designed to produce IES Types I (1), II (2XL), III (3XL), IV (4XL and BLC), and V (Q). With the 2XL, 3XL and 4XL luminaries, the reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

The lampholder is glazed porcelain with a nickel plated screw shell. Position-oriented mogul base sockets to accept high output horizontal metal halide lamps are supplied standard.

ELECTRICAL: All electrical components are UL recognized and factory tested. Electronic and magnetic HID ballasts are high power factor and mounted on a unitized tray with quick electrical disconnects. Magnetic HID ballasts are the separate component type. Electronic and magnetic HID ballasts are capable of providing reliable lamp starting down to -20°F / -29°C.

Luminaires provided with the CosmoPolis or MasterColor Elite high performance ceramic metal halide electronic systems include high power factor electronic ballasts, designed specifically for the system selected.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: 5 year limited warranty. See philips.com/warranties for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir . Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

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philips.com/luminaires

Philips Lighting, North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Philips Lighting Canada Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

AGENDA
CAPITAL IMPROVEMENT ADVISORY COMMITTEE
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 10, 2019
6:30 P.M.

CALL TO ORDER

APPOINTMENTS

1. **MIS2019-001** **(Ryan)**
   Appointment with Eddie Hass of Freese and Nichols, Inc. and Matt Hickey, PE of Birkoff, Hendricks & Carter, LLP to discuss and consider the Draft Roadway Impact Fee Report, the Draft Water and Wastewater Impact Fee Report, and the proposed impact fee and collection rate, and take any action necessary.

DISCUSSION ITEMS

2. Additional discussion concerning the Impact Fee Update and Capital Improvements Advisory Committee issues.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6th day of September 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

City of Rockwall

2019 Update of Roadway Impact Fees

DRAFT
Final Report

Submitted By:

FREESE AND NICHOLS

August 11, 2019

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Chapter 1: Introduction

Shrinking funds available for transportation improvements on city thoroughfares limit many cities from upgrading infrastructure to meet increasing travel demands. To meet the needs of new growth, many cities collect "impact fees" from new development to help fund transportation improvements necessitated by such development. What is unique about impact fees is that they often finance roadway improvements that are considered “offsite” to new development. However, when considering the traffic implications created by new development on the roadway system, impact fees provide a means by which infrastructure may keep pace with new development.

Texas initially authorized the use of impact fees with the 1987 legislature. Now codified in Chapter 395 of the Texas Local Government Codes, the legislation authorizes cities to collect fees from new developments to finance new construction or expansion of capital improvements such as water treatment and distribution facilities, storm and wastewater facilities, and transportation facilities. The law stipulates that all fees collected from new development must not exceed the maximum amount calculated by the methodology described therein.

The law also mandates that impact fee systems be updated periodically to ensure that an appropriate cost per service unit is calculated commensurate with an impact fee capital improvements program. The law also mandates that as new transportation improvements are completed, actual costs are inserted into the cost per service unit calculation to reflect a more accurate reading of service area costs as opposed to estimated costs that were established at the onset of the impact fee system. Finally, new capital improvement projects may be added to the program, subject to meeting eligibility requirements.

In September 2001, Chapter 395 was amended which revised called for several technical and administrative changes of impact fee systems including:

- Expansion of the permissible service area structure for roadway facilities from three to six miles;
- A credit for the portion of ad valorem tax revenues generated by improvements over the program period, or the credit equal to 50% of the total projected cost of implementing the capital improvements plan;
- A city's share of costs on the federal or Texas highway system, including matching funds and costs related to utility line relocation, the establishment of curbs and gutters, sidewalks, drainage appurtenances, and rights-of-way;
- Increase in the time period of update of impact fee land use assumptions and capital improvements plan from a three to five-year period;
- Changes in compliance requirements as they relate to annual reporting; and
- Consolidation of the land use assumptions and capital improvements plan hearings.

The implementation and administration of roadway impact fee systems offers several advantages to both a city and new development among which include: 1) a systematic, structured approach to assessment of fees, 2) a clear, equitable distribution of costs associated with the impact of new development, 3) the ability to pool funds for project initiation within a service area, 4) assurance that fees collected will be spent in the area where new development is occurring, 5) up-front knowledge of fees to be imposed, 6)

credits for developer participation, and 7) ability for developers to demonstrate that, pursuant to city guidelines, specific unit equivalencies (service unit generation) may be different from those presented in the land use equivalency table.

Recognizing the need to provide adequate facilities and desiring to have equitable funding of transportation improvements, the City of Rockwall embarked in the development of a roadway impact fee system in January 2008 and is updating the program to comply with legislative requirements identified in Chapter 395. The program was updated in 2013. This update amends the roadway capital improvements program based on updated land use assumptions as well as, input by the designated impact fee Capital Improvements Advisory Committee. To assist with this study, the City of Rockwall retained Freese and Nichols, Inc. to update the roadway impact fee system.

Study Methodology

To update the roadway impact fee for the City of Rockwall, a series of work tasks were undertaken and are described below:

1. Meetings were held with the City of Rockwall Staff and the Capital Improvement Advisory Committee to discuss the approach and roadway methodology to be used in the study update.

2. Impact fee service areas were reviewed and amended for any city annexations. Roadway service areas are contained to the current city limits.

3. The vehicle-mile of travel (VMT) during the PM peak hour was retained as the unit of measure for the roadway impact fee system.

4. A roadway conditions inventory was conducted on Rockwall thoroughfares for lane geometries, roadway classifications and segment lengths. New arterial and/or collector streets not previously assessed were added to the program database.

5. The existing roadway network was evaluated based on traffic volume count data collected May 2019, to determine roadway capacity, current utilization, and if any capacity deficiencies exist within each impact fee service area.

6. Projected 10-year growth, in terms of vehicle-miles of demand, was calculated for the service areas based on updated land use assumptions (projections of population and employment growth) prepared by Rockwall City Staff in June 2019 and supplemented with the updated land use equivalency table. The Land Use Assumptions for Impact Fees report was reviewed and approved by the Capital Improvements Advisory Committee (CIAC) prior to development of VMT growth projections and capital improvements plan (CIP) update.

7. The existing impact fee CIP was evaluated with updated traffic count data to ensure that excess capacity remained within each impact fee project for retention in the system. The analysis of the existing impact fee CIP revealed excess capacity and therefore could remain in the impact fee program.

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8. A roadway impact fee CIP was reviewed and amended relative to projected growth from the updated land use assumptions, analysis of existing system deficiencies, likelihood of project initiation over the short-term, the Rockwall Comprehensive Plan, and input by the CIAC and City Staff. The CIP was amended for John King Boulevard to include portions of the roadway that were previously out of the city and the addition of several new projects to the program.

9. Roadway costs associated with construction, engineering, right-of-way, and project financing for recoupment projects were provided by the City. Cost estimates for new projects were prepared by Freese and Nichols. Costs for study updates are eligible for recovery and were included in the total project cost. Roadway cost data was compiled and distributed by service area.

10. The cost of capacity supplied, cost attributable to new development and the maximum cost per service unit was calculated for each service area. A credit of 50% was applied to the overall cost of the capital improvements program for use in the calculation of the cost per service unit.

11. This report was prepared to document the procedures, findings, and conclusions of the study.

Organization of Report

This report describes the background information, analysis, and findings of the study in six parts, with a chapter devoted to each:

- Roadway Impact Fee Service Areas (Chapter 2)
- Roadway Impact Fee Service Units (Chapter 3)
- Existing Conditions Analysis (Chapter 4)
- Projected Conditions Analysis (Chapter 5)
- Calculation of Impact Fees (Chapter 6)
- Conclusion (Chapter 7)

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Chapter 2: Roadway Impact Fee Service Areas

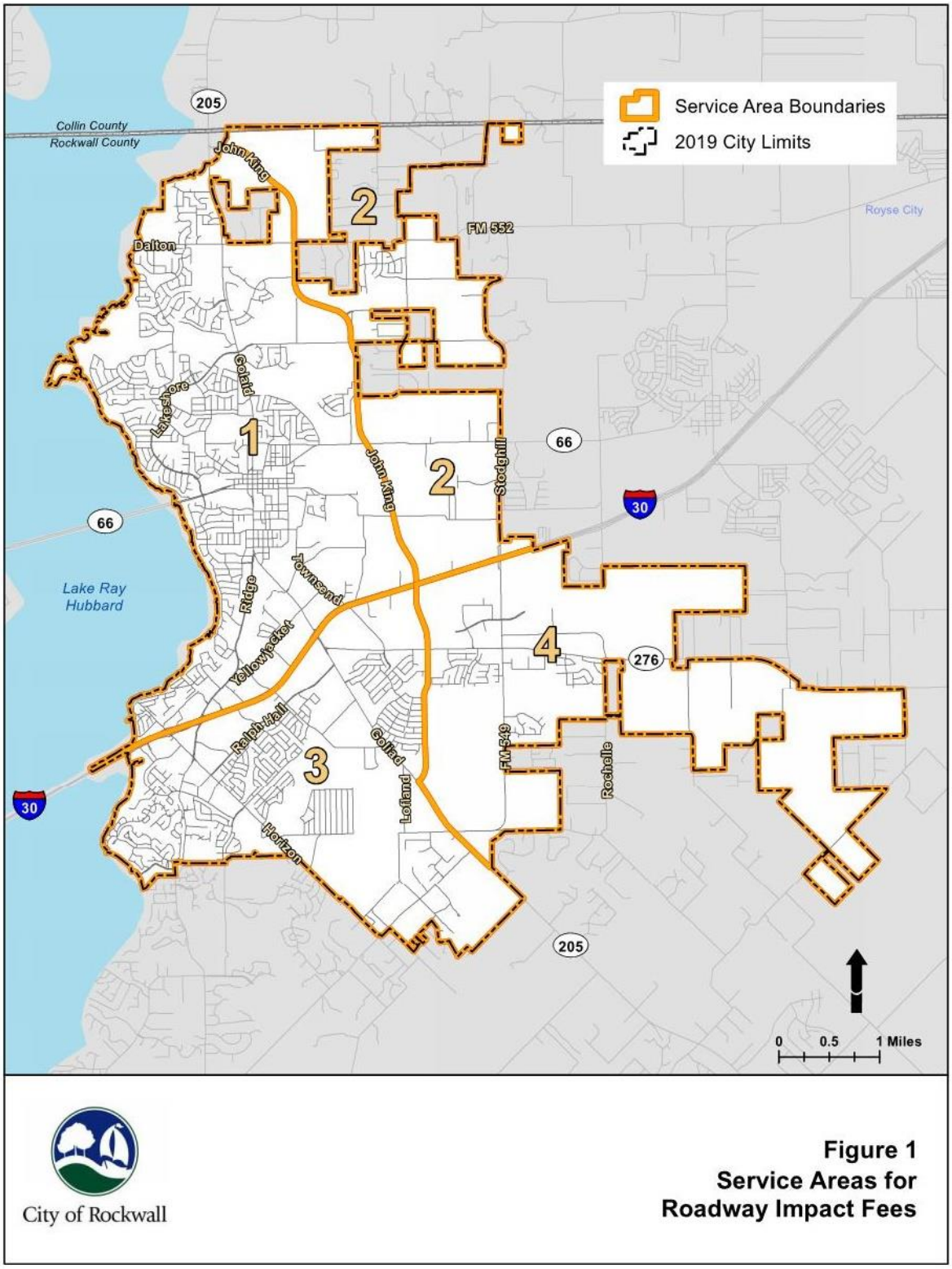
Chapter 395 requires that service areas be defined for impact fees to ensure that facility improvements are in proximity to the area that is generating the need. Legislation mandates that roadway service areas be limited to a six-mile maximum and must be located within the current city limits. Roadway service areas are different from other impact fee service areas, which can include the city limits and Extra-Territorial Jurisdiction (ETJ). This is primarily because roadway systems are "open" to both local and regional use as opposed to a defined limit of service that is provided with water and wastewater systems. The result is that new development can only be assessed an impact fee based on the cost of necessary capital improvements within that service area.

The service area structure was developed using the criteria defined in Chapter 395 as it relates to conformance with city limits and the six-mile boundary limits. Other considerations included use of physical or natural features, potential roadway projects and their relation to undeveloped areas of the community, and the planning areas used in long-range plan efforts (for consideration of service area expansion due to possible annexation).

Four service areas were initially developed for the program in 2007 and have been retained in each of the program updates and are generally delineated by John King Boulevard and IH-30. Changes to the service area structure include city annexations on the northern and southern sector of the city. The service area structure for Rockwall is illustrated in **Figure 1**.

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Figure 1: Service Areas for Roadway Impact Fees



Chapter 3: Roadway Impact Fee Service Units

An important aspect of the impact fee system is the determination of the proper service unit to be used to calculate and assess impact fees for new developments. As defined in Chapter 395, "Service unit means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development in accordance with generally accepted engineering or planning standards for a particular category of capital improvements or facility expansions."

To determine the roadway impact fee for a development, the service unit must accurately identify the impact that the development will have on the transportation system serving the development. This impact is a combination of the number of new trips generated by the development, the peaking characteristics of the land-use(s) within the development, and the length of each new trip on the transportation system.

The correct service unit must also reflect the supply, which is provided by the roadway system, and the demand placed on the system during the time in which peak, or design, conditions are present on the system. Transportation facilities are designed and constructed to accommodate volumes expected to occur during the peak hours (design hours). These volumes typically occur during the morning (AM) and evening (PM) rush hours as motorists travel to and from work.

The vehicle-mile was retained as the service unit for calculating and assessing transportation impact fees in Rockwall. The vehicle-mile as a service unit establishes a way to relate the intensity of land development to the demand on the system with published trip generation data. It also recognizes state legislation requirements with regards to trip length.

The PM peak hour was retained as the time period for assessing impacts because the greatest demand for roadway capacity occurs during this hour. Roadways are sized to meet this demand, and roadway capacity can more easily be defined on an hourly basis. Traffic volume data collected in May 2019 was used as the basis for the system update.

Service Units

Service units create a link between supply (roadway projects) and demand (development). Both can be expressed as a combination of the number of vehicles traveling during the peak hour and the distance traveled by these vehicles in miles.

Service Unit Supply

For roadway capital projects improvement, the number of service units provided during the peak hour is simply the product of the capacity of the roadway in one hour and the length of the project. For example:

> Given a four-lane divided roadway project with a 600 vehicle per hour per lane capacity and a length of two miles, the number of service units provided is:
>
> *600 vehicles per hour per lane x 4 lanes x 2 miles = 4,800 vehicle-miles*

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Service Unit Demand

The demand placed on the system can be expressed in a similar manner. For example, a development generating 100 vehicle trips in the PM peak hour with an average trip length of two miles would generate:

100 vehicle-trips x 2 miles/trip = 200 vehicle-miles

Likewise, the existing demand placed on the roadway network is calculated in the same manner with a known traffic volume (peak hour roadway tube counts) on a street and a given segment length.

Service Units for New Development

An important objective in the development of the impact fee system is the development of a specific service unit equivalency for individual developments. The vehicle-miles generated by a new development are a function of the trip generation and average trip length characteristics of that development. The following describes the process used to develop the vehicle-equivalency table, which relates land use types and sizes to the resulting vehicle-miles of demand created by that development.

Travel characteristics were reviewed and deemed to be similar in nature to the previous system update, and therefore no changes were made to the resultant land use equivalency table.

Trip Generation

Trip generation information for the PM peak hour was based on data published in the Tenth Edition of *Trip Generation* by the Institute of Transportation Engineers (ITE). *Trip Generation* is a reference publication that contains travel characteristics of over 160 land uses across the nation and is based on empirical data gathered from over 4,600 studies that were reported to the Institute by public agencies, developers and consulting firms. Data contained in this publication is generally accepted for use in studies by transportation engineers throughout the nation. Data not available was drawn from other published information. Rates were established for specific land use types within the broader categories of residential, office, commercial, industrial and institutional land uses. Within each of the land use categories, a rate was also established for any land uses not specifically identified.

Adjustments

The actual "traffic impact" of a specific site for impact fee purposes is based on the amount of traffic added to the street system as a result of new development. To accurately estimate new trips generated, adjustments must be made to trip generation rates and equations to account for pass-by and diverted trips. The added traffic is adjusted so that each development is assigned only for a portion of trips associated with a specific development and thus reducing the possibility of over-counting by counting only primary trips generated. Trip generation rates were reduced by percentages presented in **Table 1** to isolate the primary trip purpose.

Pass-by trips are those trips that are already on a route for a different purpose and simply stop at a development on that route. For example, a stop at a convenience store on the way home from the office is a pass-by trip for the convenience store. A pass-by trip does not create an additional burden on the street system and therefore should not be counted in the assessment of impact fees of a convenience store.

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A diverted trip is a similar situation, except that a diversion is made from the regular route to make an interim stop. For example, a trip from work to home using Ridge Road (from IH-30) would be a diverted trip if the travel path were changed Yellow Jacket and Goliad for the purpose of stopping at a retail site. On a system-wide basis, this trip places a slightly additional burden on the street system but in many cases, this burden is minimal.

Table 1 contains the documented estimates of trip rate adjustments used in determining the appropriate rate to use in the impact fee calculation process. Adjustments were based on studies documented in the ITE trip generation manual.

The resulting recommended trip rates are illustrated as part of Table 3 Land Use/Vehicle Mile Equivalency Table illustrated later in this chapter. Rates were developed in lieu of equations to simplify the assessment of impact fees by the City and likewise, the estimation of impact fees by persons who may be required to pay an impact fee in conjunction with a development project.

A local study may also be conducted to confirm rates in *Trip Generation* or change rates to reflect local conditions. In such cases, a minimum of three sites should be counted. Selected sites should be isolated in nature with driveways that specifically serve the development and not other land uses. The results should be plotted on the scatter diagram of the selected land use contained in *Trip Generation* for comparison purposes. It is recommended that no change be approved unless the results show a variation of at least fifteen percent across the range of sample sizes surveyed. *Trip Generation* was used as the primary source of information for this study.

Trip Length

Trip lengths (in miles) are used in conjunction with site trip generation to estimate vehicle-miles of travel. Trip length data was based on information generated in the 1995 North Central Texas Council of Governments (NCTCOG) Workplace Survey and the National Workplace Survey. These travel characteristics were applied to Rockwall to determine average trips lengths for common land use types.

Table 2 summarizes the derived average trip lengths for major land use categories. These trip lengths represent the average distance that a vehicle will travel between an origin and destination of which either the origin or destination contains the land-use category identified below. Data compiled by the Workplace Survey represents the best available information on trip lengths for this area.

DRAFT

Table 1: Trip Reduction Estimates (PM Peak Hour) *

ITE Code	Land Use Category	Pass-by Trips	Diverted Trips
110	General Light Industrial	0	0
130	Industrial Park	0	0
150	Manufacturing	0	0
151	Mini-Warehousing	0	0
210	Single-Family Detached Housing	0	0
220	Apartment	0	0
250	Retirement Community	0	0
540	Junior/Community College	0	0
560	Church/Place of Worship	0	0
565	Day Care Center	0	0
610	Hospital	0	0
710	General Office Building	0	0
750	Office Park	0	0
760	Research Center	0	0
815	Discount Store	17%	35%
820	Shopping Center	34%	26%
831	Quality Restaurant	44	27
832	High-Turnover Restaurant (Sit-down)	43	26
834	Fast Food Restaurant w/Drive-thru	50	23
843	Auto Parts Sales	41	13
848	Tire Store	36	38
851	Convenience Market	66	22
862	Convenience Market w/Gas Pumps	63	26
862	Home Improvement Store	48	24
863	Electronics Superstore	40	33
880	Pharmacy with Drive-thru	49	13
881	Pharmacy without Drive-thru	49	13
912	Bank with Drive-thru	47	26

DU = Dwelling Unit, GFA = Gross Floor Area; (*) Expressed as percent of total PM peak hour trips generated.
Source: Trip Generation, ITE 10th Edition, 2018

Table 2: Average Trip Lengths

Land Use Category	Average Trip Length (miles)	Localized Trip Length (miles)	Adjusted Trip Length (miles)
General Office	12.06	6.81	3.41
General Retail/Shopping Center	4.12	2.33	1.16
Industrial	9.95	5.62	2.81
Residential	11.16	6.31	3.15
Warehousing	8.84	4.99	2.50
Drive-In Bank	2.62	1.48	0.74
Specialty Retail	2.86	1.62	0.81
Hospital	5.18	2.93	1.46
Medical Office/Clinic	9.63	5.44	2.72
School	4.12	2.33	1.16
Hotel	4.15	2.34	1.17
Restaurant	3.74	2.11	1.06
Fast-Food Restaurant	3.53	1.99	1.00
Day Care Center	1.64	0.93	0.46
Supermarket	1.84	1.04	0.52
Pharmacy without Drive-thru	1.93	1.09	0.55

Source: US Census Bureau, NCTCOG, and Freese and Nichols.

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Adjustments

The assessment of an individual development's impact fee is based on the premise that each vehicle-trip has an origin and a destination and that the development end should pay for one-half of the cost necessary to complete each trip. Thus, the development is charged only for a portion of the vehicle-trip associated with that development.

To prevent double charging, and to fairly attribute the demand placed on the system to each trip end location, the trip length was adjusted to remove travel on the federal roadway system and then divided by two to reflect half of the vehicle trip to and from the development. Data from the NCTCOG travel forecast model was used to compare vehicle-miles of travel (VMT) by roadway functional class. Data revealed 43% of travel to use the federal system and thus the average trip length was reduced by this percentage to reflect localized travel on city streets (reflected in column 2). The average trip length, localized trip length, and adjustment for one-half trip length are illustrated in column 3 of Table 2. Where specific land uses were considered to exhibit different trip length characteristics than those identified in Table 3, engineering judgment was used to estimate the average trip length. Finally, as the service area structure was based on a six-mile boundary, those land uses that exhibited trip lengths greater than six miles were limited to this threshold.

Service Unit Equivalency Table

The result of combining the trip generation and trip length information is an equivalency table which establishes the service unit rate for various land uses. These service unit rates are based on an appropriate development unit for each land use. For example, a dwelling unit is the basis for residential uses, while 1,000 gross square feet of floor area is the basis for office, commercial, and retail uses. Other less common land uses are based on appropriate independent variables.

Separate rates have been established for specific land uses within the broader categories of residential, commercial, industrial and institutional to reflect the differences between land uses within the categories. However, even with these specific land use types, information is not available for every conceivable land use, so limitations do exist.

The updated equivalency table is illustrated in **Table 3**. Table 3 is reflective of adjusted trip rates (detailed in Table 1) and trip lengths (Table 2).

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Table 3: Land-Use Vehicle-Mile Equivalency Table

CATEGORY	LAND USE	DEVELOPMENT UNITS (X)	TRIP RATE	LOCAL TRIP LENGTH (mi.)	TOTAL SERVICE UNITS (VEH-MI / DEV UNIT)
RESIDENTIAL					
	SINGLE-FAMILY DETACHED	D.U.	0.99	3.15	3.12
	APARTMENT/TOWNHOUSE	D.U.	0.56	3.15	1.77
	RETIREMENT COMMUNITY	D.U.	0.16	2.27	0.36
	INDEPENDENT SR. LIVING FACILITY	D.U.	0.30	2.27	0.68
OFFICE					
	GENERAL OFFICE BLDG	1000 GFA	1.15	3.41	3.92
	CORPORATE HEADQUARTERS BLDG	1000 GFA	0.60	3.41	2.05
	MEDICAL-DENTAL OFFICE BLDG	1000 GFA	3.46	2.72	9.42
	U.S. POST OFFICE	1000 GFA	3.36	2.26	7.60
	BUSINESS PARK	1000 GFA	0.42	3.41	1.43
	RESEARCH AND DEVELOPMENT CENTER	1000 GFA	0.49	3.41	1.67
COMMERCIAL					
	RETAIL/SHOPPING CENTER	1000 GLA	1.52	1.16	1.77
	QUALITY RESTAURANT	1000 GFA	3.75	1.06	3.97
	FAST FOOD RESTAURANT WITH DRIVE-THROUGH	1000 GFA	8.82	1.00	8.79
	HIGH TURNOVER RESTAURANT	1000 GFA	3.03	1.10	3.33
	GAS STATION w/CONVENIENCE MARKET	1000 GFA	2.40	0.50	1.20
	CONVENIENCE MARKET WITH GASOLINE PUMPS	1000 GFA	5.42	0.50	2.71
	GROCERY/SUPERMARKET	1000 GFA	2.40	0.52	1.25
	DISCOUNT CLUB	1000 GFA	2.93	1.12	3.29
	AUTO SALES	1000 GFA	2.43	1.26	3.07
	BANK	1000 GFA	7.73	0.74	5.74
	PHARMACY/DRUGSTORE WITH DRIVE-THROUGH	1000 GFA	3.91	0.55	2.13
	APPAREL STORE	1000 GFA	2.88	0.96	2.76
	MOVIE THEATER	SCREENS	14.60	0.93	13.61
	FURNITURE STORE	1000 GFA	0.08	1.32	0.11
	HOME IMPROVEMENT SUPERSTORE	1000 GFA	0.65	1.16	0.76
	HARDWARE/PAINT STORE	1000 GFA	1.23	0.45	0.56
	BUILDING MATERIALS/LUMBER STORE	1000 GFA	1.55	0.45	0.70
	NURSERY (GARDEN CENTER)	1000 GFA	5.21	0.74	3.87
	NURSERY (WHOLESALE)	1000 GFA	3.89	0.74	2.89
	HOTEL	ROOMS	0.38	1.17	0.45
	MOTEL	ROOMS	0.38	1.17	0.45
	ALL SUITES HOTEL	ROOMS	0.36	1.17	0.42
	AUTO CARE CENTER	1000 GFA	3.75	0.81	3.03
	QUICK LUBE SHOP	1000 GFA	2.43	0.81	1.96
	AUTO PARTS SALES	1000 GFA	0.77	0.81	0.62
	TIRE STORE	1000 GFA	3.98	1.16	4.63
	MINI-WAREHOUSE/SELF STORAGE	1000 GFA	0.17	1.79	0.30
INDUSTRIAL					
	GENERAL LIGHT INDUSTRIAL	1000 GFA	0.63	2.81	1.77
	MANUFACTURING	1000 GFA	0.67	2.90	1.95
	INDUSTRIAL PARK	1000 GFA	0.40	2.82	1.13
	WAREHOUSING	1000 GFA	0.19	2.50	0.47
INSTITUTIONAL					
	PRIVATE SCHOOL (K-12)	STUDENTS	0.17	1.16	0.20
	JUNIOR/COMMUNITY COLLEGE	STUDENTS	0.11	1.19	0.13
	UNIVERSITY/COLLEGE	STUDENTS	0.15	1.41	0.21
	DAY CARE CENTER	STUDENTS	0.20	0.46	0.09
	HOSPITAL	BEDS	0.97	1.46	1.42
	NURSING HOME	BEDS	0.59	1.46	0.86
	ASSISTED LIVING CENTER	BEDS	0.26	1.46	0.38
	PLACE OF WORSHIP	1000 GFA	0.49	0.70	0.34

* THIS REPRESENTS TOTAL SERVICE UNIT EQUIVALENCY FOR LAND USES NOT SPECIFIED IN THIS CATEGORY. ACTUAL EQUIVALENCY MAY VARY AND MAY BE DEMONSTRATED BY PROPERTY OWNER TO BE DIFFERENT.

DU = Dwelling Unit
GFA = Gross Floor Area
GLA = Gross Leasable Area

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Chapter 4: Existing Conditions Analysis

Chapter 395 identifies specific requirements necessary in the capital improvements plan for impact fees. The existing conditions, including defining the existing roadway system, and analysis of the total capacity, the level of current usage, and commitments for usage of the existing roadway, are required as part of the capital improvements plan. This chapter discusses the existing conditions.

Existing Conditions

An inventory of the collector and arterial roadway facilities was conducted to determine existing conditions throughout Rockwall. This analysis determines the capacity provided by the existing roadway system, the demand currently placed on the system, and the potential existence of deficiencies on the system. Updated data for the inventory was obtained from traffic volume counts conducted by the City and field reconnaissance of current roadway sections.

The roadways were divided into segments based on volume changes, major intersections, service area boundaries, and capacity changes. For each roadway segment, the length, number of lanes, cross-section, and PM peak hour volume data were obtained. Lane capacities were assigned to each segment based on functional street classification, associated roadway lane capacities and the present number of lanes. Lane capacities used in the analysis are shown in **Table 4.**

Table 4: Roadway Facility Vehicle-Mile Lane Capacities

Roadway Facility	Designation	Hourly Vehicle-Mile Capacity per Lane Mile of Roadway Facility
Divided Arterial	DA	600
Divided Collector	DC	500
Undivided Arterial	UA	575
Undivided Collector	UC	475

Roadway hourly volume capacities are based on information reflecting Level-of-Service “C” operation, as identified in the transportation element of the Rockwall Comprehensive Plan.

Existing Volumes

Existing directional PM peak hour volumes were obtained from automated traffic counts conducted in May 2019 by the City. Automated traffic counts at 25 separate locations were collected on major roadways (as identified in the Thoroughfare Plan as arterial or collector status) throughout Rockwall. To minimize the total number of counts, data was collected at locations where traffic volumes would typify link volumes on the major segments within the immediate area. For segments not counted, existing volumes were used, or estimates were developed based on data from adjoining roadway counts.

Data was compiled for roadway segments throughout the city and entered into the database for use in calculations. A summary of volumes by roadway segment is included in **Appendix D** as part of the existing capital improvements database.

Vehicle-Miles of Existing Capacity Supply

An analysis of the total capacity for each service area was performed. For each roadway segment, the existing vehicle-miles of capacity supplied were calculated using the following equation:

Vehicle-Miles of Capacity = Link capacity per peak hour per lane x Number of lanes x Length of segment (miles)

A summary of the current capacity available on the roadway system is shown in **Table 5**. It is important to note that the roadway capacity depicted in Table 5 is system-wide for most major roadways and not restricted to those roadways proposed in the impact fee capital improvements plan. Directional calculations of capacity were performed separately. For a detailed listing of vehicle-miles of capacity by roadway segment, refer to Appendix D.

Vehicle-Miles of Existing Demand

The level of current usage in terms of vehicle-miles was calculated for each roadway segment. The vehicle-miles of existing demand were calculated by the following equation:

Vehicle-Miles of Demand = PM peak hour volume x Length of segment (miles)

Table 5 also lists total vehicle-miles of demand. Appendix D includes a detailed listing of vehicle-miles of demand by directional roadway segment.

Vehicle-Miles of Existing Excess Capacity and Deficiencies

For each roadway segment, the existing vehicle-miles of excess capacity and/or deficiencies were calculated. Each direction was evaluated to determine if vehicle demands exceeded the available capacity. If demand exceeded capacity in one or both directions, the deficiency is deducted from the supply associated with the impact fee capital improvement plan. A summary of peak hour excess capacity and deficiencies are shown in **Table 6**. A detailed listing of the existing excess capacity and deficiencies by roadway segment is also located in Appendix D.

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Table 5: Peak Hour Vehicle-Miles of Existing Capacity and Demand

Service Area	Capacity (Veh-Mile)	Demand (Veh-Mile)
1	32,508	18,560
2	10,799	4,944
3	21,972	16,417
4	9,674	6,816
Total	74,952	46,738

Table 6: Peak Hour Vehicle-Miles of Excess Capacity and Deficiencies

Service Area	Excess Capacity (Veh-Mile)	Deficiencies (Veh-Mile)
1	15,085	1,137
2	5,854	0
3	6,480	925
4	3,666	808
Total	31,085	2,871

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Chapter 5: Projected Conditions Analysis

Chapter 395 requires a description of all capital improvements or facility expansions and their costs necessitated by and attributable to new development within the service area. This chapter describes the projected growth, vehicle-miles of new demand, capital improvements program, vehicle-miles of new capacity supplied, and costs of the roadway improvements.

Projected Growth

The projected growth for each transportation service area is represented by the increase in the number of new vehicle-miles generated over the 10-year planning period. The basis for the calculation of new demand is the population and employment projections that were prepared as part of a technical report entitled Land Use Assumptions for Roadway Impact Fees by the Rockwall Planning Department in June 2019. Estimates of population and employment were prepared for the years 2019 and 2029.

Population data was provided in terms of the number of dwelling units, households and persons. Employment data is aggregated into three sectors of employees: basic, service and retail. These employment sectors serve as the typical components used in the traffic forecast modeling process. The employment grouping also correlate with the North American Industrial Classification (NAIC) system and include: basic employment (NAIC 210000-422999) generally encompasses the industrial and manufacturing uses; service employment (NAIC 520000-928199) encompasses government, office and professional uses; and retail employment (NAIC 440000-454390) generally includes commercial and retail use.

Projected Vehicle-Miles of New Demand

Projected vehicle-miles of demand were calculated based on the growth expected to occur during the 10-year planning period and the service unit generation for each of the population and employment data components (basic, service and retail). Separate calculations were performed for each data component and were then aggregated for the service area. Vehicle-miles of demand for population growth were based on dwelling units, and vehicle-miles of demand for employment were based on the number of employees and estimates of square footage per employee.

Table 7 lists the projected vehicle-miles of demand over the 10-year planning period for Rockwall. **Appendix C** contains the projected demand calculation worksheet.

Table 7: Vehicle-Miles of New Demand

Service Area	Projected 10-Year Growth (Vehicle-Miles)
1	13,731
2	3,676
3	13,001
4	2,814
Total	33,222

Capital Improvements Program

Evaluation of Existing Impact Fee CIP

At the outset of the update process, capacity of the CIP was evaluated to ensure that excess capacity remained in impact fee projects. Chapter 395 mandates that only CIP projects with excess capacity are eligible for consideration. The initial impact fee program contained only one project, John King Boulevard, which extended from the northern city limit to Goliad Street (SH205) just north of FM549. Traffic volume count data collected at several locations within this corridor was used to determine if excess capacity remains on this project. The analysis revealed all segments of John King Boulevard to contain excess capacity and therefore can be retained in the program.

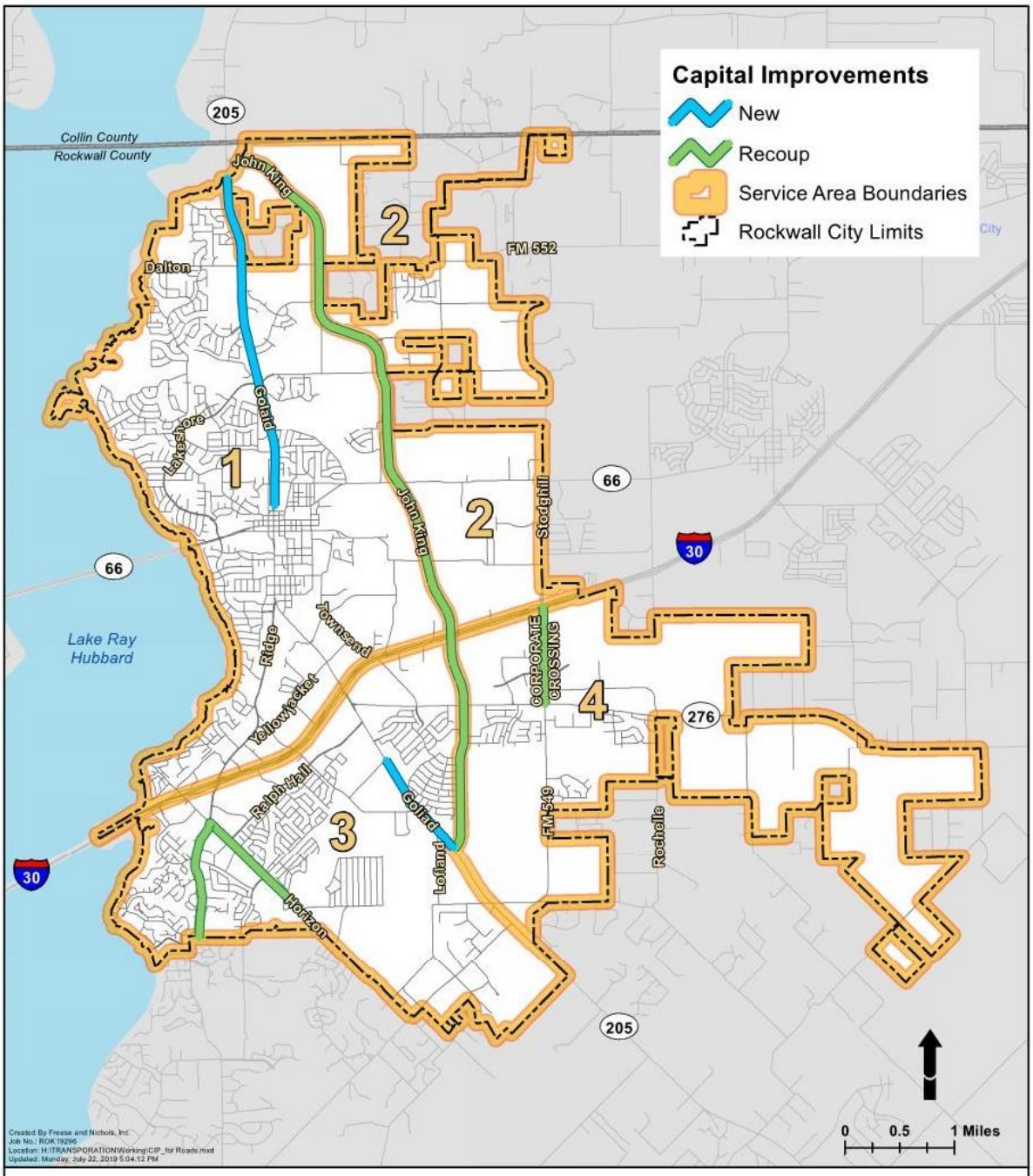
Impact Fee CIP

John King Boulevard was the lone project identified for the initial impact fee program in 2008 and 2013 update. At the time the impact fee system was initiated, not all portions of this roadway in the north were within the city limits. The segment between FM552 and SH205 was within the county and not eligible for impact fee consideration. With annexations in 2013, additional portions of the facility were included in the program. As part of this update, five projects were added to the program. Three of the added projects recently implemented and considered recoupment. Two other projects are planned for implementation in the upcoming years. Costs estimates for new project segments were prepared by Freese and Nichols. Actual costs for project recoupment were provided by City Staff. **Figure 2** illustrates the location of this capital improvement in relation to the city and associated service areas. Project costs were broken into general categories of construction, engineering, right-of-way and finance (debt service). The breakout of costs among the various service areas are listed in **Table 8**.

The cost of the impact fee program is $145.9 million. When considering the state mandated credit (50%), the cost eligible for impact fee consideration totals $72.9 million. The impact fee CIP also includes the cost of two five-year updates estimated at $40,000 each.

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Figure 2: Roadway Impact Fee Capital Improvement Plan



City of Rockwall

Figure 2
Roadway Impact Fee
Capital Improvements Projects

Table 8: Roadway Impact Fee Capital Improvements Plan

2019 Rockwall Roadway Impact Fee Study Update

Serv Area Number	CIP Year	Roadway	From	To	Length (mi)	No. of Lanes	Rdwy. Type	Pct. in Serv. Area	Project Status	Roadway Costs *Engineering*	Roadway Costs *ROW*	Roadway Costs *Construction**	Roadway Costs *Finance*	Project Cost
1/2	2007	John King	City Limit (near G	FM 552	1.28	4	DA	50%	R	$363,513	$893,017	$3,000,276	$3,716,172	$7,972,977
1/2	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	R	$366,353	$899,994	$3,023,715	$3,745,205	$8,035,266
1/2	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	R	$295,354	$725,576	$2,437,724	$3,019,390	$6,478,044
1/2	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	R	$417,472	$1,025,574	$3,445,629	$4,267,792	$9,156,466
1	2019	SH 205 (Goliad St)	Olive	Live Oak	0.33	4	SA	100%	N	$236,600	$17,300	$3,380,500	$0	$3,634,400
1	2019	SH 205 (Goliad St)	Olive	N. City Limit	2.98	4	DA	100%	N	$2,481,248	$314,700	$35,446,400	$0	$38,242,348
Sub-total SA 1					**8.39**					**$4,160,539**	**$3,876,160**	**$50,734,244**	**$14,748,559**	**$73,519,502**
2/1	2007	John King	City Limit (near G	FM 552	1.28	4	DA	50%	R	$363,513	$893,017	$3,000,276	$3,716,172	$7,972,977
2/1	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	R	$366,353	$899,994	$3,023,715	$3,745,205	$8,035,266
2/1	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	R	$295,354	$725,576	$2,437,724	$3,019,390	$6,478,044
2/1	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	R	$417,472	$1,025,574	$3,445,629	$4,267,792	$9,156,466
Sub-total SA 2					**5.08**					**$1,442,691**	**$3,544,160**	**$11,907,344**	**$14,748,559**	**$31,642,754**
3/4	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	R	$107,472	$231,933	$1,098,543	$2,455,941	$3,893,889
3/4	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	R	$162,580	$350,860	$1,661,837	$3,715,260	$5,890,537
3	2019	SH 205 (Goliad St)	Sids	John King Blvd	0.96	6	DA	100%	N	$974,148	$101,900	$13,916,400	$0	$14,992,448
3	2019	FM 3097/Horizon	Ridge Road	County Line Rd	1.13	4	DA	100%	R	$0	$0	$900,000	$0	$900,000
3	2019	FM 740/Ridge Rd	Horizon	S. City Limit	1.10	4	DA	100%	R	$0	$0	$472,902	$0	$472,902
Sub-total SA 3					**5.42**					**$1,244,200**	**$684,694**	**$18,049,682**	**$6,171,201**	**$26,149,776**
4/3	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	R	$107,472	$231,933	$1,098,543	$2,455,941	$3,893,889
4/3	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	R	$162,580	$350,860	$1,661,837	$3,715,260	$5,890,537
4	2019	FM 549 (Corp Crossing)	IH30	SH276	0.87	4	DA	100%	R	$0	$0	$4,724,665	$0	$4,724,665
Sub-total SA 4					**3.09**					**$270,052**	**$582,794**	**$7,485,045**	**$6,171,201**	**$14,509,091**
Totals:					**13.80**					**$7,117,483**	**$8,687,808**	**$88,176,313**	**$41,839,518**	**$145,821,123**

	City portion of construction of John King Blvd. (formerly 205 By-Pass):*	***100%***

Totals:

Engineering Cost	$7,117,483
Right-of-Way Cost	$8,687,808
Construction Cost	$88,176,313
Finance Cost	$41,839,518
TOTAL NET COST	$145,821,123
Future Impact Fee Update C	$80,000
TOTAL IMPLEMENTATION	$145,901,123

Notes: * City's portion of costs incurred. (No particiaption by other agencies.)
Cost figures provided by the City.

Notes:

DA- Divided Arterial

N- New Impact Fee Project

R- Impact Fee Recoupment Project

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Projected Vehicle-Miles Capacity Available for New Growth

The vehicle-miles of new capacity supply were calculated similar to the vehicle-miles of existing capacity supplied. The equation used was:

Vehicle-Miles of New Capacity Supplied = Link capacity per peak hour per lane
x Num. of lanes within Service Area
x Length of segment (miles)

Vehicle-miles of new supply provided by the CIP are listed in **Table 9**. While the project has not been built, there are system deficiencies (by service area) that have been removed from the total supply to properly account for new "net" availability. Table 9 depicts net availability of supply by the CIP. **Appendix E** details capacity calculations provided by the CIP program.

Table 9: Vehicle-Miles of New Capacity Supplied

Service Area	Vehicle-Miles of New Capacity Supplied	Vehicle-Miles of Net New Capacity Supplied
1	13,836	5,869
2	6,096	3,114
3	11,489	4,476
4	4,751	2,405
Total	36,172	15,864

Cost of Roadway Improvements

The total and net cost to implement the roadway improvements plan projects by service area is shown in **Table 10**. If traffic exists on proposed CIP project roadways or there are any deficiencies present in each respective service area, the total system cost is adjusted to reflect the net capacity being made available by the impact fee program. In other words, only the unused portion of the CIP and its associated costs are considered eligible. A detailed listing by project segment in each service area can be found in **Appendix F**. **Appendix G** details system costs by service area.

Table 10: Summary of Roadway Improvements Plan Cost Analysis

Service Area	Actual Cost of Proposed Impact Fee Program	Adjusted Cost (50% Credit) of Proposed Impact Fee Program
1	$73,550,103	$36,775,052
2	$31,656,236	$15,828,118
3	$26,175,186	$13,087,593
4	$14,519,597	$7,259,799
Total	$145,901,123	$72,950,562

State law is specific in identifying that only the portion of the CIP necessitated and attributable to new development is eligible for cost recovery. For example, if only 60% of the net service units supplied by the CIP are needed in the next 10 years, only 60% of the cost (credited at 50% per legislative requirements) may be considered in the calculation of fees. All the capacity provided by the impact fee CIP will be necessitated to address future growth over the 10-year planning period. The cost attributable to new

growth is $31.9 million and represents the citywide cost to implement projects on the impact fee program. **Table 11** depicts CIP costs attributable to new growth by service area.

Table 11: Capital Improvements Plan Costs Attributable to New Development

Service Area	Adjusted Cost (50% Credit) of Net New Capacity	Adjusted Cost (50% Credit) Attributable to New Growth
1	$15,598,596	$15,598,596
2	$8,084,777	$8,084,777
3	$5,098,520	$5,098,520
4	$3,675,714	$3,675,714
Total	$31,993,304	$31,993,304

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Chapter 6: Calculation of Impact Fees

This chapter discusses the calculation of the cost per service unit and the calculation of roadway impact fees. The transportation impact fee will vary by the land use, service area, and size of the development. Examples are included to better illustrate the method by which the transportation impact fees are calculated.

Cost Per Service Unit

The cost per service unit is calculated by dividing the cost of the CIP necessitated and attributable to new demand (net cost) by the projected service units of growth over the 10-year planning period.

Generally, the cost per service unit varies by service area because of variations in cost of CIP, projected growth and the number of service units necessitated by new growth between zones. Where net capacity supplied is greater than demand, the cost per service unit is simply the cost of the net capacity divided by the number of service units provided. In this case, only the portion of the CIP necessitated by new development is used in the calculation. If the net capacity supplied is *less* than projected new demand, then the cost per service unit is calculated by dividing the total cost of net supply by the portion of new demand attributable and necessary by development. The result is generally a decrease in the cost per service unit, because such cost is spread over the larger number of service units of growth.

Table 12 lists the results of the cost per service unit calculation by service area. The actual cost per service unit reflects the true burden to the City for the implementation of the roadway capital improvements program. As per state law, a credit for the portion of ad-valorem tax revenues generated by improvements over the program period, or a credit equal to 50% of the total projected cost of implementing the capital improvements plan must be given. Based on this analysis, the maximum collection rate reflects the maximum amount per service unit that can be charged to follow the state statute. **Appendix G** details the maximum fee per service unit calculation for each service area.

Table 12: Cost Per Service Unit Summary

Service Area	Actual Cost Per Service Unit	Maximum Fee per Service Unit (50% Credit)
1	$2,272.00	$1,136.00
2	$4,398.00	$2,199.00
3	$784.00	$392.00
4	$2,612.00	$1,306.00
Total	$1,926.00	$963.00

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Calculation of Roadway Impact Fees

The calculation of roadway impact fees for new development involves a two-step process. Step one is the calculation of the total number of service units that will be generated by the development. Step two is the calculation of the impact fee due by the new development.

Step 1: Determine number of service units (vehicle-miles) generated by the development using the equivalency table.

No. of Development Units	x	Vehicle-miles per development unit	=	Development's Vehicle-miles

Step 2: Calculate the impact fee based on the fee per service unit for the service area where the development is located.

Development's Vehicle-miles	x	Fee per vehicle-mile	=	Impact Fee due from Development

Examples: The following fees would be assessed to new developments in Service Area 3 if the cost per service unit were retained at the current collection rate $256.00 (adopted in 2008, retained in 2013).

Single-Family Dwelling

1 dwelling unit x 3.12 vehicle-miles/dwelling unit = 3.12 vehicle-miles
3.12 vehicle-miles x $256.00 /vehicle-mile = $798.72

20,000 square foot (s.f.) Office Building

20 (1,000 s.f. units) x 3.92 vehicle-miles/1,000 s.f. units = 78.40 vehicle-miles
78.40 vehicle-miles x $256.00 /vehicle-mile = $20,070.40

100,000 s.f. Retail Center

100 (1,000 s.f. units) x 1.77 vehicle-miles/1,000 s.f. units = 177.00 vehicle-miles
177.00 vehicle-miles x $256.00 /vehicle-mile = 45,312.00

200,000 s.f. Industrial Development

200 (1,000 s.f. units) x 1.77 vehicle-miles/1,000 s.f. units = 354.00 vehicle-miles
354.00 vehicle-miles x $256.00 /vehicle-mile = $90,624.00.

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Chapter 7: Conclusions

Chapter 395 authorizes the assessment and collection of impact fees in Texas for transportation related capital improvements that must be met in order to assess and collect impact fees. This study was conducted to fulfill the requirements of Chapter 395 in developing a transportation-related impact fee for the City of Rockwall.

Three service areas were created for Rockwall. This service area structure was configured so that no point is greater than the six-mile maximum set forth by law. The six-mile limit ensures that roadway improvements are near the development paying the fees that it serves.

Vehicle-miles of travel in the PM peak hour are used as the service unit for calculating and assessing impact fees. Vehicle-miles establish a relationship between the intensity of land development and the demand on the roadway system using published trip generation data and average trip length. The PM peak hour is used as the time period for assessment because typically the greatest demand for roadway capacity occurs during this hour. Additionally, roadways are sized to meet this demand and roadway capacity can more accurately be defined on an hourly basis.

The service units (vehicle-miles) for new development are a function of trip generation and the average trip length for specific land uses. Trip generation information was based on data published by the Institute of Transportation Engineers as reported in the initial study. Where appropriate, trip generation rates were adjusted to reflect the primary trip purpose. This ensures that new development is assigned for the portion of trips associated with that specific development. Average trip length data was based on information compiled by NCTCOG and based on data from a NCTCOG Workplace Survey, statistics from the US Census Bureau National Workplace Survey and tailored to Rockwall.

The result of combining trip generation and trip length information is an equivalency table that establishes a service unit rate for various land uses. Separate rates were established for specific land uses within the broader categories of residential, community, industrial and institutional uses.

An analysis of existing conditions revealed that the current roadway system provides over 74,952 vehicle-miles of capacity. The existing demand placed on the system was determined to be 46,738 vehicle-miles. Evaluation of the existing roadway system found 2,871 vehicle-miles of deficiencies on the existing roadway network.

Projected growth, in terms of vehicle-miles over the 10-year planning period, was based on population and employment data that was prepared in the Land Use Assumptions for Roadway Impact Fees dated August 2019 by the City Planning Department. Based on this growth, the projected vehicle-miles of demand calculated to be 33,222.

Rockwall City Staff identified the roadway impact fee capital improvements program for the 10-year planning period. Projects eligible for this CIP include arterial and collector streets that have been designated on the officially adopted Thoroughfare Plan of the City. Developer funded roadways are not eligible for inclusion in calculating impact fees. Projects totaling $145.9 million, was identified for impact fee consideration based on need, projected growth, project affordability and achievability, financial

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considerations, jurisdictional issues, the Thoroughfare Plan, and staff recommendation. The credited (50%) cost attributable to new growth is $72.94 million and represents 100% of the net capacity made available for development by impact fee roadway projects. The recommended CIP program will provide 15,864 vehicle-miles of new net capacity.

The *actual* cost per service unit was calculated to be between $784.00 and $4,398.00 and was based on the total cost of net capacity supplied by the CIP and the demand attributable to new development over the 10-year planning period. State legislation requires that a credit for the portion of ad-valorem tax revenues generated by improvements over the program period, or a credit equal to 50% of the total projected cost of implementing a roadway impact fee capital improvements program be given. Based on a 50% credit, the cost per service unit ranges between $392.00 and $2,199.00.

The determination of fees due from new development is based upon the size of development, its associated service unit generation (equivalency table) and the cost per service unit derived or adopted for each service area.

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APPENDICES

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A. Roadway Impact Fee Definitions

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ROADWAY IMPACT FEE DEFINITIONS

Average Trip Length - the average actual travel distance between two points. The average trip length by specific land use varies.

Diverted Trip - similar to pass-by trip, but a diversion is made from the regular route to make an interim stop.

Impact Fee - a charge or assessment imposed by a city against new development to generate revenue for funding or recouping roadway improvements necessitated and attributable to new development.

Maximum Fee Per Service Unit - the highest impact fee that may be collected by the City per vehicle-mile of supply. Calculated by dividing the costs of the capital improvements by the total number of vehicle-miles of demand expected in the 10-year planning period.

Pass-by Trip - a trip made as an intermediate stop on the way from an origin to a primary trip destination. For example, a stop at a convenience store on the way to office from home.

PM Peak Hour - the hour when the highest volume of traffic typically occurs. Data collection (May 2019) revealed the peak hour of travel between 5:00 and 6:00 pm for Rockwall.

PM Peak Hour Traffic Counts - the number of vehicles passing a certain point during the peak hours of travel. Traffic counts are conducted during the PM peak hour because the greatest demand for roadway capacity occurs during this hour.

Primary Trip - a trip made for the specific purpose of visiting a destination; for example, from home to office.

Roadway Demand - the demand placed on the roadway network as a result of development. Determined by multiplying the trip generation of a specific land use by the average trip length.

Roadway Supply (or Capacity) - the number of service units provided by a segment of roadway over a period of time. Determined by multiplying the lane capacity by the roadway length.

Service Area - the area within the city boundaries to be served by capital improvements. Criteria for developing the service area structure include; 1) restricted to six-mile limit by legislation (to ensure proximity of roadway improvements to development), 2) conforms to census or forecast model boundaries, 3) projects on CIP as boundaries, 4) effort to match roadway supply with projected demand, or 5) city limit boundaries.

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Service Unit - a measure of use or generation attributable to new development for roadway improvements. Also used to measure supply provided by existing and proposed roadway improvements.

Trip - a single, one-direction vehicle movement from an origin to a destination.

Trip Generation - the total trip ends for a land use over a given period or the total of all trips entering and exiting a site during that designated time. Used in the development of 10-year traffic demand projections and the equivalency table for Rockwall. Based primarily on data prepared by the Institute of Transportation Engineers (ITE).

Vehicle - for impact fee purposes, any motorized appurtenance that carries passengers and/or goods on the roadway system during peak periods of travel.

Vehicle-mile - a unit used to express both supply and demand provided by, and placed on, the roadway system. A combination of a number of vehicles traveling during a given time period and the distance in which these vehicles travel in miles.

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B. Land Use Definitions

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LAND USE DEFINITIONS

Residential

Single-Family Detached - Any single-family detached home on an individual lot is included in this category. A typical example of this land use is a home in a suburban subdivision. Also included are duplex residential units and manufactured homes and other residential land uses not specified above.

Multi-Family - This land use includes both low-rise ("walk-up" dwellings) and high-rise multi-family apartments. An apartment is defined as a dwelling unit that is located within the same building with three or more dwelling units. Also included in this land use are residential condominiums, townhomes, triplex and quadplex units. Residential condominiums and townhomes are defined as single-family units that have at least one other single-family unit within the same building structure.

Independent Senior Living Facility - Retirement communities - restricted to adults or senior citizens - contain residential units like apartments or condominiums and are usually self-contained villages. They may also contain special services such as medical facilities, dining facilities, and some limited supporting retail facilities.

Office

General Office Building - A general office building houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, and professional activity are conducted. The building or buildings may be limited to one tenant or contain a mixture of tenants including professional services, insurance companies, investment brokers, company headquarters, and services for the tenants such as a bank or savings and loan, a restaurant or cafeteria, and several retail facilities. Also included in this category are office parks, and other office uses not specified above.

Medical Office Building – A building that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

Commercial/Retail

General Retail – General retail includes a variety of land uses that include shopping centers, home improvement stores, hardware stores selling a complete assortment of food, household goods and materials, apparel, servicing items. A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. It is related to its market area in terms of size, location, and type of store. Shopping centers provide on-site parking facilities. Some centers may include non-merchandising uses such as small office professional services, post offices, banks, health clubs, video rentals, and recreational facilities such as ice-skating rinks or video arcades.

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Restaurant - This land use consists of sit-down eating establishments. Quality and high-turnover (sit-down) restaurants are included in this category. Quality restaurants usually have a turnover rate of at least one hour or longer. The turnover rate for a high-turnover (sit-down) restaurant is usually less than one hour.

Fast Food Restaurant - This category includes fast food restaurants with or without drive-through windows, such as McDonalds, Burger King, Dunkin Donuts, and Taco Bell. Some establishments may include an indoor or outdoor playground.

Convenience Store/Gas Station - Any convenience market that sells convenience foods, newspapers, magazines, and often, beer and wine and may have gasoline pumps. Gas stations generally are located at intersections or freeway interchanges and may include facilities for servicing, repairing, fueling motor vehicles and may have convenience stores. Convenience stores/gas stations that have a fast-food restaurant contained within should be calculated on a separate basis based on the appropriate independent variable.

Bank - This land use includes walk-in and drive-in banks. Walk-in banks are generally free-standing buildings with their own parking lots. These banks do not have drive-in windows. Drive-in banks provide banking facilities for the motorist while in a vehicle; many also serve patrons who walk into the building. Savings and loan companies should also be included in this category.

Hotel/Motel – A place of lodging that provides sleeping accommodations, small restaurants, lounges, and meeting spaces. Some hotels or motels may provide banquet rooms or other retail and service shops.

Furniture and Appliance Sales - A store specializing in the sale of furniture, household appliances and goods and often, carpeting.

Theater – This land use consists of a movie or live theater and contains audience seating, single or multiple auditoriums, lobby, offices and refreshment stands.

Self-Storage Facilities - A self-serve storage unit or vault that is rented for the storage of goods. Each unit is physically separated from other units and access is usually provided through an overhead door or other common access point.

Industrial

General Industrial – General industrial includes a variety of land uses such as light industrial, manufacturing, salvage, facilities for preparation/assembly and warehouse/distribution of goods. Other uses include materials testing laboratories, high-tech facilities and assemblers of technical equipment. Most facilities are free standing and devoted to a single use. Also included in this category are any other industrial uses not specified above.

Manufacturing – Facilities where the primary activity is the conversion or fabrication of raw materials to finished products. In addition to production of goods, manufacturing facilities may also have ancillary office, warehouse and associated functions.

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Warehousing – These facilities are primarily devoted to the storage of materials. These facilities differ from mini warehouse in that they are generally not self-service in nature.

Institutional

Private School - Private schools serve students between the kindergarten and middle school or high school levels. Private schools are usually centrally located in residential communities in order to facilitate student access and have no student drivers.

Community College - Community college provides two and four-year advanced degrees. Vocational and technical schools are other uses that may fall under this category.

Day Care Center - A day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas, and playgrounds. Some centers also provide after-school care for older children.

Hospital - A hospital is any institution where medical or surgical care is given to non-ambulatory and ambulatory patients, and overnight accommodations are provided.

Nursing Home - A nursing home is any facility whose primary purpose is to care for persons who are unable to care for themselves. The term applies to rest homes, chronic care, and convalescent homes.

Religious Facilities – Churches, synagogues or houses of worship that provide public worship services, and generally house an assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining, catering, or party facilities.

Activity Centers – A recreational center or private club such as a YMCA that may offer classes and clubs for adults and children; a day care or a nursery school, meeting rooms, swimming pools and whirlpools; saunas, tennis, racquetball and handball courts, exercise classes, weightlifting equipment and locker rooms. Some may offer a small restaurant or snack bar within.

U.S. Post Office – A building that contains service windows for mailing packages and letters, post office boxes, offices, sorting and distributing facilities for mail and vehicle storage areas.

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C. Calculation of Vehicle-Miles of New Demand

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2019-2029 Vehicle-Mile Trip Generation, Rockwall Roadway Impact Fee Study

Based on June 2019 Land Use Assumptions by City of Rockwall; ITE 10th-Trip Gen., NCTCOG Avg. Trip Lengths; FNI employee densities.

Estimated Residential Growth Vehicle-Mile Trip Generation

Service Area	Added Dwelling Units	Vehicle-Miles per DU	Total Vehicle-Miles
1	1,740	3.12	5426
2	917	3.12	2860
3	2,030	3.12	6331
4	757	3.12	2361

Land Use Equivalency
3.12
1.77
3.92
1.77

Estimated Basic Employment Growth Vehicle-Mile Generation

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	750	1500	1,125,000	1.77	1,992
2	102	1500	153,000	1.77	271
3	9	1500	13,500	1.77	24
4	0	1500	0	1.77	0

Estimated Service Employment Growth Vehicle-Mile Generation

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	1,726	500	863,000	3.92	3,384
2	130	500	65,000	3.92	255
3	2,242	500	1,121,000	3.92	4,396
4	169	500	84,500	3.92	331

Estimated Retail Employment Growth Vehicle-Mile Generation

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	1,654	1000	1,654,000	1.77	2,929
2	164	1000	164,000	1.77	290
3	1,271	1000	1,271,000	1.77	2,251
4	69	1000	69,000	1.77	122

2013-2023 Vehicle-mile Generation Summary

Service Area	Residential Growth Vehicle-Miles	Basic Growth Vehicle-Miles	Service Growth Vehicle-Miles	Retail Growth Vehicle-Miles	Total Growth Vehicle-Miles
1	5,426	1,992	3,384	2,929	**13,731**
2	2,860	271	255	290	**3,676**
3	6,331	24	4,396	2,251	**13,001**
4	2,361	0	331	122	**2,814**
Total	16,977	2,286	8,367	5,592	**33,222**

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D. Existing Capital Improvements

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EXISTING CAPITAL IMPROVEMENTS

Definitions

LANES	The total number of lanes in both directions available for travel.
TYPE	The type of roadway (used in determining capacity): DA = divided arterial UA = undivided arterial UC = undivided collector
PK-HR VOLUME	The existing volume of cars on the roadway segment traveling during the afternoon (P.M.) peak hour of travel. A and B indicate the two directions of travel. Direction A is a northbound or eastbound and direction B is southbound or westbound. If only one half of the roadway is located within the service area (see % in service area), the opposing direction will have no volume in the service area.
% IN SERVICE AREA	If the roadway is located on the boundary of the service area (with the city limits running along the centerline of the roadway), then half of the roadway is inventoried in the service area and the other half is not. This value is either 50% or 100%.
VEH-MI SUPPLY PK-HR	The number of total service units (vehicle-miles) supplied within the service area, based on the length and established capacity of the roadway type.
VEH-MI TOTAL DEMAND PK-HR	The total service unit (vehicle-mile) demand created by existing traffic on the roadway segment in the afternoon peak hour.
EXCESS CAPACITY PK-HR VEH-MI	The number of service units supplied but unused by existing traffic in the afternoon peak hour.
EXISTING DEFICIENCIES PK-HR VEH-MI	The number of service units of demand in excess of the service units supplied.

NOTE: Excess capacity and existing deficiencies are calculated separately for each direction. It is possible to have excess capacity in one direction and an existing deficiency in the other. When both directions have excess capacity or deficiencies, the total for both directions are presented.

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2019 Rockwall Roadway Impact Fee Study Update
Existing Capital Improvements Analysis

Serv Area	Roadway	From	To	Length (mi)	No. of Lanes	Type	PM Pk Cap per Lane	Pct. in Serv. Area	IF on CIP	Peak Hour Volume A	B	Total	VMT Supply Pk Hr Total	VMT Demand Pk Hr Total	Excess VMT Capacity	Exist. VMT Deficiency
1	Goliad	N . City Limit	FM 552	0.57	2	UA	575	100%	N	300	300	600	656	342	314	0
1	Goliad	FM 552	Ridge Road W.	0.67	2	UA	575	100%	N	450	460	910	771	610	161	0
1	Goliad	Ridge Road W.	Quail Run	0.45	2	UA	575	100%	N	600	618	1218	518	548	0	31
1	Goliad	Quail Run	Caruth	0.48	2	UA	575	100%	N	830	804	1634	556	790	0	234
1	Goliad	Caruth	Heath	1.00	2	UA	575	100%	N	850	820	1670	1146	1664	0	518
1	Goliad	Heath	Olive	0.27	2	UA	575	100%	N	900	900	1800	311	486	0	176
1	Goliad	Olive	Washington	0.18	6	DA	600	100%	N	1135	1088	2223	650	401	249	0
1	Goliad	Washington	Ridge Road	0.65	6	DA	600	100%	N	1810	1040	2850	2355	1864	497	7
1	Goliad	Ridge Road	IH 30 WB FR	0.99	6	DA	600	100%	N	1158	642	1800	3554	1777	1777	0
1	Ridge Road	Goliad	Yellow Jacket	0.58	4	DA	600	100%	N	1275	900	2175	1384	1254	173	43
1	Ridge Road	Yellow Jacket	IH 30 WB FR	0.61	4	DA	600	100%	N	1371	1138	2509	1464	1530	38	104
1	John King	City Limit (near Goliad)	FM552	1.28	4	DA	600	50%	Y	0	275	275	1536	352	1184	0
1	John King	FM 552	Quail Run	1.29	4	DA	600	50%	Y	0	500	500	1548	645	903	0
1	John King	Quail Run	SH 66	1.04	4	DA	600	50%	Y	0	550	550	1248	572	676	0
1	John King	SH 66	IH 30 WB FR	1.47	4	DA	600	50%	Y	0	615	615	1764	904	860	0
1	Yellow Jacket	Ridge Road	Goliad	0.89	4	DC	500	100%	N	228	274	502	1780	447	1333	0
1	Yellow Jacket	Goliad	T.L. Townsend	0.28	4	DC	500	100%	N	126	87	213	560	60	500	0
1	Townsend	IH 30 WB FR	Yellow Jacket	0.27	4	DA	600	100%	N	160	142	302	648	82	566	0
1	FM 552	Goliad	E. City Limits	0.71	2	UA	575	100%	N	359	355	714	817	507	310	0
1	Lakeshore	Goliad	Lake Forest	0.95	4	DC	500	100%	N	391	319	710	1900	675	1226	0
1	Lakeshore	Lake Forest	Rusk	1.29	4	DC	500	100%	N	195	159	354	2580	457	2123	0
1	Quail Run	Goliad	John King Blvd	1.13	2	UA	575	100%	N	168	172	340	1300	384	915	0
1	Heath	Goliad	SH 66	0.60	2	UC	475	100%	N	176	101	277	567	165	402	0
1	Rusk	Lake Ray Hubbard	Cemetery	0.53	4	DA	600	100%	N	1161	675	1836	1277	977	300	0
1	Rusk	Cemetery	Goliad	0.22	6	DA	600	100%	N	1361	875	2236	802	498	304	0
1	Rusk	Goliad	Fanin	0.10	4	DA	600	100%	N	330	330	660	236	65	171	0
1	SH66	Heath	John King Blvd	0.51	2	UA	575	100%	N	623	371	994	584	505	104	24
Sub-Total SA1				*5.08*									*32,508*	*18,560*	*15,085*	*1,137*
2	Cornelius	FM 1141	FM 549	1.04	2	UC	475	100%	N	50	50	100	988	104	884	0
2	FM 1141	City Limit (Clem)	FM 552	0.64	2	UA	575	100%	N	61	60	121	736	77	659	0
2	FM 1141	John King Blvd	Cornelius	0.40	2	UA	575	100%	N	120	80	200	460	80	380	0
2	John King	City Limit (near Goliad)	FM552	1.28	4	DA	600	50%	Y	300	0	300	1536	384	1152	0
2	John King	FM 552	Quail Run	1.29	4	DA	600	50%	Y	550	0	550	1548	710	839	0
2	John King	Quail Run	SH 66	1.04	4	DA	600	50%	Y	650	0	650	1248	676	572	0
2	John King	SH 66	IH 30 WB FR	1.47	4	DA	600	50%	Y	825	0	825	1764	1213	551	0
2	SH66	John King Blvd	Stodghill (FM 549)	1.31	2	UA	575	100%	N	550	245	795	1507	1041	465	0
2	Stodghill (FM 549)	IH 30 WB FR	SH 66	0.88	2	UA	575	100%	N	449	300	749	1012	659	353	0
Sub-Total SA2				*9.35*									*10,799*	*4,944*	*5,854*	*0*
3	Ridge	IH 30 EB FR	Horizon	0.63	4	DA	600	100%	N	892	1031	1923	1512	1211	301	0
3	Ridge	Horizon	S. City Limit	1.24	4	DA	600	100%	N	880	955	1835	2976	2275	701	0
3	Horizon	IH 30 EB FR	Ridge	0.31	4	DA	600	100%	N	700	800	1500	744	465	279	0
3	Horizon	Ridge	Ralph Hall	0.23	4	DA	600	100%	N	719	816	1535	552	353	199	0
3	Horizon	Ralph Hall	Tubbs	0.48	4	DA	600	100%	N	611	775	1386	1152	665	487	0
3	Horizon	Tubbs	FM 549	1.85	2	UA	575	100%	N	411	494	905	2128	1674	453	0
3	Ralph Hall	Horizon	Market Center	0.68	4	DA	600	100%	N	890	950	1840	1632	1251	381	0
3	Ralph Hall	Market Center	Goliad	0.36	4	DA	600	100%	N	892	957	1849	864	666	198	0
3	Goliad	IH 30 EB FR	SH 276	0.13	6	DA	600	100%	N	1550	1700	3250	452	408	44	0
3	Goliad	SH 276	Ralph Hall	0.20	6	DA	600	100%	N	1355	1587	2942	713	582	130	0
3	Goliad	Ralph Hall	Sids	0.41	6	DA	600	100%	N	805	1089	1894	1473	775	698	0
3	Goliad	Sids	John King Blvd	1.01	2	UA	575	100%	N	680	807	1487	1162	1502	0	340
3	Goliad	John King Blvd	FM 549	0.88	2	UA	575	50%	N	0	825	825	504	723	0	219
3	Goliad	FM 549	S. City Limit	0.28	2	UA	575	50%	N	0	1025	1025	160	285	0	125
3	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	600	50%	Y	0	871	871	1063	772	291	0
3	John King Blvd	SH 276	Goliad	1.34	4	DA	600	50%	Y	0	225	225	1608	302	1307	0
3	S. FM549	Goliad	Horizon (FM3097)	1.28	2	UA	575	100%	N	398	413	811	1472	1038	434	0
3	SH 276	Goliad	John King Blvd	1.01	2	UA	575	100%	N	645	743	1388	1162	1402	0	240
3	T.L. Townsend	IH 30 EB FR	SH 276	0.56	2	UA	575	100%	N	33	86	119	644	67	577	0
Sub-Total SA 3				*2.23*									*21,972*	*16,417*	*6,480*	*925*
4	SH 276	John King Blvd	FM 549	0.74	2	UA	575	100%	N	600	820	1420	854	1055	0	201
4	SH 276	FM 549	Rochelle	1.01	2	UA	575	100%	N	545	969	1514	1162	1529	30	398
4	SH 276	Rochelle	E. City Limits	0.68	2	UA	575	100%	N	245	475	720	779	488	291	0
4	Goliad	John King Blvd	FM 549	0.88	2	UA	575	50%	N	805	0	805	504	706	0	202
4	Goliad	FM 549	S. City Limit	0.28	2	UA	575	50%	N	605	0	605	160	168	0	8
4	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	600	50%	Y	656	0	656	1063	581	482	0
4	John King Blvd	SH 276	Goliad	1.34	4	DA	600	50%	Y	225	0	225	1608	302	1307	0
4	FM 549	IH 30 EB FR	SH 276	0.89	2	UA	575	100%	N	346	409	755	1019	669	350	0
4	FM 549	SH 276	FM 1139	1.84	2	UA	575	100%	N	268	275	543	2116	999	1117	0
4	FM 1139	Goliad (SH205)	E. City Limits	0.43	2	UC	475	100%	N	368	375	743	409	320	89	0
Sub-Total SA 4				8.96746									*9674*	*6816*	*3666*	*808*
Total				**25.62**									**74,952**	**46,738**	**31,085**	**2,871**

Notes:
DA- Divided Arterial
UA- Undivided Arterial
UC- Undivided Collector

E. Roadway Improvement Plan Projects

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ROADWAY IMPROVEMENTS PLAN PROJECTS

Definitions

LANES	The total number of lanes in both directions available for travel.
TYPE	The type of roadway (used in determining capacity): DA = divided arterial
PK-HR VOLUME	the existing volumes of cars on the roadway segment traveling during the afternoon (P.M.) peak hour of travel.
% IN SERVICE AREA	If the roadway is located on the boundary of the service area (with the city limits running along the centerline of the roadway), then half of the roadway is inventoried in the service area and the other half is not. This value is either 50% or 100%.
VEH-MI SUPPLY TOTAL	The number of total service units (vehicle-miles) supplied within the service area, based on the length and established capacity of the roadway type.
VEH-MI TOTAL DEMAND PK-HR	The total service unit (vehicle-mile) demand created by existing traffic on the roadway segment in the afternoon peak hour.
EXCESS CAPACITY PK-HR VEH-MI	The number of service units supplied but unused by existing traffic in the afternoon peak hour.

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2019 Rockwall Roadway Impact Fee Study Update
Roadway Capital Improvements Plan

Serv Area Number	CIP Year	Roadway	From	To	Length (mi)	No. of Lanes	Rdwy. Type	Pct. in Serv. Area	VMT Supply Pk Hr Total	VMT Demand Pk Hr Total	Excess VMT Capacity	CIP VMT Deficiency	Project Status	Roadway Costs				Project Cost
														Engineering	*ROW*	*Construction**	*Finance*	
1/2	2007	John King	City Limit (near Gc	FM552	1.28	4	DA	50%	1536	352	1184	0	R	$363,513	$893,017	$3,000,276	$3,716,172	$7,972,977
1/2	2007	John King	FM552	Quail Run	1.29	4	DA	50%	1548	645	903	0	R	$366,353	$899,994	$3,023,715	$3,745,205	$8,035,266
1/2	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	1248	572	676	0	R	$295,354	$725,576	$2,437,724	$3,019,390	$6,478,044
1/2	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	1764	904	860	0	R	$417,472	$1,025,574	$3,445,629	$4,267,792	$9,156,466
1	2019	SH 205 (Goliad St)	Olive	Live Oak	0.33	4	SA	100%	588	567	21	0	N	$236,600	$17,300	$3,380,500	$0	$3,634,400
1	2019	SH 205 (Goliad St)	Olive	N. City Limit	2.98	4	DA	100%	7152	3791	3362	0	N	$2,481,248	$314,700	$35,446,400	$0	$38,242,348
Sub-total SA 1					**8.39**				**13836**	**6831**	**7006**	**0**		**$4,160,539**	**$3,876,160**	**$50,734,244**	**$14,748,559**	**$73,519,502**
2/1	2007	John King	City Limit (near Gc	FM552	1.28	4	DA	50%	1536	384	1152	0	R	$363,513	$893,017	$3,000,276	$3,716,172	$7,972,977
2/1	2007	John King	FM552	Quail Run	1.29	4	DA	50%	1548	710	839	0	R	$366,353	$899,994	$3,023,715	$3,745,205	$8,035,266
2/1	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	1248	676	572	0	R	$295,354	$725,576	$2,437,724	$3,019,390	$6,478,044
2/1	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	1764	1213	551	0	R	$417,472	$1,025,574	$3,445,629	$4,267,792	$9,156,466
Sub-total SA 2					**5.08**				**6096**	**2982**	**3114**	**0**		**$1,442,691**	**$3,544,160**	**$11,907,344**	**$14,748,559**	**$31,642,754**
3/4	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	1063	772	291	0	R	$107,472	$231,933	$1,098,543	$2,455,941	$3,893,889
3/4	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	1608	302	1307	0	R	$162,580	$350,860	$1,661,837	$3,715,260	$5,890,537
3	2019	SH 205 (Goliad St)	Sids	John King Blvd	0.96	6	DA	100%	3474	1435	2039	0	N	$974,148	$101,900	$13,916,400	$0	$14,992,448
3	2019	FM3097/Horizon	Ridge Road	County Line Rd	1.13	4	DA	100%	2705	1562	1143	0	R	$0	$0	$900,000	$0	$900,000
3	2019	FM740/Ridge Rd	Horizon	S. City Limit	1.10	4	DA	100%	2640	2019	622	0	R	$0	$0	$472,902	$0	$472,902
Sub-total SA 3					**5.42**				**11489**	**6088**	**5401**	**0**		**$1,244,200**	**$684,694**	**$18,049,682**	**$6,171,201**	**$26,149,776**
4/3	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	1063	581	482	0	R	$107,472	$231,933	$1,098,543	$2,455,941	$3,893,889
4/3	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	1608	302	1307	0	R	$162,580	$350,860	$1,661,837	$3,715,260	$5,890,537
4	2019	FM 549 (Corp Crossing)	IH30	SH276	0.87	4	DA	100%	2080	654	1425	0	R	$0	$0	$4,724,665	$0	$4,724,665
Sub-total SA 4					**3.09**				**4751**	**1537**	**3214**	**0**		**$270,052**	**$582,794**	**$7,485,045**	**$6,171,201**	**$14,509,091**
Totals:					**13.80**				**36,172**	**17,438**	**18,734**	**0**		**$7,117,483**	**$8,687,808**	**$88,176,313**	**$41,839,518**	**$145,821,123**

Notes:

DA- Divided Arterial

N- New Impact Fee Project

R- Impact Fee Recoupment Project

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A

City of Rockwall

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205

Olive St to Live Oak St

Roadway Information:			
Functional Classification:	Arterial	No. of Lanes:	4
Length (lf):	1,725		
Right-of-Way Width (ft.):	70		
Median Type:	None		
Pavement Width (BOC to BOC):	45		
Description:	Widen existing roadway to thoroughfare standard		

Roadway Construction Cost Estimate:

I. Paving Construction Cost Estimate

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	0	SF	$ 1.00	$ -
2	Right of Way Preparation	18	STA	$ 4,000.00	$ 72,000
3	Remove Existing Pavement	18	STA	$ 1,000.00	$ 18,000
4	Unclassified Street Excavation	3,200	CY	$ 20.00	$ 64,000
5	8" Lime Stabilized Subgrade	9,100	SY	$ 10.00	$ 91,000
6	Lime for Stabilization (48 lb/SY)	200	TON	$ 180.00	$ 36,000
7	10" Concrete Pavement w/ Integral Curb	8,700	SY	$ 75.00	$ 652,500
8	4" Concrete Sidewalk and Ramps	20,700	SY	$ 55.00	$ 1,138,500
9	Solid Sod	22,400	SY	$ 5.00	$ 112,000
				Paving Estimate Subtotal:	**$ 2,184,000**

II. Non-Paving Construction Components

Item No.	Item Description	Pct. Of Paving	Item Cost
10	Pavement Markings & Signage	2%	$ 43,700
11	Traffic Control	4%	$ 87,400
12	Erosion Control	3%	$ 65,600
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	$ 436,800
14	Utility Adjustments	5%	$ 109,200
	Other Components Estimate Subtotal:		**$ 742,700**

III. Special Construction Components

Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	None	$ -	$ -
16	Bridge Structures	None	$ -	$ -
17	Traffic Signals	None	$ -	$ -
		Special Components Estimate Subtotal:		**$ -**

I, II, & III Construction Subtotal:		$ 2,926,700
Mobilization	5%	$ 146,400
Contingency	10%	$ 307,400
Construction Cost Estimate Total:		**$ 3,380,500**

Impact Fee Cost Estimate Summary

Item Description	Notes	Allowance	Item Cost
Construction		-	$ 3,380,500
Engineering/Survey/Testing		7.0%	$ 236,600
Right-of-Way Acquisition	Cost per sq. ft.: $ 1.00	$ 17,300	$ 17,300
	Impact Fee Project Cost Estimate Total:		**$ 3,634,400**
	Estimated Finance Cost (11.9%; i.e. 3% over 10 years)		**$ 432,400**

2019 Roadway Impact Fee
City of Rockwall

Freese and Nichols, Inc.
Updated: 7/2019

B

City of Rockwall

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205

Live Oak St to N. City Limit

Roadway Information:			
Functional Classification:	Arterial	No. of Lanes:	4
Length (lf):	15,735		
Right-of-Way Width (ft.):	85		
Median Type:	Raised		
Pavement Width (BOC to BOC):	50		
Description:	Widen existing roadway to thoroughfare standard		

Roadway Construction Cost Estimate:

I. Paving Construction Cost Estimate

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	157,400	SF	$ 1.00	$ 157,400
2	Right of Way Preparation	158	STA	$ 4,000.00	$ 632,000
3	Remove Existing Pavement	158	STA	$ 1,000.00	$ 158,000
4	Unclassified Street Excavation	32,100	CY	$ 20.00	$ 642,000
5	8" Lime Stabilized Subgrade	94,500	SY	$ 10.00	$ 945,000
6	Lime for Stabilization (48 lb/SY)	1,990	TON	$ 180.00	$ 358,200
7	10" Concrete Pavement w/ Integral Curb	87,500	SY	$ 75.00	$ 6,562,500
8	4" Concrete Sidewalk and Ramps	188,820	SY	$ 55.00	$ 10,385,100
9	Solid Sod	361,900	SY	$ 5.00	$ 1,809,500
				Paving Estimate Subtotal:	**$ 21,492,300**

II. Non-Paving Construction Components

Item No.	Item Description	Pct. Of Paving	Item Cost
10	Pavement Markings & Signage	2%	$ 429,900
11	Traffic Control	4%	$ 859,700
12	Erosion Control	3%	$ 644,800
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	$ 4,298,500
14	Utility Adjustments	5%	$ 1,074,700
	Other Components Estimate Subtotal:		**$ 7,307,600**

III. Special Construction Components

Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	1 minor	$ 150,000	$ 150,000
16	Bridge Structures	175' long bridge south of Lakeshore Blvd	$ 1,139,600	$ 1,139,600
17	Traffic Signals	3 Existing Signals; 1 new @ N John King	$ 600,000	$ 600,000
		Special Components Estimate Subtotal:		**$ 1,889,600**

I, II, & III Construction Subtotal:		$ 30,689,500
Mobilization	5%	$ 1,534,500
Contingency	10%	$ 3,222,400
Construction Cost Estimate Total:		**$ 35,446,400**

Impact Fee Cost Estimate Summary

Item Description	Notes	Allowance	Item Cost
Construction		-	$ 35,446,400
Engineering/Survey/Testing		7.0%	$ 2,481,200
Right-of-Way Acquisition	Cost per sq. ft.: $ 1.00	$ 314,700	$ 314,700
	Impact Fee Project Cost Estimate Total:		**$ 38,242,300**
	Estimated Finance Cost (11.9%; i.e. 3% over 10 years)		**$ 4,550,800**

2019 Roadway Impact Fee
City of Rockwall

Freese and Nichols, Inc.
Updated: 7/2019

C

City of Rockwall

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205

Sids Rd to John King Blvd

Roadway Information:			
Functional Classification:	Arterial	No. of Lanes:	6
Length (lf):	5,095		
Right-of-Way Width (ft.):	120		
Median Type:	Raised		
Pavement Width (BOC to BOC):	74		
Description:	Widen existing roadway to thoroughfare standard		

Roadway Construction Cost Estimate:

I. Paving Construction Cost Estimate

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	101,900	SF	$ 1.00	$ 101,900
2	Right of Way Preparation	51	STA	$ 4,000.00	$ 204,000
3	Remove Existing Pavement	51	STA	$ 1,000.00	$ 51,000
4	Unclassified Street Excavation	15,400	CY	$ 20.00	$ 308,000
5	8" Lime Stabilized Subgrade	44,200	SY	$ 10.00	$ 442,000
6	Lime for Stabilization (48 lb/SY)	930	TON	$ 180.00	$ 167,400
7	10" Concrete Pavement w/ Integral Curb	41,900	SY	$ 75.00	$ 3,142,500
8	4" Concrete Sidewalk and Ramps	61,140	SY	$ 55.00	$ 3,362,700
9	Solid Sod	173,200	SY	$ 5.00	$ 866,000
				Paving Estimate Subtotal:	**$ 8,543,600**

II. Non-Paving Construction Components

Item No.	Item Description	Pct. Of Paving	Item Cost
10	Pavement Markings & Signage	2%	$ 170,900
11	Traffic Control	4%	$ 341,800
12	Erosion Control	3%	$ 256,400
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	$ 1,708,800
14	Utility Adjustments	5%	$ 427,200
		Other Components Estimate Subtotal:	**$ 2,905,100**

III. Special Construction Components

Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	2 Minor crossings	$ 300,000	$ 300,000
16	Bridge Structures	None	$ -	$ -
17	Traffic Signals	1 Existing @ John King; 1 new @ Sids	$ 300,000	$ 300,000
		Special Components Estimate Subtotal:		**$ 600,000**

I, II, & III Construction Subtotal:		$ 12,048,700
Mobilization	5%	$ 602,500
Contingency	10%	$ 1,265,200
Construction Cost Estimate Total:		**$ 13,916,400**

Impact Fee Cost Estimate Summary

Item Description	Notes	Allowance	Item Cost
Construction		-	$ 13,916,400
Engineering/Survey/Testing		7.0%	$ 974,100
Right-of-Way Acquisition	Cost per sq. ft.: $ 1.00	$ 101,900	$ 101,900
	Impact Fee Project Cost Estimate Total:		**$ 14,992,400**
	Estimated Finance Cost (11.9%; i.e. 3% over 10 years)		**$ 1,784,000**

2019 Roadway Impact Fee
City of Rockwall

Freese and Nichols, Inc.
Updated: 7/2019

D

City of Rockwall

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205

John King Blvd to S. City Limit

Roadway Information:			
Functional Classification:	Arterial	No. of Lanes:	6
Length (lf):	13,358		
Right-of-Way Width (ft.):	120		
Median Type:	Raised		
Pavement Width (BOC to BOC):	74		
Description:	Widen existing roadway to thoroughfare standard		

Roadway Construction Cost Estimate:

I. Paving Construction Cost Estimate

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	267,200	SF	$ 1.00	$ 267,200
2	Right of Way Preparation	134	STA	$ 4,000.00	$ 536,000
3	Remove Existing Pavement	134	STA	$ 1,000.00	$ 134,000
4	Unclassified Street Excavation	40,300	CY	$ 20.00	$ 806,000
5	8" Lime Stabilized Subgrade	115,800	SY	$ 10.00	$ 1,158,000
6	Lime for Stabilization (48 lb/SY)	2,440	TON	$ 180.00	$ 439,200
7	10" Concrete Pavement w/ Integral Curb	109,900	SY	$ 75.00	$ 8,242,500
8	4" Concrete Sidewalk and Ramps	160,300	SY	$ 55.00	$ 8,816,500
9	Solid Sod	454,200	SY	$ 5.00	$ 2,271,000
				Paving Estimate Subtotal:	**$ 22,403,200**

II. Non-Paving Construction Components

Item No.	Item Description	Pct. Of Paving	Item Cost
10	Pavement Markings & Signage	2%	$ 448,100
11	Traffic Control	4%	$ 896,200
12	Erosion Control	3%	$ 672,100
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	$ 4,480,700
14	Utility Adjustments	5%	$ 1,120,200
	Other Components Estimate Subtotal:		**$ 7,617,300**

III. Special Construction Components

Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	1 Minor crossing, 2 major crossing	$ 750,000	$ 750,000
16	Bridge Structures	None	$ -	$ -
17	Traffic Signals	1 Existing Signal @ Lofland Cir	$ 150,000	$ 150,000
		Special Components Estimate Subtotal:		**$ 900,000**

I, II, & III Construction Subtotal:		$ 30,920,500
Mobilization	5%	$ 1,546,100
Contingency	10%	$ 3,246,700
Construction Cost Estimate Total:		**$ 35,713,300**

Impact Fee Cost Estimate Summary

Item Description	Notes	Allowance	Item Cost
Construction		-	$ 35,713,300
Engineering/Survey/Testing		7.0%	$ 2,499,900
Right-of-Way Acquisition	Cost per sq. ft.: $ 1.00	$ 267,200	$ 267,200
	Impact Fee Project Cost Estimate Total:		**$ 38,480,400**
	Estimated Finance Cost (11.9%; i.e. 3% over 10 years)		**$ 4,579,100**

2019 Roadway Impact Fee
City of Rockwall

Freese and Nichols, Inc.
Updated: 7/2019

F. Roadway Improvements Plan Cost Analysis

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ROADWAY IMPROVEMENTS PLAN COST ANALYSIS

Definitions

LANES	The total number of lanes in both directions available for travel.
TYPE	The type of roadway (used in determining capacity): DA = divided arterial
% IN SERVICE AREA	If the roadway is located on the boundary of the service area (with the city limits running along the centerline of the roadway), then half of the roadway is inventoried in the service area and the other half is not. This value is either 50% or 100%.
TOTAL SEGMENT COST	The estimated cost (in dollars) of the entire segment of the proposed improvement.
TOTAL COST IN SERVICE AREA	The estimated cost (in dollars) of the portion of the proposed roadway improvement within the service area.

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2019 Rockwall Roadway Impact Fee Study Update
Roadway Capital Improvements Plan

Serv Area Number	CIP Year	Roadway	From	To	Length (mi)	No. of Lanes	Rdwy. Type	Pct. in Serv. Area	*Actual Project Cost*	*Study Update Cost*	*Serv Area Total Cost*	***Project Cost 50% Credit***
1/2	2007	John King	City Limit (near G	FM552	1.28	4	DA	50%	$7,972,977	$3,397	$7,976,374	$3,988,187
1/2	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	$8,035,266	$3,424	$8,038,690	$4,019,345
1/2	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	$6,478,044	$2,760	$6,480,804	$3,240,402
1/2	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	$9,156,466	$3,901	$9,160,368	$4,580,184
1	2019	SH 205 (Goliad St)	Olive	Live Oak	0.33	4	SA	100%	$3,634,400	$1,301	$3,635,701	$1,817,850
1	2019	SH 205 (Goliad St)	Olive	N. City Limit	2.98	4	DA	100%	$38,242,348	$15,818	$38,258,166	$19,129,083
Sub-total SA 1					**8.39**				**$73,519,502**	**$30,601**	**$73,550,103**	**$36,775,052**
2/1	2007	John King	City Limit (near G	FM552	1.28	4	DA	50%	$7,972,977	$3,397	$7,976,374	$3,988,187
2/1	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	$8,035,266	$3,424	$8,038,690	$4,019,345
2/1	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	$6,478,044	$2,760	$6,480,804	$3,240,402
2/1	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	$9,156,466	$3,901	$9,160,368	$4,580,184
Sub-total SA 2					**5.08**				**$31,642,754**	**$13,482**	**$31,656,236**	**$15,828,118**
3/4	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	$3,893,889	$2,351	$3,896,240	$1,948,120
3/4	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	$5,890,537	$3,556	$5,894,093	$2,947,047
3	2019	SH 205 (Goliad St)	Sids	John King Blvd	0.96	6	DA	100%	$14,992,448	$7,683	$15,000,131	$7,500,065
3	2019	FM3097/Horizon	Ridge Road	County Line Rd	1.13	4	DA	100%	$900,000	$5,981	$905,981	$452,991
3	2019	FM740/Ridge Rd	Horizon	S. City Limit	1.10	4	DA	100%	$472,902	$5,839	$478,741	$239,370
Sub-total SA 3					**5.42**				**$26,149,776**	**$25,410**	**$26,175,186**	**$13,087,593**
4/3	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	$3,893,889	$2,351	$3,896,240	$1,948,120
4/3	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	$5,890,537	$3,556	$5,894,093	$2,947,047
4	2019	FM 549 (Corp Crossing)	IH30	SH276	0.87	4	DA	100%	$4,724,665	$4,599	$4,729,264	$2,364,632
Sub-total SA 4					**3.09**				**$14,509,091**	**$10,506**	**$14,519,597**	**$7,259,799**
Totals:					**13.80**				**$145,821,123**	**$80,000**	**$145,901,123**	**$72,950,562**

Notes:

DA- Divided Arterial

N- New Impact Fee Project

R- Impact Fee Recoupment Project

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G. Service Area Analysis Summary

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2019 Rockwall Roadway Impact Fee Study

Service Area Analysis Summary (John King @ 4D + Project Additions)

	1	2	3	4	5	6	7	8	9	10	11	12	13
Service Area	**Capacity Supplied by CIP (veh-mi)**	**Existing Utilization**	**Existing Deficiencies**	**Net Capacity Supplied by CIP**	**Total Project Cost of CIP**	**Project Cost of CIP with 50% Credit**	**Cost of Net Capacity Supplied**	**Cost to Meet Existing Utilization**	**Projected 10yr Demand (veh-miles)**	**Pcnt. of CIP Attributable to New Dev. (10-yr)**	**Cost Attributable to New Dev.**	**Fee per Service Unit @ 50% Discount**	***Actual Cost per Service Unit (veh-mi)***
1	13,836	6,831	1,137	5,869	$73,550,103	$36,775,052	$15,598,596	$21,176,456	13,731	100.0	$15,598,596	$1,136.00	*$2,272.00*
2	6,096	2,982	0	3,114	$31,656,236	$15,828,118	$8,084,777	$7,743,341	3,676	100.0	$8,084,777	$2,199.00	*$4,398.00*
3	11,489	6,088	925	4,476	$26,175,186	$13,087,593	$5,098,520	$7,989,073	13,001	100.0	$5,098,520	$392.00	*$784.00*
4	4,751	1,537	808	2,405	$14,519,597	$7,259,799	$3,675,714	$3,584,085	2,814	100.0	$3,675,714	$1,306.00	*$2,612.00*
Totals	36,172	17,438	2,871	15,864	$145,901,123	$72,950,562	$31,993,304	$40,957,258	33,222	100.0	$31,993,304	$963.00	*$1,926.00*

Dbase D + Project Additions

1. TOTAL VEH-MI OF CAPACITY SUPPLIED BY CIP (TVMCAP)
2. TOTAL VEH-MI OF EXISTING DEMAND (VMEXT)
3. TOTAL VEH-MI OF EXISTING DEFICENCIES (VMDEF)
4. NET AMOUNT OF ROADWAY CAPACITY SUPPLIED (NVMCAP) =
   NVMCAP =TVMCAP-VMEXT-VMDEF
5. TOTAL COST OF CIP WITHIN STUDY AREA (TVMCOST)
6. TOTAL COST OF CIP IN SERVICE AREA w/50% CREDIT (TVMCOST)
7. COST OF NET CAPACITY SUPPLIED (NCVMCAP) =
   NCVMCAP = (NVMCAP/TVMCAP)*TVMCOST
8. COST TO MEET EXISTING NEEDS AND USAGE (EXCOST) =
   EXCOST = TVMCOST-NCVMCAP
9. TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS (TNEWDEM)
10. PERCENT OF CIP ATTRIBUTABLE TO NEW DEVELOPMENT (NPCNT) =
    IF TNEWDEM > NVMCAP, NPCNT = 100%
    IF TNEWDEM < NVMCAP, NPCNT = (TNEWDEM / NVMCAP)*100
11. COST OF CIP ATTRIBUTABLE TO NEW DEVELOPMENT (NCVMDEM) =
    NCVMDEM = (TNEWDEM / NVMCAP) * NCVMCAP
12. MAXIMUM FEE PER SERVICE UNIT (50%) =
    MAX FEE = NCVMDEM / TNEWDEM
13. ACTUAL COST PER SERVICE UNIT (100%)

DRAFT

2019 – 2029 WATER & WASTEWATER IMPACT FEE UPDATE

DRAFT

Submitted To

CITY OF ROCKWALL

Submitted By

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526

August 2019

CITY OF ROCKWALL
2019 - 2029 WATER & WASTEWATER IMPACT FEE UPDATE

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CITY OF ROCKWALL
2019 – 2029 WATER & WASTEWATER IMPACT FEE UPDATE

SECTION I – INTRODUCTION

A. GENERAL

In accordance with the requirements of Chapter 395.052 of the Local Government Code, this report establishes the City of Rockwall's Capital Improvement Plan for water and wastewater impact fees and calculates the maximum allowable fee for each. Land use assumptions for impact fees were generated under a separate document prepared by the City of Rockwall's Planning Department.

Chapter 395, of the Local Government Code is an act that provides guidelines for financing capital improvements required by new development in municipalities, counties, and certain other local governments. The basis for determination of an impact fee requires the preparation and adoption of a land use plan and growth assumption, and the preparation of a 10-year capital improvement plan. The capital improvement plan requires an analysis of total capacity, the level of current usage and commitments of capacity of existing capital improvements. From these two phases, a maximum impact fee is calculated.

The Act allows the maximum impact fee to be charged if revenues from future ad valorem taxes, and water and sewer bills are included as a credit in the analysis. If not, the Act allows the maximum fee to be set at 50% of the calculated maximum fee. The following items were included in the impact fee calculation:

1. The portion of the cost of the new infrastructure that is to be paid by the City, including engineering, property acquisition and construction cost.

2. Existing excess capacity in lines and facilities that will serve future growth and which were paid for in whole or part by the City.

3. Engineering and quality control fees for construction projects.

4. Interest and other finance charges on bonds issued by the City to cover its portion of the cost. 5% is assumed for this analysis.

The engineering analysis portion of the Water and Wastewater Fee determines utilized capacity cost of the major water distribution and wastewater collection facilities between the year 2019 and the year 2029. Facilities in this analysis include, water pump stations, water storage tanks, water transmission lines and wastewater collection lines. The North Texas Municipal Water District (NTMWD) water treatment, and water distribution components were excluded from this analysis. The study period is a ten-year period with 2019 as the base year. The impact fee calculations for the water and wastewater systems are based on land use assumptions prepared by the City of Rockwall. Prior to this impact fee update, the City's Water Distribution and Wastewater Collection hydraulic models were updated for 2019, 2029 and buildout conditions. The hydraulic model results are available for review from the City of Rockwall. The equivalency factors utilized in this analysis conform to the American Water Works Association Standards (C700 - C703).

B. WATER & WASTEWATER IMPACT FEE GLOSSARY

1. Advisory Committee means the capital improvements advisory committee established by the City for purposes of reviewing and making recommendations to the City Council on adoption of the City's impact fee program.

2. Area-Related Facility means a capital improvement or facility expansion which is designated in the impact fee capital improvements plan and which is not a site-related facility. Area-Related Facility may include capital improvements that are located off-site, or within or on the perimeter of the development site.

3. Assessment means the determination of the amount of the maximum impact fee per service unit that can be imposed on new development.

4. Capital Improvement means either a water facility or a wastewater facility with a life expectancy of three or more years, to be owned and operated by or on behalf of the City.

5. City means the City of Rockwall, Texas.

6. Credit means the amount of the reduction of an impact fee due, determined under this ordinance or pursuant to administrative guidelines that is equal to the value of area-related

facilities provided by a property owner pursuant to the City's subdivision or zoning regulations or requirements, for the same type of facility.

7. Debt Service means the 20-year financing costs of projects applied to all eligible existing and proposed water and wastewater facilities.

8. Facility Expansion means either a water facility expansion or a sewer facility expansion.

9. Impact Fee means either a fee for water facilities or a fee for wastewater facilities, imposed on new development by the City pursuant to Chapter 395 of the Texas Local Government Code in order to generate revenue to fund or recoup the costs of capital improvements or facility expansion necessitated by and attributable to such new development. Impact fees do not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements, imposed pursuant to the City's zoning or subdivision regulations.

10. Impact Fee Capital Improvements Plan means either a water capital improvements plan or a wastewater capital improvement plan adopted or revised pursuant to the impact fee regulations.

11. Land Use Assumptions means the projections of population and growth, and associated changes in land uses, densities and intensities over at least a ten-year period, as adopted by the City and as may be amended from time to time, upon which the capital improvements plans are based.

12. Land Use Equivalency Table means a table converting the demands for capital improvements generated by various land uses to numbers of service units, as may be amended from time to time.

13. New Development means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.

14. Recoupment means the imposition of an impact fee to reimburse the City for capital improvements that the City had previously oversized to serve new development.

15. Service Area means either a water service area or wastewater service area which impact fees for capital improvements or facility expansion will be collected for new development occurring within such area, and within which fees so collected will be expended for those types of improvements or expansions identified in the type of capital improvements plan applicable to the service area.

16. Service Unit means the applicable standard units of measure shown on the land use equivalency table in the Impact Fees Capital Improvements Plan that can be converted to water meter equivalents, for water or for wastewater facilities, which serves as the standardized measure of consumption, use or generation attributable to the new unit of development.

17. Site-Related Facility means an improvement or facility which is for the primary use or benefit of a new development, and/or which is for the primary purpose of safe and adequate provision of water or wastewater facilities to serve the new development, and which is not included in the impact fees capital improvements plan and for which the property owner is solely responsible under subdivision or other applicable development regulations.

18. Utility Connection means installation of a water meter for connecting a new development to the City's water system, or connection to the City's wastewater system.

19. Wastewater Facility means a wastewater interceptor or main, lift station or other facility included within and comprising an integral component of the City's collection system for wastewater. Wastewater facility includes land, easements or structure associated with such facilities. Wastewater facility excludes site-related facilities.

20. Wastewater Facility Expansion means the expansion of the capacity of any existing wastewater improvement for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing sewer facility to serve existing development.

21. Wastewater Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the wastewater facilities or wastewater expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.

22. Water Facility means a water main, pump station, storage tank or other facility included within and comprising an integral component of the City's water storage or distribution system. Water facility includes CCN acquisition, land, easements or structures associated with such facilities. Water facility excludes site-related facilities.

23. Water Facility Expansion means the expansion of the capacity of any existing water facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water improvement to serve existing development.

24. Water Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.

25. Water Meter means a device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

C. LAND USE ASSUMPTIONS *(Prepared By: City of Rockwall Planning Department)*

The impact fee land use assumptions utilized in this update were prepared by the City of Rockwall's Planning Department and are presented in a separate document. The land use assumptions projected an ultimate residential population of approximately 149,525 in the City of Rockwall's ultimate planning boundary.

The residential and non-residential growth provided by the City for the year 2019 through 2029 is summarized in Table No. 1.

TABLE NO. 1

Residential and Non-Residential Growth from 2019 to 2029

Year	LUA Residential Population *	Residential Population Served **	Non-Residential Uses*** Employees	
2019	49,616	44,748	25,369	
2029	73,228	64,768	34,064	
Res. Growth Rate	**1.48**		**Non-Res. Growth Rate**	**1.34**

** Residential Population Inside Planning Boundary*
*** Residential Population Served Inside Existing City of Rockwall City Limit Boundary*
**** Basic – Industrial Land Uses*
**** Service – Office & Institutional Land Uses*
**** Retail – Commercial Land Uses*

As shown in Table No. 1, increases in the residential population and non-residential uses will occur during the 10-year capital recovery period. The water demand and wastewater flows from the residential and non-residential uses dictate the ultimate size of facilities, while the rate of growth is important to determine the timing of system improvements to meet the City's growing needs. The eligible water impact fee facilities are shown **on Exhibit 1**. The eligible wastewater facilities are shown on **Exhibit 2** in this report.

SECTION II

WATER & WASTEWATER C.I.P. AND IMPACT FEE ANALYSIS

A. DEFINITION OF A SERVICE UNIT – WATER AND WASTEWATER

Chapter 395 of the Local Government Code requires that impact fees be based on a defined service unit. A "service unit" means a standardized measure of consumption, use generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards. This impact fee defines a water and wastewater service unit to be a *5/8-inch water meter* and has referred to this service unit as a Single Family Living Unit Equivalent (SFLUE). The SFLUE is based on the continuous duty capacity of a 5/8-inch water meter. This is the City of Rockwall's typical meter used for a single family detached dwelling, and therefore is considered to be equivalent to one "living unit". Other meter sizes can be compared to the 5/8-inch meter through a ratio of water flows as published by the American Water Works Association as shown in **Table No. 2** below. This same ratio is then used to determine the proportional water and wastewater impact fee amount for each water meter size.

TABLE NO. 2

Living Unit Equivalencies For Various Types and Sizes of Water Meters

Meter Type	Meter Size	Continuous Duty Maximum Rate (gpm) [a]	Ratio to 5/8" Meter
Simple	5/8"	10	1.0
Simple	1"	25	2.5
Simple	1-1/2"	50	5.0
Simple	2"	80	8.0
Compound	2"	80	8.0
Turbine (Irrigation)	2"	160	16.0
Compound	3"	160	16.0
Turbine (Irrigation)	3"	350	35.0
Compound	4"	250	25.0
Turbine (Irrigation)	4"	650	65.0
Compound	6"	500	50.0
Turbine (Irrigation)	6"	1,400	140.0
Compound	8"	800	80.0
Turbine (Irrigation)	8"	2,400	240.0
Turbine	10"	3,500	350.0
Turbine	12"	4,400	440.0

[a] *Source: AWWA Standard C700 - C703*

B. CALCULATION OF WATER & WASTEWATER - LIVING UNIT EQUIVALENTS

The City of Rockwall provided the existing water meter count by size category as of December 2018. In total, there are 15,680 domestic water and irrigation meters serving an existing population of 49,616 residents and business. **Table No. 3** shows the number of existing meters, the living unit equivalent factor and the total number of living unit equivalents for each sized water meter.

Similar, the City provided the number of wastewater accounts by corresponding water meter size. This number of wastewater accounts is 15,053. **Table No. 4** illustrates the existing wastewater accounts and the SFLUE's. The difference between the water and wastewater accounts is irrigation meters are not included in the wastewater accounts.

The residential growth rate of 1.48 in **Table 1** was applied to 5/8-inch through 1-1/2-inch meters. The non-residential growth rate of 1.34 in **Table 1** was applied to 2-inch through 12-inch meters. Utilizing these growth rates in a straight-line extrapolation of the existing water and wastewater accounts, the numbers of new accounts was calculated for the year 2029. City records indicate the historical growth of 5/8-inch and 1-inch meters is approximately 96% 5/8-inch meters and 4% 1-inch meters for the base meter sizes. These percentages were applied to the total growth of 5/8-inch and 1-inch meters. Living unit equivalents were then applied to the water meters and wastewater accounts for 2019 and 2029, resulting in a total number of living units. The difference in the total number of 2019 and 2029 living units results in the new living unit equivalents during the impact fee period. The calculation of living unit equivalents is summarized in **Table 3 and Table 4**.

TABLE NO. 3

Water Living Unit Equivalents 2019 – 2029

Meter Size	2019			2029			New Living Unit Equivalents During Impact Fee Period
	Number of Water Meters	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	Number of Water Meters	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	
5/8"	14,261	1.0	14,261	21,108	1.0	21,108	6,847
1"	597	2.5	1,493	882	2.5	2,205	712
1-1/2"	188	5.0	940	278	5.0	1,390	450
2"	617	8.0	4,936	827	8.0	6,616	1,680
3"	5	16.0	80	7	16.0	112	32
4"	10	25.0	250	13	25.0	325	75
6"	2	50.0	100	3	50.0	150	50
8"	0	80.0	0	0	80.0	0	0
10"	0	350.0	0	0	350.0	0	0
12"	0	440.0	0	0	440.0	0	0
Totals	**15,680**		**22,060**	**23,118**		**31,906**	**9,846**

TABLE NO. 4

Wastewater Living Unit Equivalents 2019 – 2029

Meter Size	2019			2029			New Living Unit Equivalents During Impact Fee Period
	Number of Wastewater Accounts	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	Number of Water Meters	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	
5/8"	14,179	1.0	14,179	20,956	1.0	20,956	6,777
1"	377	2.5	943	587	2.5	1,468	525
1-1/2"	126	5.0	630	186	5.0	930	300
2"	358	8.0	2,864	480	8.0	3,840	976
3"	5	16.0	80	7	16.0	112	32
4"	6	25.0	150	8	25.0	200	50
6"	2	50.0	100	3	50.0	150	50
8"	0	80.0	0	0	80.0	0	0
10"	0	350.0	0	0	350.0	0	0
12"	0	440.0	0	0	440.0	0	0
Totals	**15,053**		**18,946**	**22,227**		**27,656**	**8,710**

C. COST OF FACILITIES

Unit costs for proposed water and wastewater lines larger than 12 inches in diameter that are anticipated to be constructed between 2019 and 2029 by private development include the City's oversize cost participation only. These water and wastewater lines are colored green on **Exhibits 1 and 2**. Oversize cost participation from City is based on availability of funds. For City participation, the developer must bid the 12-inch as a base and the oversize as an additive alternate. City initiated water and wastewater lines include the full cost of the proposed facility. These water and wastewater lines are colored red on **Exhibits 1 and 2**. Developer initiated water and wastewater line projects which are 12 inches or less in diameter are not included in this Impact Fee analysis, as the cost for these size lines are the responsibility of the developer. These water and wastewater lines are colored light blue (cyan) on **Exhibits 1 and 2**.

Actual construction costs of the various existing elements of the water and wastewater systems were utilized where the information was known. The existing cost of facilities was determined from Contractor's final pay requests, City purchase orders, bid tabulation forms and developer's agreements. Existing water and wastewater facilities included in the impact fee analysis are only those with excess capacity available for future growth are colored dark blue on **Exhibits 1 and 2**.

Cost data for existing water and wastewater facilities included in the impact fee analysis were provided by the City. A 5% debt service, over a period of 20-years, has been added to all projects. Actual costs were used for those existing projects where records were available.

D. WATER DISTRIBUTION SYSTEM

Computer hydraulic models for the years 2019, 2029 and Buildout were prepared and analyzed by Birkhoff, Hendricks & Carter, L.L.P. The models were developed and water demand distributed from residential population and non-residential land use projections prepared by the City of Rockwall's Planning Department. The projected developed land areas from the City's Land Use Assumptions follow closely to the construction of major facilities in the system. These facilities include pump stations, storage tanks, and major distribution lines. All computer models were run for the Maximum Hourly Demands in a three-day extended period simulation to ensure proper sizing of the facilities to meet peak demands.

1. Existing Pump Stations, Ground Storage Reservoirs & Elevated Storage Tanks

The existing water distribution system included in the impact fee analysis (As of December 2018) includes the facilities summarized in **Table No. 5** and **Table No. 6**.

TABLE NO. 5

Water Distribution System -- Existing Pump Stations & Ground Storage

Pump Station	Number of Pumps	Rated Capacity (MGD)	Number of Ground Storage Tanks	Total Ground Storage Available (Gallons)
Heath Street 698.75	6	17.7	1	3,000,000
Eastside 698.75	6	25.9	1	3,000,000
698.75 Subtotal:	**12**	**43.6**	**2**	**6,000,000**
Eastside 780	3	8.6	1	1,000,000
780 Subtotal:	**3**	**8.6**	**1**	**1,000,000**
Total:	**15**	**52.2**	**3**	**7,000,000**

TABLE NO. 6

Existing Elevated Storage Tanks

Elevated Storage Tanks	Capacity in Million Gallons
Southside Elevated Storage Tank	1.0
Country Lane Elevated Storage Tank	2.0
Springer Elevated Storage Tank	2.0
Total	**5.0**

The pump stations and ground storage facilities were analyzed with the maximum daily demand, while elevated storage acts dynamically and therefore was analyzed utilizing the difference between the Maximum Hourly Demand and the Maximum Daily Demand.

2. Distribution Lines

The distribution lines consist of all lines within the Service Area planning boundary supplying water to customers in the City of Rockwall. Existing and proposed distribution lines vary in size from 5/8-inch services to 48-inch transmission lines and pump station piping. The cost of water lines includes construction cost, appurtenances (water valves, fire hydrants, taps and the like), utility relocations, purchase of easements and engineering costs. Financing cost over a 20-year term is included for each project.

Unit cost for proposed capital improvement water lines 12-inches and larger in diameter classified as City initiated, or City participation in oversize water lines. Developer's initiated water line projects, 12 inches or less in diameter were not included in this Impact Fee analysis, as the cost for these size lines are the responsibility of the developer.

3. Water Supply

The City of Rockwall currently receives all of its water supply from the North Texas Municipal Water District (NTMWD). Rockwall's allocation of the capital cost of services as a Member of the NTMWD was specifically excluded from the impact fee analysis.

If included, Rockwall's share of the NTMWD capital cost could include the original construction cost, expansion cost and financing cost of the following components:

a) Water Rights Cost in Lake Lavon and other Sources

b) Raw Water Intake Structures

c) Raw Water Pump Stations

d) Treatment Plant and Expansion

e) High Service Pump Stations

f) Transmission Lines

g) NTMWD Owned Ground Storage Facilities

NTMWD has indicated that determining Rockwall's portion of cost for these items would not be possible, thus these costs have not been included in this analysis.

4. Water Distribution System Capital Improvement Projects for Impact Fees

In order to meet the demands of the anticipated growth over the next 10-years, as provided in the Land Use Assumptions prepared by the City of Rockwall, certain water distribution system improvements are required. **Exhibit 1** shows the recommended water system improvements and **Table No. 7** itemizes each project and the project cost in 2019 dollars. These recommended improvements form the basis for the water system impact fee calculation.

The capital improvement plan for impact fees provides for system improvements within the defined Service Area Planning Boundary. Most of the capital improvements are within the city limits, as requested by the City due to new State of Texas Annexation Laws.

CITY OF ROCKWALL
WATER DISTRIBUTION SYSTEM IMPACT FEE
2019-2029 CAPITAL IMPROVEMENT PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
DALLAS, TEXAS
FIRM F-526

AUGUST 2019

DRAFT

NOT TO SCALE

HEATH ST. PUMP STATION
FIRM PUMPING CAPACITY:
EXIST. CAPACITY - 14.4 MGD
GROUND STORAGE:
EXIST. CAPACITY - 3 MG
2021 - ELECTRICAL IMPROVEMENTS TO INCREASE CAPACITY
20

EASTSIDE PUMP STATION
FIRM PUMPING CAPACITY:
EXIST. CAPACITY - 24.2 MGD
2029 - ADD 2.9 MGD PUMP
24
GROUND STORAGE:
EXIST. CAPACITY - 4 MG
2024 - ADD 2 MG
22

EXISTING SOUTHSIDE 1.0 MG ELEVATED TANK

EXISTING COUNTRY LN 2.0 MG ELEVATED TANK

EXISTING SPRINGER 2.0 MG ELEVATED TANK

PROPOSED (2022) MIMS RD. 1.5 MG ELEVATED TANK
21

PROPOSED S.H. 276 PUMP STATION LAND ACQUISITION (2025)
23

1 2022
2 2023
3 2023
4 2023
5 2025
6 2029
7 2029

LEGEND

- EXISTING WATER LINE
- EXISTING WATER LINE (IMPACT FEE)
- PROP. WATER LINE (DEVELOPER CONSTRUCTED 12-INCH UNLESS OTHERWISE NOTED)
- PROP. IMPACT FEE WATER LINE (DEVELOPER INITIATED - CITY OVERSIZE PARTICIPATION)
- PROPOSED IMPACT FEE WATER LINE (CITY INITIATED & CONSTRUCTED)
- CITY LIMITS
- PLANNING BOUNDARY
- EXISTING PUMP STATION
- PROPOSED PUMP STATION
- EXISTING ELEVATED STORAGE TANK
- PROPOSED ELEVATED STORAGE TANK
- 1 2019 — CIP PROJECT ID NUMBER & YEAR

EXHIBIT 1

Table No. 7

10-Year Water System Capital Improvement Plan for Impact Fees

PROPOSED WATER LINES

CIP #	Year	1=City Participation in Cost Oversize 2=City Initiated and Funded	Service Area	Water Line Projects (X) = Water Line CIP Project ID Number	Length (FT)	Size	Opinion of Construction Cost (A)	Debt Service (B)	Total Project Cost
1	2022	2	698.75	Mims Road / County Line Road Looping Water Lines (Pipes 2096, 2097, 2118)	6,151	20"	$ 1,402,428	$ 736,275	$ 2,138,703
2	2023	2	780	IH-30 - F.M. 3549/Corporate Crossing (Pipes 4039, 4124)	1,287	12"-16"	$ 531,800	$ 279,195	$ 810,995
3	2023	2	780	John King Blvd. 780 Water Lines North (Pipes 4123)	423	16"	$ 274,950	$ 144,349	$ 419,299
4	2023	2	780	S.H. 66 - F.M. 3549 780 Service Area Loop (Pipes 4007, 4008, 4009)	6,394	12"	$ 767,280	$ 402,822	$ 1,170,102
5	2025	1	698.75	S.H. 205 Water Lines (Pipes 2117, 2136)	2,496	16"	$ 149,760	$ 78,624	$ 228,384
6	2029	1	780	Springer Ln. 16" Water Line (Pipe 4043)	2,714	16"	$ 162,840	$ 85,491	$ 248,331
7	2029	1	780	S.H. 276 Pump Station Transmission Main West (Pipes 4071, 4072, 4073)	3,329	16"	$ 270,300	$ 141,908	$ 412,208
				Subtotal: Proposed Water Lines			**$ 3,559,358**	**$ 1,868,664**	**$ 5,428,022**

PROPOSED PUMPING AND STORAGE FACILITIES

CIP #	Year	Service Area	Pump Station, Ground Storage & Elevated Storage Project		Added Capacity	Opinion of Construction Cost (A)	Debt Service (B)	Total Project Cost
20	2021	698.75	Heath Street Pump Station Improvements		7.0 MGD	$ 2,730,000	$ 1,433,250	$ 4,163,250
21	2022	780	Mims 1.5 MG EST & Purchase 2-Acres		1.5 MG	$ 3,421,075	$ 1,796,064	$ 5,217,139
22	2024	698.75/780	Eastside Ground Storage Reservoir No. 3		2.0 MG	$ 2,855,600	$ 1,499,190	$ 4,354,790
23	2025	780	Proposed SH 276 Pump Station Land Acquisition		10 Acres	$ 590,340	$ 309,929	$ 900,269
24	2029	698.75/780	Eastside 780 Service Area 2.9 MGD Pump		2.9 MGD	$ 1,878,025	$ 985,963	$ 2,863,988
			Subtotal: Proposed Pumping and Storage Facilities			**$ 11,475,040**	**$ 6,024,396**	**$ 17,499,436**

PLANNING EXPENSES

Year		Project Description			Engineering Services	Debt Service (B)	Total Project Cost
2019		Water & Wastewater System Master Plan & Impact Fee Analysis			$ 74,675		$ 74,675
		Subtotal: Planning Expenses			**$ 74,675**	**$ -**	**$ 74,675**
		GRAND TOTAL: WATER DISTRIBUTION 10-YEAR CIP			**$ 15,109,073**	**$ 7,893,060**	**$ 23,002,133**

(A) Opinion of Cost includes:
a) Engineer's Opinion of Construction Cost
b) Professional Services Fees (Survey, Engineering, Testing, Legal)
c) Cost of Easement or Land Acquisitions

(B) Debt Service Based on 20-Year Simple Interest Bonds at 5%

5. Utilized Capacity

Utilized capacity for the water distribution system was calculated based on the water line size required for each model year (2019, 2029 and buildout). Analysis of the water distribution system is based on the maximum daily demand, maximum hourly demand, and the minimum hourly demand. Pump station capacity is generally based on the maximum daily system demand while transmission and distribution facilities are sized based on either the maximum hourly demand or the minimum hourly demand, whichever demand is greater for a particular water line. Often times, the capacity of water lines are determined by the flows generated by the minimum hourly demand. The minimum hourly flows are usually higher in those lines that are used to refill elevated storage. For each line segment in the water distribution model, the maximum buildout flow rate in the line was compared to the flow rate in the same line segment for the 2019 and the 2029 models.

The percent utilized capacity was then calculated for each year based on the buildout capacity. The utilized capacity during the Impact Fee period is the difference between the year 2029 capacity and the year 2019 capacity. **Table No. 8** below summarizes the project cost and utilized capacity cost over the Capital Recovery Period (CRP) of 2019 - 2029 for each element of the Water Distribution System. The utilized capacity for each water distribution facility, both existing and proposed, is presented in detail in Impact Fee Capacity Calculation **Table Nos. 9, 10, 11, 12, 13 and 14.**

Table No. 8

Summary of Eligible Water Distribution Project Cost and Utilized Capacity Cost

Water System Facility	20-Year Project Cost	Utilized Capacity ($) In the CRP
Existing Pump Stations & Storage	$24,635,679	$8,804,864
Existing Transmission/Distribution Lines	$14,222,504	$2,863,156
Proposed Pump Stations & Storage	$17,499,436	$15,502,253
Proposed Transmission/Distribution Lines	$5,428,022	$3,005,499
CCN Acquisition	$5,048,042	$656,510
Planning Expenses	$74,675	$74,675
Total:	**$66,908,358**	**$30,906,957**

TABLE NO. 9
Water Pump Station Facilities

Pump Station Improvements			Year Const.	Projected Capacity (MGD)	Pump Station Cost ($) Const.	Engineering & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	Capacity Utilized (%) 2019	2029	In The CRF Period	Capacity Utilized ($) 2019	2029	In The CRF Period
PUMP STATIONS														
Existing Pump Station Facilities														
Heath Street Original Construction	[6]		Unknown	7.7	$ 1,363,700		$ 715,943	$ 2,079,643	49%	100%	51%	$ 1,013,029	$ 2,079,643	$ 1,066,614
Eastside 698.75 Original Pump Station	[5]		1992	8.0	$ 1,245,503		$ 653,889	$ 1,899,392	100%	100%	0%	$ 1,899,392	$ 1,899,392	$ -
Eastside 698.75 Replace Pump 1 & 2, Install Pump 4	[3]		1999	9.9	$ 357,909	$ 39,000	$ 208,377	$ 605,286	100%	100%	0%	$ 605,286	$ 605,286	$ -
Eastside 698.75 Install Pump 6	[1]		2004	7.5	$ 130,000	$ 143,080	$ 143,367	$ 416,447	100%	100%	0%	$ 416,447.0	$ 416,447.0	$ -
Eastside 780 Pump Station	[3]		2007	8.7	$ 1,629,000	$ 226,522	$ 974,149	$ 2,829,671	42%	96%	54%	$ 1,188,462	$ 2,716,484	$ 1,528,022
Existing Pump Station Subtotal:					**$ 4,726,112**	**$ 408,602**	**$ 2,695,725**	**$ 7,830,439**				**$ 5,122,616**	**$ 7,717,252**	**$ 2,594,636**
Proposed Pump Station Facilities														
Heath St. Electrical Improvements & Emergency Generators to Increase Pump Capacity	[1]	**	2021	+7	$ 2,481,818	$ 248,182	$ 1,433,250	$ 4,163,250	0%	100%	100%	$ -	$ 4,163,250	$ 4,163,250
Proposed SH 276 Land Acquisition (10-Acres)	[1]		2025		$ 550,340	$ 40,000	$ 309,929	$ 900,269	0%	100%	100%	$ -	$ 900,269	$ 900,269
Eastside 780 Install Pump 4	[1]	**	2029	+2.9	$ 1,707,295	$ 170,730	$ 985,963	$ 2,863,988	0%	96%	96%	$ -	$ 2,749,428	$ 2,749,428
Proposed Pump Station Subtotal:					**$ 4,739,454**	**$ 458,911**	**$ 2,729,142**	**$ 7,927,507**				**$ -**	**$ 7,812,947**	**$ 7,812,947**
Pump Station Grand Total					**$ 9,465,566**	**$ 867,513**	**$ 5,424,867**	**$ 15,757,946**				**$ 5,122,616**	**$ 15,530,199**	**$ 10,407,583**

* Includes Property Acquisition
** 10% of Construction Assumed for Engineering and Testing
(1) Estimated Cost in 2019 Dollars
[4] Number of Pumps

TABLE NO. 10
Ground Storage Reservoirs

Pump Station		Year Const.	Capacity (MG)	Capital Cost ($) Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	Capacity Utilized (%) 2019	2029	In the CRF Period	Capacity Utilized ($) 2019	2029	In the CRF Period
EXISTING GROUND STORAGE RESERVOIRS													
Eastside No. 2	1	2006	4.0	$ 2,420,695	$ 67,524	$ 1,306,315	$ 3,794,534	67.0%	78.0%	11.0%	$ 2,542,338	$ 2,959,737	$ 417,399
Heath St. No. 1	1	1986	3.0	$ 825,810		$ 433,550	$ 1,259,360	77.0%	100.0%	23.0%	$ 969,707	$ 1,259,360	$ 289,653
Existing Ground Storage Subtotal			**7.00**	**$ 3,246,505**	**$ 67,524**	**$ 1,739,865**	**$ 5,053,894**				**$ 3,512,045**	**$ 4,219,097**	**$ 707,052**
PROPOSED GROUND STORAGE RESERVOIRS													
Eastside No. 3 (Tank Buried)	2*	2024	2.0	$ 2,596,000	$ 259,600	$ 1,499,190	$ 4,354,790	0.0%	78%	78.3%	$ -	$ 3,411,252	$ 3,411,252
Proposed Ground Storage Subtotal			**2.00**	**$ 2,596,000**	**$ 259,600**	**$ 1,499,190**	**$ 4,354,790**				**$ -**	**$ 3,411,252**	**$ 3,411,252**
Ground Storage Grand Total			**9.00**	**$ 5,842,505**	**$ 327,124**	**$ 3,239,055**	**$ 9,408,684**				**$ 3,512,045**	**$ 7,630,349**	**$ 4,118,304**

* 10% of Construction Assumed for Engineering and Testing

(1) Actual Cost

(2) Estimated Cost in 2019 Dollars

TABLE NO. 11
Elevated Storage Tanks

Elevated Storage		Pressure Divide	Year Const.	Storage Capacity (MGD)	Capital Cost ($)				Capacity Utilized (%)			Capacity Utilized ($)		
					Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	2019	2029	In the CRF Period	2019	2029	In the CRF Period
EXISTING ELEVATED STORAGE TANKS														
Southside	2	698.75	1992	1.0	$ 1,363,700	$ -	$ 715,943	$ 2,079,643	100.0%	100.0%	0.0%	$ 2,079,643	$ 2,079,643	$ -
Springer	1	698.75	2004	2.0	$ 2,158,000	$ 215,800	$ 1,246,245	$ 3,620,045	16.0%	51.0%	35.0%	$ 579,207	$ 1,846,223	$ 1,267,016
Country Ln.	1	780	2008	2.0	$ 3,863,300	$ 105,000	$ 2,083,358	$ 6,051,658	30.0%	100.0%	70.0%	$ 1,815,497	$ 6,051,658	$ 4,236,161
Existing Elevated Storage Subtotal				**5.0**	**$ 7,385,000**	**$ 320,800**	**$ 4,045,546**	**$ 11,751,346**				**$ 4,474,348**	**$ 9,977,524**	**$ 5,503,176**
PROPOSED ELEVATED STORAGE TANKS														
Mims	2*	698.75	2022	2.0	$ 3,110,068	$ 311,007	$ 1,796,064	$ 5,217,139	0.0%	82.0%	82.0%	$ -	$ 4,278,054	$ 4,278,054
Existing Elevated Storage Subtotal				**2.0**	**$ 3,110,068**	**$ 311,007**	**$ 1,796,064**	**$ 5,217,139**				**$ -**	**$ 4,278,054**	**$ 4,278,054**
Elevated Storage Grand Total				**5.0**	**$ 10,495,068**	**$ 631,807**	**$ 5,841,610**	**$ 16,968,485**				**$ 4,474,348**	**$ 14,255,578**	**$ 9,781,230**

* 10% of Construction Assumed for Engineering and Testing

(1) Actual Cost

(2) Estimated Cost in 2019 Dollars

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2019	2029	During Fee Period	2019	2029	During Fee Period
FM 552 WATER LINE (SH 205 TO MIDDLE SCHOOL)																
2	P1138	698.75	652	16		$82.70	$53,918		$28,307	$82,225	100%	100%	0%	$82,225	$82,225	$0
2	P1139	698.75	371	16		$82.70	$30,680		$16,107	$46,787	100%	100%	0%	$46,787	$46,787	$0
2	P1140	698.75	1,125	16		$82.70	$93,034		$48,843	$141,877	100%	100%	0%	$141,877	$141,877	$0
2	P1141	698.75	1,803	16		$82.70	$149,102		$78,278	$227,380	100%	100%	0%	$227,380	$227,380	$0
	Subtotal:		**3,951**		**2007**		**$326,734**	**5%**	**$171,535**	**$498,269**				**$498,269**	**$498,269**	**$0**
FM 552 WATER LINE (MIDDLE SCHOOL TO FM 1141)																
1	P1142	698.75	1,823	16		$3.98	$7,257		$3,810	$11,067	100%	100%	0%	$11,067	$11,067	$0
1	P1143	698.75	358	16		$3.98	$1,425		$748	$2,173	100%	100%	0%	$2,173	$2,173	$0
1	P1144	698.75	968	16		$3.98	$3,854		$2,023	$5,877	100%	100%	0%	$5,877	$5,877	$0
1	P1145	698.75	1,197	16		$3.98	$4,765		$2,502	$7,267	100%	100%	0%	$7,267	$7,267	$0
1	P1811	698.75	1,492	16		$3.98	$5,940		$3,119	$9,059	100%	100%	0%	$9,059	$9,059	$0
1	P1812	698.75	266	16		$3.98	$1,059		$556	$1,615	100%	100%	0%	$1,615	$1,615	$0
	Subtotal:		**6,104**		**2006**		**$24,300**	**5%**	**$12,758**	**$37,058**				**$37,058**	**$37,058**	**$0**
FM 1141 WATER LINE (FM 552 TO COUNTRY LANE)																
1	P1149	698.75	432	16		$19.92	$8,605		$4,518	$13,123	100%	100%	0%	$13,123	$13,123	$0
1	P1150	698.75	1,285	16		$19.92	$25,595		$13,437	$39,032	100%	100%	0%	$39,032	$39,032	$0
	Subtotal:		**1,717**		**2006**		**$34,200**	**5%**	**$17,955**	**$52,155**				**$52,155**	**$52,155**	**$0**
FM 1141 WATER LINE (COUNTRY LANE TO CLEM ROAD)																
2	P1155	698.75	1,674	16		$125.19	$209,566		$110,022	$319,588	100%	100%	0%	$319,588	$319,588	$0
2	P1156	698.75	724	16		$125.19	$90,637		$47,584	$138,221	23%	45%	22%	$31,791	$62,199	$30,409
2	P1157	698.75	1,063	16		$125.19	$133,076		$69,865	$202,941	22%	45%	23%	$44,647	$91,323	$46,676
	Subtotal:		**3,461**		**2008**		**$433,279**	**5%**	**$227,471**	**$660,750**				**$396,026**	**$473,110**	**$77,085**

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2019	2029	During Fee Period	2019	2029	During Fee Period
COUNTRY LANE WATER LINE (FM 1141 TO COUNTRY LANE ELEVATED STORAGE TANK)																
2	P1151	698.75	1,158	20		$109.56	$126,874		$66,609	$193,483	100%	100%	0%	$193,483	$193,483	$0
2	P1810	698.75	611	24		$109.56	$66,943		$35,145	$102,088	100%	100%	0%	$102,088	$102,088	$0
	Subtotal:		**1,769**		**2008**		**$193,817**	**5%**	**$101,754**	**$295,571**				**$295,571**	**$295,571**	**$0**
700 SERVICE AREA WATER LINE IMPROVEMENTS																
16" Country Ln. from Country Ln. EST to FM 549; 16" FM 549 from Country Ln. to Clem Road; 12" Clem Rd. from FM549 to FM 1141; 16" & 12" FM 1441 from Clem Rd. to SH 205 Bypass)																
2	P1152	698.75	2,128	16		$61.16	$130,142		$68,325	$198,467	100%	100%	0%	$198,467	$198,467	$0
2	P1153	698.75	2,026	16		$61.16	$123,904		$65,050	$188,954	100%	100%	0%	$188,954	$188,954	$0
2	P1154	698.75	3,019	12		$61.16	$184,633		$96,932	$281,565	84%	89%	5%	$236,515	$250,593	$14,078
2	P1158	698.75	2,686	16		$61.16	$164,268		$86,241	$250,509	41%	58%	17%	$102,709	$145,295	$42,587
2	P1249	698.75	1,965	12		$61.16	$120,174		$63,091	$183,265	94%	100%	6%	$172,269	$183,265	$10,996
2	P1814	698.75	242	12		$61.16	$14,800		$7,770	$22,570	100%	100%	0%	$22,570	$22,570	$0
2	P1822	698.75	221	16		$61.16	$13,516		$7,096	$20,612	100%	100%	0%	$20,612	$20,612	$0
2	P1823	698.75	1,509	16		$61.16	$92,286		$48,450	$140,736	54%	83%	29%	$75,997	$116,811	$40,813
2	P3099	780	1,486	12		$61.16	$90,879		$47,711	$138,590	100%	100%	0%	$138,590	$138,590	$0
2	P3100	780	1,382	16		$61.16	$84,519		$44,372	$128,891	100%	100%	0%	$128,891	$128,891	$0
	Subtotal:		**16,664**		**2008**		**$1,019,122**	**5%**	**$535,038**	**$1,554,159**				**$1,285,574**	**$1,394,048**	**$108,474**
HAYS ROAD WATER LINE (FM 552 TO QUAIL RUN ROAD)																
2	P1162	698.75	894	20		$210.52	$188,201		$98,806	$287,007	40%	45%	5%	$114,803	$129,153	$14,350
2	P1163	698.75	1,505	20		$210.52	$316,826		$166,334	$483,160	63%	65%	2%	$304,391	$314,054	$9,663
2	P1819	698.75	684	20		$210.52	$143,993		$75,596	$219,589	36%	39%	3%	$79,052	$85,640	$6,588
2	P1833	698.75	816	20		$210.52	$171,781		$90,185	$261,966	57%	63%	6%	$149,321	$165,039	$15,718
	Subtotal:		**3,899**		**2002**		**$820,800**	**5%**	**$430,921**	**$1,251,722**				**$647,567**	**$693,886**	**$46,319**
QUAIL RUN ROAD WATER LINE I (SH 205 (GOLIAD) TO HAYS ROAD)																
1	P1164	698.75	482	20		$15.88	$7,654		$4,018	$11,672	81%	85%	4%	$9,454	$9,921	$467
1	P1165	698.75	419	16		$15.88	$6,654		$3,493	$10,147	80%	85%	5%	$8,118	$8,625	$507
1	P1166	698.75	1,211	16		$15.88	$19,231		$10,096	$29,327	77%	84%	7%	$22,582	$24,635	$2,053
1	P1167	698.75	1,005	16		$15.88	$15,960		$8,379	$24,339	77%	84%	7%	$18,741	$20,445	$1,704
	Subtotal:		**3,117**		**2002**		**$49,500**	**5%**	**$25,986**	**$75,485**				**$58,895**	**$63,626**	**$4,731**
QUAIL RUN ROAD WATER LINE II (HAYS ROAD TO SH 205 BYPASS)																
2	P1161	698.75	1,541	12		$85.74	$132,122		$69,364	$201,486	100%	100%	0%	$201,486	$201,486	$0
2	P1815	698.75	1,394	12		$85.74	$119,518		$62,747	$182,265	100%	100%	0%	$182,265	$182,265	$0
	Subtotal:		**2,935**		**2008**		**$251,640**	**5%**	**$132,111**	**$383,751**				**$383,751**	**$383,751**	**$0**

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2019	2029	During Fee Period	2019	2029	During Fee Period
QUAIL RUN ROAD WATER LINE III (SH 205 BYPASS TO FM 1141)																
2	P1159	698.75	1,888	12		$92.26	$174,185		$91,447	$265,632	100%	100%	0%	$265,632	$265,632	$0
2	P1160	698.75	1,582	12		$92.26	$145,954		$76,626	$222,580	50%	61%	11%	$111,290	$135,774	$24,484
2	P1820	698.75	985	16		$92.26	$90,875		$47,709	$138,584	100%	100%	0%	$138,584	$138,584	$0
	Subtotal:		**4,455**		**2008**		**$411,014**	**5%**	**$215,782**	**$626,796**				**$515,506**	**$539,990**	**$24,484**
SH 205 WATER LINE (DARRIN DRIVE TO QUAIL RUN ROAD)																
2	P1228	698.75	449	24		$132.11	$59,316		$31,141	$90,457	73%	85%	12%	$66,034	$76,888	$10,855
2	P1229	698.75	1,865	24		$132.11	$246,380		$129,349	$375,729	73%	85%	12%	$274,282	$319,370	$45,087
2	P1230	698.75	1,613	24		$132.11	$213,089		$111,872	$324,961	72%	90%	18%	$233,972	$292,465	$58,493
	Subtotal:		**3,927**		**2003**		**$518,785**	**5%**	**$272,362**	**$791,147**				**$574,288**	**$688,723**	**$114,435**
IH 30 EASTBOUND SERVICE ROAD WATER LINE (WEST OF SH 205 BYPASS TO FM 549)																
2	P1771	698.75	609	16		$153.22	$93,313		$48,989	$142,302	100%	100%	0%	$142,302	$142,302	$0
2	P1806	698.75	136	16		$153.22	$20,838		$10,940	$31,778	100%	100%	0%	$31,778	$31,778	$0
2	P3000	780	1,404	16		$153.22	$215,125		$112,941	$328,066	58%	100%	42%	$190,278	$328,066	$137,788
2	P3001	780	2,768	16		$153.22	$424,120		$222,663	$646,783	48%	100%	52%	$310,456	$646,783	$336,327
2	P3002	780	808	16		$153.22	$123,804		$64,997	$188,801	36%	59%	23%	$67,968	$111,393	$43,424
	Subtotal:		**5,725**		**2004**		**$877,200**	**5%**	**$460,530**	**$1,337,730**				**$742,782**	**$1,260,322**	**$517,539**
IH 30 WESTBOUND SERVICE ROAD WATER LINE (FM 549 TO ENTERPRISE)																
2	P1532	698.75	685	16		$115.23	$78,934		$41,440	$120,374	95%	100%	5%	$114,355	$120,374	$6,019
2	P1533	698.75	2,506	16		$115.23	$288,773		$151,606	$440,379	100%	100%	0%	$440,379	$440,379	$0
2	P1827	698.75	187	16		$115.23	$21,548		$11,313	$32,861	100%	100%	0%	$32,861	$32,861	$0
2	P3101	780	648	16		$115.23	$74,671		$39,202	$113,873	100%	100%	0%	$113,873	$113,873	$0
2	P3102	780	1,285	16		$115.23	$148,074		$77,739	$225,813	100%	100%	0%	$225,813	$225,813	$0
	Subtotal:		**5,311**		**2004**		**$612,000**	**5%**	**$321,300**	**$933,300**				**$927,281**	**$933,300**	**$6,019**
TOWNSEND DRIVE WATER LINE (EASTSIDE PS TO SH 276)																
2	P3091	780	2,646	20		$181.55	$480,393		$252,206	$732,599	43%	74%	31%	$315,018	$542,123	$227,106
	Subtotal:		**2,646**		**2007**		**$480,393**	**5%**	**$252,206**	**$732,599**				**$315,018**	**$542,123**	**$227,106**

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2019	2029	During Fee Period	2019	2029	During Fee Period
SPRINGER ROAD WATER LINE (FM 549 TO SPRINGER ELEVATED STORAGE TANK)																
2	P3020	780	2,669	16		$76.53	$204,256		$107,234	$311,490	72%	76%	4%	$224,273	$236,732	$12,460
Subtotal:			**2,669**		**2004**		**$204,256**	**5%**	**$107,234**	**$311,490**				**$224,273**	**$236,732**	**$12,460**
SPRINGER ELEVATED STORAGE TANK WATER LINE (SPRINGER ROAD TO SH 276)																
2	P3071	780	225	24		$147.72	$33,238		$17,450	$50,688	32%	38%	6%	$16,220	$19,261	$3,041
2	P3072	780	861	24		$147.72	$127,189		$66,774	$193,963	57%	67%	10%	$110,559	$129,955	$19,396
Subtotal:			**1,086**		**2004**		**$160,427**	**5%**	**$84,224**	**$244,651**				**$126,779**	**$149,216**	**$22,437**
MIMS ROAD WATER LINE (SIDS ROAD TO SH 205)																
2	P1739	698.75	2,233	16		$100.71	$224,876		$118,060	$342,936	100%	100%	0%	$342,936	$342,936	$0
2	P1828	698.75	1,340	12		$100.71	$134,946		$70,847	$205,793	77%	100%	23%	$158,461	$205,793	$47,332
Subtotal:			**3,573**		**2008**		**$359,822**	**5%**	**$188,907**	**$548,729**				**$501,397**	**$548,729**	**$47,332**
FM 549 WATER LINE I (FONTANNA RANCH ADDITION TO OAKS OF BUFFALO WAY ADDITION)																
2	P3061	780	2,835	12		$90.67	$257,043		$134,948	$391,991	18%	59%	41%	$70,558	$231,275	$160,716
2	P3062	780	1,124	12		$90.67	$101,911		$53,503	$155,414	100%	100%	0%	$155,414	$155,414	$0
2	P3063	780	1,435	12		$90.67	$130,108		$68,307	$198,415	47%	50%	3%	$93,255	$99,208	$5,952
2	P3106	780	806	12		$90.67	$73,078		$38,366	$111,444	49%	61%	12%	$54,608	$67,981	$13,373
3	P3110	780	594	12		$90.67	$53,857		$28,275	$82,132	31%	48%	17%	$25,461	$39,423	$13,962
4	P3111	780	821	12		$90.67	$74,438		$39,080	$113,518	100%	100%	0%	$113,518	$113,518	$0
Subtotal:			**7,615**		**2008**		**$690,436**	**5%**	**$362,479**	**$1,052,914**				**$512,814**	**$706,819**	**$194,003**

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2019	2029	During Fee Period	2019	2029	During Fee Period
FM 549 WATER LINE II (STANDING OAK LANE TO JEFF BOYD DRIVE)																
2	P1821	698.75	475	12		$32.08	$15,238		$8,000	$23,238	13%	30%	17%	$3,021	$6,971	$3,950
2	P3067	780	1,260	12		$32.08	$40,422		$21,221	$61,643	10%	38%	28%	$6,164	$23,424	$17,260
2	P3068	780	2,252	12		$32.08	$72,246		$37,929	$110,175	14%	20%	6%	$15,425	$22,035	$6,611
	Subtotal:		**3,987**		**2008**		**$127,907**	**5%**	**$67,150**	**$195,056**				**$24,610**	**$52,430**	**$27,821**
FM 3097 WATER LINE (BUFFALO CREEK WWTPP TO WALLACE LANE)																
2	P1663	698.75	2,324	12		$95.50	$221,938		$116,517	$338,455	22%	70%	48%	$74,460	$236,919	$162,458
2	P1664	698.75	2,335	12		$95.50	$222,988		$117,069	$340,057	5%	78%	73%	$17,003	$265,244	$248,242
2	P1829	698.75	1,457	12		$95.50	$139,141		$73,049	$212,190	0%	72%	72%	$0	$152,777	$152,777
	Subtotal:		**6,116**		**2008**		**$584,067**	**5%**	**$306,635**	**$890,702**				**$91,463**	**$654,940**	**$563,477**
COUNTY LINE ROAD WATER LINE I (FM 3097 TO RANCH TRAIL)																
2	P1734	698.75	2,324	12		$95.79	$222,625		$116,878	$339,503	37%	81%	44%	$125,616	$274,997	$149,381
	Subtotal:		**2,324**		**2008**		**$222,625**	**5%**	**$116,878**	**$339,503**				**$125,616**	**$274,997**	**$149,381**
JOHN KING / BREEZY HILL WATER LINE (FM 552 TO BREEZY HILL)																
1	P1868	698.75	2,632	16		$18.04	$47,493		$24,934	$72,427	21%	77%	56%	$15,210	$55,769	$40,559
1	P1869	698.75	2,662	16		$18.04	$48,035		$25,218	$73,253	16%	67%	51%	$11,720	$49,080	$37,359
	Subtotal:		**5,294**		**2014**		**$95,528**	**5%**	**$50,152**	**$145,680**				**$26,930**	**$104,849**	**$77,918**
BOYDSTUN STREET WATER LINE (FROM GOLIAD STREET TO CLARK STREET)																
2	P1376	698.75	171	12		$225.86	$38,622		$20,277	$58,899	84%	100%	16%	$49,475	$58,899	$9,424
2	P1377	698.75	403	12		$225.86	$91,020		$47,786	$138,806	85%	100%	15%	$117,985	$138,806	$20,821
2	P1378	698.75	1,194	12		$225.86	$269,673		$141,579	$411,252	96%	100%	4%	$394,802	$411,252	$16,450
	Subtotal:		**1,768**		**2018**		**$399,315**	**5%**	**$209,642**	**$608,957**				**$562,262**	**$608,957**	**$46,695**
COUNTY LINE ROAD WATER LINE II (FROM LYNNE DRIVE TO RENEE DRIVE)																
2	P2098	698.75	1,782	12		$240.78	$429,069		$225,261	$654,330	2%	93%	91%	$13,087	$608,527	$595,440
	Subtotal:		**1,782**		**2019**		**$429,069**	**5%**	**$225,261**	**$654,330**				**$13,087**	**$608,527**	**$595,440**
EXISTING TOTAL:			**101,895**				**$9,326,237**		**$4,896,271**	**$14,222,504**				**$8,938,972**	**$11,802,128**	**$2,863,156**

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

**Average Unit Costs are Based in 2019 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.*

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity 2019	(%) Utilized Capacity 2029	(%) Utilized Capacity During Fee Period	($) Utilized Capacity 2019	($) Utilized Capacity 2029	($) Utilized Capacity During Fee Period
1 - MIMS ROAD / COUNTY LINE ROAD LOOPING WATER LINES																
Pipes P2096 & P2097 Along Future Thouroghfare and Renee Drive from Mims Road South to County Line Road; Pipe 2118 Along Mims Road to Goliad Street																
2	P2096 *	698.75	2,162	20		$228.00	$492,936		$258,792	$751,728	0%	97%	97%	$0	$729,176	$729,176
2	P2097 *	698.75	2,459	20		$228.00	$560,652		$294,342	$854,994	0%	95%	95%	$0	$812,244	$812,244
2	P2118 *	698.75	1,530	20		$228.00	$348,840		$183,141	$531,981	0%	71%	71%	$0	$377,707	$377,707
Subtotal:			**6,151**		**2022**		**$1,402,428**	**5%**	**$736,275**	**$2,138,703**				**$0**	**$1,919,127**	**$1,919,127**
2 - I.H.-30 - FM 3549/CORPORATE CROSSING																
Creating 780 Service Area North of IH-30 (*16" Diameter Cost Based on Bore Across IH-30 & FM549*)																
2	P4039 *	780	575	12		$120.00	$69,000		$36,225	$105,225	0%	28%	28%	$0	$29,463	$29,463
2	P4124 *	780	712	16		$650.00	$462,800		$242,970	$705,770	0%	33%	33%	$0	$232,904	$232,904
			1,287		**2023**		**$531,800**	**5%**	**$279,195**	**$810,995**				**$0**	**$262,367**	**$262,367**
3 - JOHN KING BLVD 780 WATER LINES NORTH																
Pipe P4123 is a Bore Across IH-30																
2	P4123 *	780	423	16		$650.00	$274,950		$144,349	$419,299	0%	21%	21%	$0	$88,053	$88,053
			423		**2023**		**$274,950**	**5%**	**$144,349**	**$419,299**				**$0**	**$88,053**	**$88,053**
4 - S.H. 66 - F.M. 3549 780 SA LOOP																
From the Termination of the Existing S.H. 66 12" Water Line East to F.M. 549, South Along F.M. 549 from S.H. 66 to Eastridge Church of Christ 16" Existing Water Line																
2	P4007 *	780	3,439	12		$120.00	$412,680		$216,657	$629,337	0%	38%	38%	$0	$239,148	$239,148
2	P4008 *	780	2,174	12		$120.00	$260,880		$136,962	$397,842	0%	11%	11%	$0	$43,763	$43,763
2	P4009 *	780	781	12		$120.00	$93,720		$49,203	$142,923	0%	12%	12%	$0	$17,151	$17,151
Subtotal:			**6,394**		**2023**		**$767,280**	**5%**	**$402,822**	**$1,170,102**				**$0**	**$300,062**	**$300,062**
5 - S.H. 205 WATER LINES																
Pipe P2117 southwest from Graystone Drive to S.H. 205. Pipe P2136 southeast along S.H. 205.																
1	P2117 *	698.75	846	16		$60.00	$50,760		$26,649	$77,409	0%	100%	100%	$0	$77,409	$77,409
1	P2136 *	698.75	1,650	16		$60.00	$99,000		$51,975	$150,975	0%	100%	100%	$0	$150,975	$150,975
Subtotal:			**2,496**		**2025**		**$149,760**	**5%**	**$78,624**	**$228,384**				**$0**	**$228,384**	**$228,384**

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

**Average Unit Costs are Based in 2019 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.*

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity 2019	(%) Utilized Capacity 2029	(%) Utilized Capacity During Fee Period	($) Utilized Capacity 2019	($) Utilized Capacity 2029	($) Utilized Capacity During Fee Period
6 - SPRINGER LN. 16" WATER LINE																
From Springer Elevated Storage Tank East to Rochelle Road																
1	P4043 *	780	2,714	16		$60.00	$162,840		$85,491	$248,331	0%	51%	51%	$0	$126,649	$126,649
Subtotal:			**2,714**		**2029**		**$162,840**	**5%**	**$85,491**	**$248,331**				**$0**	**$126,649**	**$126,649**
7 - S.H. 276 PUMP STATION TRANSMISSION MAIN WEST																
From Proposed S.H. 276 Pump Station West Along S.H. 276 to Proposed Subdivision																
1	P4071 *	780	1,906	16		$60.00	$114,360		$60,039	$174,399	0%	28%	28%	$0	$48,832	$48,832
1	P4072 *	780	1,906	16		$60.00	$114,360		$60,039	$174,399	0%	14%	14%	$0	$24,416	$24,416
1	P4073 *	780	693	16		$60.00	$41,580		$21,830	$63,410	0%	12%	12%	$0	$7,609	$7,609
Subtotal:			**4,505**		**2029**		**$270,300**	**5%**	**$141,908**	**$412,208**				**$0**	**$80,857**	**$80,857**
PROPOSED TOTAL:			**23,970**				**$3,559,358**		**$1,868,664**	**$5,428,022**				**$0**	**$3,005,499**	**$3,005,499**

TABLE NO. 14
CCN Acquisition

Elevated Storage		Year Acquired	Area (Ac.)	Capital Cost ($) Purchase Price				Capacity Utilized (%) 2019	2029	In the CRF Period	Capacity Utilized ($) 2019	2029	In the CRF Period
CCN Acquisition													
Aquasourse		2013	284.0	$ 3,402,318			$ 3,402,318	100.0%	100.0%	0.0%	$ 3,402,318	$ 3,402,318	$ -
RCH W.S.C.		2007-2009	803.0	$ 332,847			$ 332,847	29.0%	30.0%	1.0%	$ 96,526	$ 99,854	$ 3,328
Mt. Zion W.S.C.		2011	468.0	$ 325,725			$ 325,725	15.0%	64.0%	49.0%	$ 48,859	$ 208,464	$ 159,605
Blaclland W.S.C.		2005-2012	1,251.0	$ 987,152			$ 987,152	8.0%	58.0%	50.0%	$ 78,972	$ 572,548	$ 493,576
Total			**2,806.0**	**$ 5,048,042**	**$ -**	**$ -**	**$ 5,048,042**				**$ 3,626,675**	**$ 4,283,184**	**$ 656,510**

E. WASTEWATER COLLECTION SYSTEM

Computer models for the years 2019, 2029 and Buildout were prepared by Birkhoff, Hendricks & Carter L.L.P. The models were developed and peak flows calculated from the residential population and non-residential land use projections prepared by the City of Rockwall's Planning Department. Computer models were run to determine peak wet weather flow to insure proper sizing of the collection system.

1. Collection Lines

The natural creeks, whose basins will collect wastewater through the installed system of collection lines that flow into the geographic treatment area serviced by the NTMWD.

The wastewater collection system analysis covered all of the drainage basins within the Service Area planning boundary. Each collection system was analyzed for line sizes 12-inches in diameter and larger. Eliminating line sizes smaller than 12-inches in diameter from the study leaves only the interceptor and trunk lines included in the study. The wastewater project costs include necessary appurtenances (manholes, lift stations, aerial crossings and the like), purchase of easements, utility relocation, pavement removal and replacement, and engineering costs. For existing Impact Fee projects, actual costs were utilized where known. Future project cost estimates were based on 2019 average unit cost per linear foot and includes engineering, easements, and construction cost.

All eligible wastewater collection line projects in the Service Area planning boundary were included in the impact fee analysis. Eligible existing and proposed wastewater facilities are shown on **Exhibit 2** and have capacity for future growth.

2. Treatment

The North Texas Municipal Water District (NTMWD) provides the City of Rockwall with the entirety of wastewater treatment. NTMWD owns and operates the Squabble Creek and Buffalo Creek Wastewater Treatment Plants (WWTP). Excess flows above the permit levels of the Squabble Creek and Buffalo Creek WWTP's are conveyed to the NTMWD Buffalo Creek Regional system. Rockwall pays NTMWD for the cost of this service according to the City's percentage of wastewater flow contributions in any given year.

This Impact Fee study includes the cost of NTMWD regional collection and transportation, and facilities located within the City's Service Area planning boundary that were paid for by NTMWD. Existing treatment plant and future treatment plant expansion costs of NTMWD were included in this Impact Fee analysis.

3. Wastewater System Capital Improvement Projects for Impact Fees

The 10-year Wastewater System Capital Improvement Plan for Impact Fees was developed by Birkhoff, Hendricks & Carter L.L.P. **Exhibit 2** shows the recommended system improvements and **Table No. 15** itemizes each project and the project cost. These recommended improvements form the basis for the Wastewater System Impact Fee Calculation.

The capital improvement plan for impact fees provides for system improvements within the defined Service Area Planning Boundary.

NOT TO SCALE

CITY OF ROCKWALL
WASTEWATER COLLECTION SYSTEM
2019-2029 IMPACT FEE UPDATE
CAPITAL IMPROVEMENT PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
DALLAS, TEXAS
FIRM F-526

AUGUST 2019

DRAFT

NTMWD SQUABBLE CREEK WASTEWATER TREATMENT PLANT
EXISTING CAPACITY: 1.0 MGD
2020- PROPOSED DECOMMISSIONING OF EXISTING PLANT

SQUABBLE CREEK LIFT STATION
EXIST. FIRM PUMPING CAPACITY - 3.0 MGD
2019- INCREASE CAPACITY TO 10.0 MGD W/THREE NEW 250 HP PUMPS (20)
2026 - INCREASE CAPACITY TO 15.0 MGD BY ADDING 2ND WET WELL WITH THREE NEW 250 HP PUMPS (24)

NTMWD TURTLE COVE (AKA LAKESIDE) LIFT STATION
EXIST. FIRM PUMPING CAPACITY - 3.7 MGD
PROPOSED EXPANSION/IMPROVEMENTS (A2)
PROP. FIRM PUMPING CAPACITY: 5.3 MGD

FM 3097 NO. 2 LIFT STATION
EXIST. FIRM PUMPING CAPACITY - 2.9 MGD
2024- INCREASE CAPACITY TO 6.0 MGD BY REPLACING TWO 25 HP PUMPS W/TWO NEW 35 HP PUMPS (23)

NTMWD BUFFALO CREEK WASTEWATER TREATMENT PLANT
EXISTING CAPACITY: 2.25 MGD

FM 3097 NO. 1 LIFT STATION
EXIST. FIRM PUMPING CAPACITY - 2.2 MGD
2024- INCREASE CAPACITY TO 5.0 MGD BY REPLACING TWO 45 HP PUMPS W/TWO NEW 90 HP PUMPS (22)

NTMWD SOUTH MESQUITE REGIONAL WWTP
FUTURE EXPANSIONS TBD

NTMWD BUFFALO CREEK LIFT STATION
2020 PROPOSED EXPANSION (A3)

NTMWD BUFFALO CREEK PARALLEL INTERCEPTOR SEWER
2019-PHASE 1: FROM BUFFALO CREEK WWTP TO FORNEY (A1)
2026- PHASE 2: FROM FORNEY TO BUFFALO CREEK LIFT STATION (A5)

NTMWD BUFFALO CREEK FORCE MAIN
2020 PROPOSED PARALLEL FORCE MAIN (A4)

LEGEND

- EXISTING WASTEWATER LINE
- EXISTING GRAVITY LINE (IMPACT FEE RECOVERY)
- EXISTING FORCE MAIN (IMPACT FEE RECOVERY)
- PROP. WASTEWATER LINE (DEVELOPER CONSTRUCTED)
- PROP. IMPACT FEE GRAVITY LINE (DEVELOPER INITIATED - CITY OVERSIZE PARTICIPATION)
- PROP. IMPACT FEE FORCE MAIN (DEVELOPER INITIATED - CITY OVERSIZE PARTICIPATION
- PROPOSED IMPACT FEE GRAVITY LINE (CITY INITIATED & CONSTRUCTED)
- PROPOSED IMPACT FEE FORCE MAIN (CITY INITATED & CONSTRUCTED
- PROPOSED NTMWD WASTEWATER LINE
- PLANNING BOUNDARY
- CITY LIMIT LINE
- EXISTING LIFT STATION
- EXISTING LIFT STATION (IMPACT FEE RECOVERY)
- PROPOSED LIFT STATION (CITY INITIATED & CONSTRUCTED)
- EXISTING WASTEWATER TREATMENT PLANT
- 1 2019 — CIP PROJECT NUMBER & YEAR

EXHIBIT 2

Table No. 15

10-Year Wastewater System Capital Improvement Plan for Impact Fees

PROPOSED WASTEWATER LINES

CIP #	Year	1=City Participation in Cost Oversize 2=City Initiated and Funded (X) = CIP Project ID Number	Project	Size (Diameter)	Opinion of Project Cost (A)	Debt Service (B)	Total Project Cost
1	2019	2	Quail Run & Memorial Lift Station Bypass Trunk Sewer	18"-30"	$ 2,159,050	$ 1,133,500	$ 3,292,550
2	2019	2	Turtle Cove & Windmill Ridge Sewer Improvements	8"-12"	$ 800,000	$ 420,000	$ 1,220,000
3	2020	1	Proposed Brushy Creek Trunk Sewer & Timber Creek Lift Station Abandonment	18"-21"	$ 285,896	$ 150,095	$ 435,991
4	2021	2	Buffalo Creek Existing Gravity Sewer - 12" & 14" Pipe Burst	12"-14"	$ 1,281,901	$ 672,997	$ 1,954,898
5	2022	1	Proposed Thompson Branch Trunk Sewer	15"-21"	$ 339,296	$ 178,131	$ 517,427
6	2022	2	Proposed Lower Buffalo Creek East Trunk Sewer & Mims Rd. Lift Station Abandonment	21"	$ 1,734,075	$ 910,389	$ 2,644,464
7A	2024	2	Fontana Ranch Lift Station Abandonment & Gravity Relief Sewer	8"-12"	$ 985,844	$ 517,568	$ 1,503,412
7B	2024	2	Lofland Farms Lift Station Abandonment & Gravity Relief Sewer	8"-10"	$ 510,375	$ 267,947	$ 778,322
8	2027	1	Proposed Little Buffalo Creek Trunk Sewer	15"	$ 52,223	$ 27,417	$ 79,640
			Subtotal: Proposed Wastewater Lines		**$ 8,148,660**	**$ 4,278,044**	**$ 12,426,704**

PROPOSED WASTEWATER FACILITIES

CIP #	Year	1=City Participation in Cost Oversize 2=City Initiated and Funded (X) = CIP Project ID Number	Project	Capacity (MGD)	Opinion of Project Cost (A)	Debt Service (B)	Total Project Cost
20	2019	2	Squabble Creek Lift Station Improvements - Install Three 250-HP Pumps, Electrical Upgrades & Standby Pump System	10.0 MGD	$ 2,800,769	$ 1,470,404	$ 4,271,173
21	2021	1	Proposed Brushy Creek Lift Station & 12" Force Main	3.3 MGD	$ 1,610,000	$ 845,250	$ 2,455,250
22	2024	2	FM 3097 No. 1 Lift Station Improvements - Replace Two 45-HP Pumps w/Two 90-HP Pumps	5.0 MGD	$ 575,000	$ 1,470,404	$ 2,045,404
23	2024	2	FM 3097 No. 2 Lift Station Improvements - Replace Two 25-HP Pumps w/Two 35-HP Pumps	6.0 MGD	$ 862,500	$ 845,250	$ 1,707,750
24	2026	2	Squabble Creek Lift Station Improvements - Add 2nd Wet Well w/Three New 250-HP Pumps	15.0 MGD	$ 4,600,000	$ 2,415,000	$ 7,015,000
25	2028	2	Proposed Bluff Creek Lift Station & Parallel Force Mains (14" & 20")	2.4 MGD	$ 5,865,000	$ 3,079,125	$ 8,944,125
			Subtotal: Proposed Wastewater Facilities		**$ 16,313,269**	**$ 10,125,433**	**$ 26,438,702**
Total City of Rockwall Proposed Wastewater System Improvements					**$ 24,461,929**	**$ 14,403,477**	**$ 38,865,406**

(A) Opinion of Cost includes:

a) Engineer's Opinion of Construction Cost
b) Professional Services Fees (Survey, Engineering, Testing, Legal)
c) Cost of Easement or Land Acquisitions

(B) Debt Service Based on 20-Year Simple Interest Bonds at 5%

Wastewater Collection System 10-Year Capital Improvement Plan for Impact Fees
NTMWD Regional System

CIP #	Year	4=Part of NTMWD Buffalo Interceptor System, assumed 59% City Responsibility	NTMWD Wastewater Line & Facility Projects	Size/ Added Capacity	Opinion of Project Cost (A)	Debt Service (B)	Total Project Cost
A1	2019	4	NTMWD Buffalo Creek Parallel Interceptor Sewer - Phase 1: From Buffalo Creek WWTP to Forney	TBD	$ 11,835,394	$ -	$ 11,835,394
A2	2020	3	NTMWD Turtle Cove (a.k.a. Lakeside) Lift Station Expansion/Replacement	+1.6 MGD	$ 4,600,000	$ -	$ 4,600,000
A3	2020	4	NTMWD Buffalo Creek Lift Station Expansion	TBD	$ 17,868,150	$ -	$ 17,868,150
A4	2020	4	NTMWD Buffalo Creek Parallel Force Main	TBD	$ 1,681,500	$ -	$ 1,681,500
A5	2026	4	NTMWD Buffalo Creek Parallel Interceptor - Phase 2: From Forney to Buffalo Creek Lift Station	TBD	$ 7,924,880	$ -	$ 7,924,880
A6	2019-2029	5	10-Year CIP for NTMWD Sewer System (Rockwall Responsibility Only)	N/A	$ 5,435,164	$ -	$ 5,435,164
A7	2019-2029	5	10-Year CIP for NTMWD Regional Wastewater System (Rockwall Responsibility Only)	N/A	$ 11,619,512	$ -	$ 11,619,512
			Total: NTMWD Wastewater System Improvements:		**$ 60,964,600**	**$ -**	**$ 60,964,600**

(A) Opinion of Cost includes:

a) Engineer's Opinion of Construction Cost

b) Professional Services Fees (Survey, Engineering, Testing, Legal)

c) Cost of Easement or Land Acquisitions

Notes: 1. City obligations estimated based on City of Rockwall's contracted proportion or historical usage of NTMWD Regional Systems.

2. 10-Year CIP for NTMWD Regional Systems based on project listings provided for "Summary of Sewer System CIP" and "Summary of Regional Wastewater System CIP", both dated May 11, 2018.

Planning Expenses

	Project Description	Engineering Services	Opinion of Project Cost (A)
2029	Wastewater Masterplan & Impact Fee Update	$ 59,850	$ 59,850
		Total: Planning Expenses:	**$ 59,850**
Grand Total, City of Rockwall & NTMWD Wastewater System Improvements:			**$ 112,316,560**

4. Utilized Capacity

Utilized capacity for the wastewater collection system was calculated based on land use assumptions prepared by the City of Rockwall. The population and non-residential growth in each wastewater drainage basin was determined utilizing the City's growth projections. These growth rates were utilized to calculate 2019, 2029 and buildout peak design flows.

The percent-utilized capacity was calculated for the design flow of each study year based on the buildout capacity. The utilized capacity during the Impact Fee period is the difference between the year 2019 capacity and the year 2029 capacity. **Table No. 16** below summarizes the project cost and utilized cost over the impact fee period of 2019 – 2029. The utilized capacity for each eligible existing and proposed wastewater collection line is presented in detail in the Impact Fee Capacity Calculation **Table Nos. 17 and 18**. **Table No. 19** summarizes the utilized capacity of lift stations eligible for impact fee recovery. **Table 20** summarizes the utilized capacity of NTMWD facilities eligible for impact fee recovery. **Table 21** includes the summary of utilized capacity allocation between the City of Rockwall and NTMWD.

TABLE NO. 16

Summary of Eligible Capital Cost and Utilized Capacity Cost

Wastewater System Facility	20-Year Project Cost	Utilized Capacity ($) in the CRP Period
Existing Wastewater Collection Line	$12,344,474	$3,863,647
Existing Wastewater Facilities	$6,402,514	$629,875
Proposed Wastewater Collection Line	$12,426,705	$9,608,437
Proposed Wastewater Facilities	$26,438,702	$19,183,453
NTMWD Facilities	$60,964,600	$9,627,128
Planning Expenses	$59,850	$59,850
Total:	**$118,636,845**	**$42,972,390**

TABLE NO. 17
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
SQUABBLE / CARUTH LAKE SEWER															
From the Squabble Creek Wastewater Treatment Plant to SH 205 to Caruth Lane															
2	SC1008	158	36		$74.89	$11,844		$6,218	$18,062	72%	89%	17%	$12,946	$15,994	$3,048
2	SC1112	663	36		$74.89	$49,676		$26,080	$75,756	72%	89%	17%	$54,307	$67,179	$12,872
2	SC1114	275	36		$74.89	$20,614		$10,822	$31,436	72%	89%	17%	$22,740	$27,999	$5,259
2	SC1116	125	36		$74.89	$9,382		$4,926	$14,308	72%	89%	17%	$10,346	$12,729	$2,383
2	SC1118	902	27		$74.89	$67,561		$35,469	$103,030	68%	87%	20%	$69,891	$90,065	$20,174
2	SC1120	293	24		$74.89	$21,927		$11,512	$33,439	68%	87%	20%	$22,683	$29,231	$6,548
2	SC1154	313	24		$74.89	$23,404		$12,287	$35,691	68%	87%	20%	$24,210	$31,198	$6,989
2	SC1290	1,345	36		$74.89	$100,702		$52,868	$153,570	72%	89%	17%	$110,598	$136,445	$25,847
2	SC1292	173	36		$74.89	$12,959		$6,803	$19,762	72%	89%	17%	$14,232	$17,558	$3,326
2	SC1294	389	36		$74.89	$29,123		$15,290	$44,413	72%	89%	17%	$31,917	$39,422	$7,505
2	SC1296	16	27		$74.89	$1,176		$617	$1,793	72%	89%	17%	$1,285	$1,590	$305
2	SC1298	170	27		$74.89	$12,761		$6,700	$19,461	72%	89%	17%	$13,945	$17,242	$3,297
2	SC1300	124	27		$74.89	$9,285		$4,875	$14,160	72%	89%	17%	$10,151	$12,556	$2,405
2	SC1302	464	24		$74.89	$34,759		$18,248	$53,007	68%	87%	20%	$35,958	$46,338	$10,380
2	SC1334	219	36		$74.89	$16,402		$8,611	$25,013	72%	89%	17%	$18,084	$22,281	$4,197
2	SC1336	541	36		$74.89	$40,481		$21,252	$61,733	72%	89%	17%	$44,626	$54,941	$10,315
	Subtotal:	**6,170**		**1997**		**$462,056**	**5%**	**$242,578**	**$704,634**				**$497,919**	**$622,768**	**$124,850**
DALTON ROAD FORCE MAIN															
Begins at the Intersection of Dalton Road and Beacon Hill Drive and Extends East to SH 205															
2	TB1000	155	8		$51.43	$7,959		$4,178	$12,137	100%	100%	0%	$12,137	$12,137	$0
2	TB1040	3,409	8		$51.43	$175,324		$92,046	$267,370	100%	100%	0%	$267,370	$267,370	$0
	Subtotal:	**3,564**		**2002**		**$183,283**	**5%**	**$96,224**	**$279,507**				**$279,507**	**$279,507**	**$0**

TABLE NO. 17
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
SH 205 GRAVITY SEWER															
From Dalton Road / FM 522 to Quail Run Road															
2	SC1104	407	18		$78.32	$31,874		$16,734	$48,608	28%	42%	14%	$13,415	$20,355	$6,939
2	SC1106	347	18		$78.32	$27,185		$14,272	$41,457	26%	41%	15%	$10,978	$17,017	$6,039
2	SC1108	78	18		$78.32	$6,115		$3,210	$9,325	27%	41%	14%	$2,512	$3,828	$1,316
2	SC1316	233	18		$78.32	$18,218		$9,564	$27,782	27%	41%	14%	$7,425	$11,338	$3,912
2	SC1318	402	18		$78.32	$31,488		$16,531	$48,019	27%	42%	15%	$12,991	$20,070	$7,079
2	SC1320	778	18		$78.32	$60,918		$31,982	$92,900	26%	41%	15%	$24,601	$38,133	$13,532
2	SC1322	496	18		$78.32	$38,883		$20,414	$59,297	26%	40%	14%	$15,473	$23,794	$8,321
2	SC1324	281	18		$78.32	$22,037		$11,569	$33,606	26%	41%	15%	$8,798	$13,749	$4,951
2	SC1326	518	18		$78.32	$40,577		$21,303	$61,880	27%	41%	14%	$16,797	$25,442	$8,645
2	SC1328	277	18		$78.32	$21,720		$11,403	$33,123	29%	42%	13%	$9,680	$14,001	$4,322
2	SC1330	474	18		$78.32	$37,100		$19,477	$56,577	29%	42%	13%	$16,534	$23,916	$7,382
2	SC1332	329	18		$78.32	$25,754		$13,521	$39,275	29%	43%	14%	$11,543	$16,869	$5,326
2	TB1012	508	18		$78.32	$39,759		$20,873	$60,632	33%	43%	11%	$19,897	$26,375	$6,478
2	TB1028	174	18		$78.32	$13,593		$7,136	$20,729	32%	43%	11%	$6,629	$8,991	$2,362
	Subtotal:	**5,302**		**2003**		**$415,221**	**5%**	**$217,989**	**$633,210**				**$177,273**	**$263,878**	**$86,604**
SIGNAL RIDGE FORCE MAIN															
From Signal Ridge Lift Station to Ridge Road															
2	BUC1210	4,662	10		$110.66	$515,915		$270,855	$786,770	93%	100%	7%	$730,029	$786,770	$56,741
	Subtotal:	**4,662**				**$515,915**	**5%**	**$270,855**	**$786,770**				**$730,029**	**$786,770**	**$56,741**
AMITY LANE FORCE MAIN															
From Amity Lane Lift Station to Airport Road															
2	SC1002	1,193	6		$18.53	$22,103		$11,604	$33,707	35%	100%	65%	$11,848	$33,707	$21,859
	Subtotal:	**1,193**		**2007**		**$22,103**	**5%**	**$11,604**	**$33,707**				**$11,848**	**$33,707**	**$21,859**

TABLE NO. 17
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
FM 3097 SANITARY SEWER IMPROVEMENTS															
From FM 3097 LS No. 2 to FM549; 12" on County road from FM 3097 to Valerie Place; 8" on Ranch Trail from FM 3097 to 1,500-LF East															
2	BUC1040	441	15		$150.81	$66,506		$34,916	$101,422	39%	96%	58%	$39,193	$97,809	$58,617
2	BUC1042	299	24		$150.81	$45,039		$23,645	$68,684	43%	95%	51%	$29,805	$65,001	$35,196
2	BUC1044	109	24		$150.81	$16,380		$8,599	$24,979	47%	94%	46%	$11,847	$23,415	$11,568
2	BUC1162	1,788	12		$150.81	$269,645		$141,564	$411,209	99%	100%	0%	$408,380	$410,339	$1,958
2	BUC1200	390	15		$150.81	$58,764		$30,851	$89,615	42%	99%	57%	$37,573	$89,057	$51,484
2	BUC1202	109	18		$150.81	$16,366		$8,592	$24,958	42%	99%	57%	$10,464	$24,803	$14,339
2	BUC1204	200	18		$150.81	$30,190		$15,850	$46,040	41%	99%	58%	$18,983	$45,753	$26,770
2	BUC1206	200	15		$150.81	$30,097		$15,801	$45,898	39%	99%	60%	$18,012	$45,613	$27,602
2	BUC1208	433	15		$150.81	$65,269		$34,266	$99,535	38%	95%	57%	$37,709	$94,909	$57,200
2	LBC1002	250	12		$150.81	$37,774		$19,831	$57,605	16%	73%	56%	$9,497	$41,952	$32,455
2	LBC1004	1,193	15		$150.81	$179,972		$94,485	$274,457	14%	73%	58%	$39,787	$199,880	$160,094
2	LBC1006	1,282	18		$150.81	$193,280		$101,472	$294,752	13%	73%	60%	$39,070	$214,661	$175,591
2	LBC1016	539	15		$150.81	$81,324		$42,695	$124,019	34%	100%	66%	$42,323	$124,019	$81,696
2	LBC1022	1,506	8		$150.81	$227,061		$119,207	$346,268	52%	84%	32%	$180,397	$291,710	$111,312
Subtotal:		**8,738**		**2007**		**$1,317,667**	**5%**	**$691,774**	**$2,009,441**				**$923,040**	**$1,768,921**	**$845,882**

TABLE NO. 17
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
SQUABBLE CREEK TO BUFFALO CREEK WASTEWATER TRANSFER FORCE MAIN															
From Squabble Creek Wastewater Treatment Plant to FM 3097															
2	SC1340	1,137	30		$124.90	$141,978		$74,538	$216,516	32%	67%	35%	$69,966	$144,751	$74,785
2	SC1259	20,471	30		$124.90	$2,556,676		$1,342,255	$3,898,931	32%	67%	35%	$1,259,918	$2,606,616	$1,346,699
2	SC1261	19,232	30		$124.90	$2,402,049		$1,261,076	$3,663,125	32%	67%	35%	$1,183,718	$2,448,969	$1,265,251
2	SC1260	623	30		$124.90	$77,792		$40,841	$118,633	32%	67%	35%	$38,336	$79,312	$40,976
Subtotal:		**41,463**		**2011**		**$5,178,495**	**5%**	**$2,718,710**	**$7,897,205**				**$2,551,938**	**$5,279,648**	**$2,727,711**
Existing Wastewater Line Total		**71,091**				**$8,094,740**		**$4,249,734**	**$12,344,474**				**$5,171,554**	**$9,035,199**	**$3,863,647**

Notes:

1 - City Participate in Cost Oversize

2 - City Initiated and Funded

TABLE NO. 18

Proposed Impact Fee CIP Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
1 - QUAIL RUN & MEMORIAL LIFT STATION BYPASS TRUNK SEWER															
2	SC1206	51	18		$436.24	$22,388		$11,754	$34,142	0%	97%	97%	$0	$33,057	$33,057
2	SC1208	414	18		$436.24	$180,565		$94,797	$275,362	0%	97%	97%	$0	$266,607	$266,607
2	SC1210	160	18		$436.24	$69,580		$36,529	$106,109	0%	97%	97%	$0	$102,735	$102,735
2	SC1212	197	18		$436.24	$86,014		$45,157	$131,171	0%	97%	97%	$0	$126,993	$126,993
2	SC1214	182	18		$436.24	$79,583		$41,781	$121,364	0%	97%	97%	$0	$117,485	$117,485
2	SC1216	42	18		$436.24	$18,204		$9,557	$27,761	0%	97%	97%	$0	$26,874	$26,874
2	SC1218	519	18		$436.24	$226,531		$118,929	$345,460	0%	97%	97%	$0	$334,399	$334,399
2	SC1220	510	18		$436.24	$222,300		$116,707	$339,007	0%	97%	97%	$0	$328,134	$328,134
2	SC1222	306	18		$436.24	$133,350		$70,009	$203,359	0%	97%	97%	$0	$196,814	$196,814
2	SC1224	37	18		$436.24	$16,311		$8,563	$24,874	0%	97%	97%	$0	$24,075	$24,075
2	SC1226	182	18		$436.24	$79,610		$41,795	$121,405	0%	97%	97%	$0	$117,497	$117,497
2	SC1228	446	18		$436.24	$194,542		$102,135	$296,677	0%	97%	97%	$0	$287,128	$287,128
2	SC1236	92	24		$436.24	$40,143		$21,075	$61,218	0%	41%	41%	$0	$24,896	$24,896
2	SC1238	40	24		$436.24	$17,402		$9,136	$26,538	0%	41%	41%	$0	$10,831	$10,831
2	SC1240	75	24		$436.24	$32,919		$17,282	$50,201	0%	44%	44%	$0	$22,211	$22,211
2	SC1242	85	24		$436.24	$36,902		$19,374	$56,276	0%	44%	44%	$0	$24,855	$24,855
2	SC1244	121	24		$436.24	$52,929		$27,788	$80,717	0%	44%	44%	$0	$35,660	$35,660
2	SC1246	161	30		$436.24	$70,113		$36,809	$106,922	0%	44%	44%	$0	$47,140	$47,140
2	SC1248	183	30		$436.24	$79,671		$41,827	$121,498	0%	43%	43%	$0	$52,727	$52,727
2	SC1252	224	30		$436.24	$97,766		$51,327	$149,093	0%	43%	43%	$0	$64,599	$64,599
2	SC1254	500	30		$436.24	$218,121		$114,513	$332,634	0%	43%	43%	$0	$143,599	$143,599
2	SC1256	240	30		$436.24	$104,711		$54,973	$159,684	0%	43%	43%	$0	$68,936	$68,936
2	SC1230	182	36		$436.24	$79,396		$41,683	$121,079	0%	50%	50%	$0	$61,124	$61,124
	Subtotal:	**4,949**		**2019**		**$2,159,050**	**5%**	**$1,133,500**	**$3,292,551**				**$0**	**$2,518,376**	**$2,518,376**
2 - TURTLE COVE & WINDMILL RIDGE SEWER IMPROVEMENTS															
2	BB1040A	1,553	8		$269.98	$419,263		$220,113	$639,376	0%	99%	99%	$0	$630,992	$630,992
2	LS1260A	1,410	12		$269.98	$380,737		$199,887	$580,624	0%	94%	94%	$0	$543,957	$543,957
	Subtotal:	**2,963**		**2019**		**$800,000**	**5%**	**$420,000**	**$1,220,000**				**$0**	**$1,174,949**	**$1,174,949**
3 - PROPOSED BRUSHY CREEK TRUNK SEWER															
1	BUC3002	3,382	15		$24.00	$81,174		$42,616	$123,790	0%	100%	100%	$0	$123,790	$123,790
1	BRC3018	724	18		$48.00	$34,748		$18,243	$52,991	0%	48%	48%	$0	$25,539	$25,539
1	BRC3020	1,948	18		$48.00	$93,513		$49,094	$142,607	0%	55%	55%	$0	$78,962	$78,962
1	BRC3022	1,045	21		$72.00	$75,242		$39,502	$114,744	0%	59%	59%	$0	$67,981	$67,981
1	BRC3026	17	21		$72.00	$1,219		$640	$1,859	0%	57%	57%	$0	$1,057	$1,057
	Subtotal:	**7,116**		**2020**		**$285,896**	**5%**	**$150,095**	**$435,991**				**$0**	**$297,329**	**$297,329**

TABLE NO. 18

Proposed Impact Fee CIP Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
4 - BUFFALO CREEK EXISTING GRAVITY SEWER - 12" & 14" PIPE BURST															
Pipe Burst Exsiting 8" and 10" to 12" and Existing 12" to 14" from northwest of John King and IH 30 to S.H. 205 Goliad															
2	BUC1008A	1,314	12		$192.00	$252,369		$132,494	$384,863	0%	29%	29%	$0	$110,863	$110,863
2	BUC1010A	755	12		$192.00	$144,970		$76,109	$221,079	0%	34%	34%	$0	$75,022	$75,022
2	BUC1012A	660	12		$192.00	$126,802		$66,571	$193,373	0%	34%	34%	$0	$65,620	$65,620
2	BUC1148A	766	12		$192.00	$147,096		$77,225	$224,321	0%	34%	34%	$0	$76,115	$76,115
2	BUC1018A	188	14		$192.00	$36,073		$18,938	$55,011	0%	42%	42%	$0	$23,219	$23,219
2	BUC1094A	1,155	14		$192.00	$221,669		$116,376	$338,045	0%	46%	46%	$0	$156,886	$156,886
2	BUC1098A	1,838	14		$192.00	$352,922		$185,284	$538,206	0%	44%	44%	$0	$237,802	$237,802
	Subtotal:	**6,677**		**2021**		**$1,281,901**	**5%**	**$672,997**	**$1,954,898**				**$0**	**$745,527**	**$745,527**
5 - PROPOSED THOMPSON BRANCH TRUNK SEWER															
1	TB1002A	720	15		$24.00	$17,287		$9,076	$26,363	0%	93%	93%	$0	$24,620	$24,620
1	TB3012	899	15		$24.00	$21,582		$11,331	$32,913	0%	94%	94%	$0	$31,021	$31,021
1	TB3014	501	15		$24.00	$12,028		$6,315	$18,343	0%	96%	96%	$0	$17,633	$17,633
1	TB3018	644	15		$24.00	$15,457		$8,115	$23,572	0%	96%	96%	$0	$22,658	$22,658
1	TB3020	1,038	15		$24.00	$24,910		$13,078	$37,988	0%	96%	96%	$0	$36,632	$36,632
1	TB3022	982	15		$24.00	$23,572		$12,375	$35,947	0%	96%	96%	$0	$34,658	$34,658
1	TB3034	388	15		$24.00	$9,307		$4,886	$14,193	0%	96%	96%	$0	$13,558	$13,558
1	TB3002	544	18		$48.00	$26,114		$13,710	$39,824	0%	99%	99%	$0	$39,497	$39,497
1	TB3004	714	18		$48.00	$34,275		$17,994	$52,269	0%	99%	99%	$0	$51,840	$51,840
1	TB3040	1,089	18		$48.00	$52,276		$27,445	$79,721	0%	95%	95%	$0	$75,546	$75,546
1	BLC3016	1,312	21		$72.00	$94,494		$49,609	$144,103	0%	70%	70%	$0	$100,463	$100,463
1	BC3006	67	27		$120.00	$7,994		$4,197	$12,191	0%	28%	28%	$0	$3,397	$3,397
	Subtotal:	**8,899**		**2022**		**$339,296**	**5%**	**$178,131**	**$517,427**				**$0**	**$451,523**	**$451,523**
6 - PROPOSED LOWER BUFFALO CREEK EAST TRUNK SEWER															
2	BUC1104A	1,506	21		$264.00	$397,554		$208,716	$606,270	0%	100%	100%	$0	$606,270	$606,270
2	BUC1168	3,640	21		$264.00	$960,968		$504,508	$1,465,476	0%	100%	100%	$0	$1,465,476	$1,465,476
2	BUC3000	1,423	21		$264.00	$375,553		$197,165	$572,718	0%	100%	100%	$0	$572,718	$572,718
	Subtotal:	**6,568**		**2022**		**$1,734,075**	**5%**	**$910,389**	**$2,644,464**				**$0**	**$2,644,464**	**$2,644,464**
7A - FONTANA RANCH LIFT STATION ABANDONMENT & GRAVITY RELIEF SEWER															
2	LB1004A	1,238	8		$100.00	$123,764		$64,976	$188,740	0%	79%	79%	$0	$148,599	$148,599
2	LB3014	930	12		$192.00	$178,560		$93,744	$272,304	0%	81%	81%	$0	$219,938	$219,938
2	LB3016	740	12		$192.00	$142,080		$74,592	$216,672	0%	81%	81%	$0	$175,016	$175,016
2	LB3018	1,240	12		$192.00	$238,080		$124,992	$363,072	0%	74%	74%	$0	$268,153	$268,153
2	LB3020	815	12		$192.00	$156,480		$82,152	$238,632	0%	81%	81%	$0	$192,750	$192,750
2	LB3028	765	12		$192.00	$146,880		$77,112	$223,992	0%	81%	81%	$0	$180,921	$180,921
	Subtotal:	**5,728**		**2024**		**$985,844**	**5%**	**$517,568**	**$1,503,412**				**$0**	**$1,185,377**	**$1,185,377**

TABLE NO. 18

Proposed Impact Fee CIP Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2019	2029	During Fee Period	2019	2029	During Fee Period
7B - LOFTLAND FARMS LIFT STATION ABANDONMENT & GRAVITY RELIEF SEWER															
2	LB1000A	380	8		$100.00	$38,000		$19,950	$57,950	0%	69%	69%	$0	$40,142	$40,142
2	LB3002	1,238	8		$100.00	$123,775		$64,982	$188,757	0%	57%	57%	$0	$107,993	$107,993
2	LB3022	910	10		$120.00	$109,200		$57,330	$166,530	0%	73%	73%	$0	$121,185	$121,185
2	LB3024	935	10		$120.00	$112,200		$58,905	$171,105	0%	73%	73%	$0	$124,541	$124,541
2	LB3026	1,060	10		$120.00	$127,200		$66,780	$193,980	0%	64%	64%	$0	$124,690	$124,690
	Subtotal:	**4,523**		**2026**		**$510,375**	**5%**	**$267,947**	**$778,322**				**$0**	**$518,551**	**$518,551**
8 - PROPOSED LITTLE BUFFALO CREEK TRUNK SEWER															
1	LBC3006	2,176	15		$24.00	$52,223		$27,417	$79,640	0%	91%	91%	$0	$72,341	$72,341
	Subtotal:	**2,176**		**2027**		**$52,223**	**5%**	**$27,417**	**$79,640**				**$0**	**$72,341**	**$72,341**
Sewer Line CIP Total		**49,599**				**$8,148,660**		**$4,278,044**	**$12,426,705**				**$0**	**$9,608,437**	**$9,608,437**

Notes: 1 - City Participate in Cost Oversize
2 - City Initiated and Funded

TABLE NO. 19
Impact Fee Wastewater Facilities

Pump Station		Year Const.	Capacity (MGD)	Capital Cost ($) Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	Capacity Utilized (%) 2019	2029	In the CRF Period	Capacity Utilized ($) 2019	2029	In the CRF Period
EXISTING LIFT STATIONS													
Dalton Road Lift Station & Force Main	1	2002	1.2	$ 272,178	$ 40,200	$ 163,998	$ 476,376	43%	43%	0%	$ 204,842	$ 204,842	$ -
Amity Lane Lift Station	1	2006	0.4	$ 167,009	$ 18,800	$ 97,550	$ 283,359	34%	35%	1%	$ 96,342	$ 99,176	$ 2,834
Chandlers Marina Lift Station	1	2007	0.4	$ 244,331	$ 16,500	$ 136,936	$ 397,767	72%	76%	4%	$ 286,392	$ 302,303	$ 15,911
FM 3097 No. 1 Lift Station & 16" Force Main	1	2007	2.2	$ 450,460	$ 21,000	$ 247,517	$ 718,977	15%	100%	85%	$ 107,847	$ 718,977	$ 611,130
FM 3097 No. 2 Lift Station	1	2007	2.9	$ 525,845	$ 25,000	$ 289,194	$ 840,039	100%	100%	0%	$ 840,039	$ 840,039	$ -
Chandlers Deep Lift Station	1	2012	0.7	$ 196,555	$ 61,000	$ 135,216	$ 392,771	70%	70%	0%	$ 274,940	$ 274,940	$ -
Squabble Creek Transfer Lift Station	1	2012	2.9	$ 1,500,346	$ 165,325	$ 874,477	$ 2,540,148	100%	100%	0%	$ 2,540,148	$ 2,540,148	$ -
Existing Wastewater Facility Subtotal			**13.20**	**$ 3,820,685**	**$ 377,685**	**$ 2,204,144**	**$ 6,402,514**				**$ 4,350,550**	**$ 4,980,425**	**$ 629,875**
PROPOSED WASTEWATER TREATMENT PLANT & LIFT STATION/FORCE MAIN IMPROVEMENTS													
Squabble Creek Lift Station Improvements (Install Three 250-HP Pumps & Electrical Upgrades)	1	2019	10.0	$ 2,690,519	$ 110,250	$ 1,470,404	$ 4,271,173	73.6%	100%	26%	$ 3,141,918	$ 4,271,173	$ 1,129,255
Proposed Brushy Creek Lift Station & 12" Force Main	2*	2021	3.3	$ 1,400,000	$ 210,000	$ 845,250	$ 2,455,250	0.0%	49%	49%	$ -	$ 1,196,674	$ 1,196,674
FM 3097 No. 1 Lift Station Improvements (Replace Two 45-HP Pumps w/Two 90-HP Pumps)	2*	2024	2.8	$ 500,000	$ 75,000	$ 1,470,404	$ 2,045,404	6.6%	75%	68%	$ 134,383	$ 1,530,903	$ 1,396,520
FM 3097 No. 2 Lift Station Improvements (Replace Two 25-HP Pumps w/Two 35-HP Pumps)	2*	2024	3.1	$ 750,000	$ 112,500	$ 845,250	$ 1,707,750	50.2%	99%	49%	$ 857,006	$ 1,693,803	$ 836,798
Squabble Creek Lift Station Improvements (Add 2nd Wet Well w/Three New 250-HP Pumps)	2*	2026	5.0	$ 4,000,000	$ 600,000	$ 2,415,000	$ 7,015,000	0.0%	95%	95%	$ -	$ 6,631,139	$ 6,631,139
Proposed Bluff Creek Lift Station & Parallel Force Main (14" & 20")	2*	2028	2.4	$ 5,100,000	$ 765,000	$ 3,079,125	$ 8,944,125	0.0%	89%	89%	$ -	$ 7,993,066	$ 7,993,066
Proposed Wastewater Facility Subtotal			**26.60**	**$ 14,440,519**	**$ 1,872,750**	**$ 10,125,433**	**$ 26,438,702**				**$ 4,133,306**	**$ 23,316,759**	**$ 19,183,453**
Total			**39.80**	**$ 18,261,204**	**$ 2,250,435**	**$ 12,329,577**	**$ 32,841,216**				**$ 8,483,856**	**$ 28,297,184**	**$ 19,813,328**

* 15% of Construction Assumed for Engineering and Testing
(1) Actual Cost
(2) Estimated Cost in 2019 Dollars

TABLE NO. 20
WASTEWATER COLLECTION SYSTEM -- PROPOSED NTMWD FACILITIES

CIP #	Project Description		Year Const.	Length (FT)	Size/Added Capacity	Capital Cost ($)			Capacity Utilized			Capacity Utilized (%)			Capacity Utilized ($)		
						City of Rockwall Participation Cost	Eng. & Testing	Total Project Cost	2019	2029	In The CRF Period	2019	2029	In The CRF Period	2019	2029	In The CRF Period
North Texas Municipal Water District (NTMWD) Proposed Facility Improvements																	
A1	NTMWD Buffalo Creek Parallel Incerceptor Sewer - Phase 1: From Buffalo Creek WWTP to Forney	4	2019	TBD	TBD	$ 11,835,394		$ 11,835,394				33%	49%	16%	$ 3,927,269	$ 5,796,236	$ 1,868,967
A2	NTMWD Turtle Cove (a.k.a. Lakeside) Lift Station Expansion/Replacement	3	2020	TBD	+1.6 MGD	$ 4,600,000		$ 4,600,000				33%	49%	16%	$ 1,526,391	$ 2,252,793	$ 726,402
A3	NTMWD Buffalo Creek Lift Station Expansion	4	2020	TBD	TBD	$ 17,868,150		$ 17,868,150				33%	49%	16%	$ 5,929,083	$ 8,750,703	$ 2,821,620
A4	NTMWD Buffalo Creek Parallel Force Main	4	2020	TBD	TBD	$ 1,681,500	Included in Const. Cost	$ 1,681,500	Utilized Capacity for Regional NTMWD Treatment Facilities calculated using proportion of years 2019 & 2029 population to build-out population.			33%	49%	16%	$ 557,962	$ 823,494	$ 265,532
A5	NTMWD Buffalo Creek Parallel Interceptor - Phase 2: From Forney to Buffalo Creek Lift Station	4	2026	TBD	TBD	$ 7,924,880		$ 7,924,880				33%	49%	16%	$ 2,629,666	$ 3,881,111	$ 1,251,445
A6	10-Year CIP for NTMWD Sewer System (Rockwall Responsibility Only)	5	2019-2029	N/A	N/A	$ 5,435,164		$ 5,435,164				33%	49%	16%	$ 1,803,518	$ 2,661,803	$ 858,285
A7	10-Year CIP for NTMWD Regional Wastewater System (Rockwall Responsibility Only)	5	2019-2029	N/A	N/A	$ 11,619,512		$ 11,619,512				33%	49%	16%	$ 3,855,634	$ 5,690,511	$ 1,834,877
Proposed NTMWD Facility Total						**$ 60,964,600**		**$ 60,964,600**							**$ 20,229,523**	**$ 29,856,651**	**$ 9,627,128**

Notes: 1. City obligations estimated based on City of Rockwall's historical usage of NTMWD Regional Systems.
2. 10-Year CIP for NTMWD Regional Systems based on project listings provided for "Summary of Sewer System CIP" and "Summary of Regional Wastewater System CIP", both dated May 11, 2018.
3. Funded by NTMWD, 100% City Responsibility
4. Part of NTMWD Buffalo Interceptor System, assumed 59% City Responsibility
5. Part of NTMWD Regional Systems, assumed 2.915% City Responsibility
6. Utilized capacities for NTMWD facilities were determined using the proportion of the existing and projected 2029 population as compared to the build-out population.

TABLE NO. 21

Summary of Utilized Capacity Allocation between City of Rockwall & NTMWD Wastewater System

	CITY OF ROCKWALL Utilized Capacity		NTMWD Utilized Capacity		TOTAL	
	($)	%	($)	%	($)	%
Existing Wastewater System	$ 4,493,522	100.00%	$ -	0.00%	$ 4,493,522	100%
Proposed Wastewater System & Planning Cost	$ 28,851,740	74.98%	$ 9,627,128	25.02%	$ 38,478,868	100%
TOTAL	**$ 33,345,262**	**77.60%**	**$ 9,627,128**	**22.40%**	**$ 42,972,390**	**100%**

F. CALCULATION OF MAXIMUM IMPACT FEES - WATER & WASTEWATER

Chapter 395, of the Local Government Code allows the maximum impact fee to be charged if revenues from Future Ad Valorem Taxes, and water and sewer bills are included as a credit in the analysis. If not, the Act allows the maximum assessable fee to be set at 50% of the calculated maximum fee. The maximum impact fees for the water and wastewater systems are calculated separately by dividing the cost of the capital improvements or facility expansions necessitated and attributable to new development in the Service Area within the ten year period by the number of living units anticipated to be added to City within the ten year period. To simplify collection, we recommend the fee remain fixed throughout the 5-year period, unless changed by Council.

The **Water System** impact fee for a 5/8" meter is calculated as follows:

$$\text{Maximum Impact Fee} = \frac{\text{Eligible Existing Facility Cost} + \text{Eligible Proposed Facility Cost}}{\text{Number of New Living Unit Equivalent over the Next 10-Years}}$$

$$= \frac{\$12,324,530 + \$18,582,427}{9,846} = \frac{\$30,906,957}{9,846}$$

Calculated Water Maximum Impact Fee = $3,139.04 *

* Maximum Allowable Water Impact Fee is 50% of the Calculated Water Maximum Impact Fee

Maximum Assessable Water Impact Fee = $3,139.04 X 50% = $1,569.52

The **Wastewater System** impact fee for a 5/8" water meter is calculated as follows:

$$\text{Maximum Impact Fee} = \frac{\text{Eligible Existing Facility Cost} + \text{Eligible Proposed Facility Cost}}{\text{Number of New Living Unit Equivalent over the Next 10-Years}}$$

$$= \frac{\$4,493,522 + \$38,478,868}{8,710} = \frac{\$42,972,390}{8,710}$$

Calculated Water Maximum Impact Fee = $4,933.68 *

* Maximum Allowable Water Impact Fee is 50% of the Calculated Water Maximum Impact Fee

Maximum Assessable Wastewater Impact Fee = $4,933.68 X 50% = $2,466.84

Table No. 22 summarizes the per service unit equivalent maximum assessable impact fee that can be charged based on the calculated 50% credit above.

TABLE NO. 22

Maximum Assessable Water & Wastewater Impact Fee

Maximum Assessable Water Impact Fee per Living Unit Equivalent: $1,569.52

Maximum Assessable Wastewater Impact Fee per Living Unit Equivalent: $2,466.84

Typical Land Use	Meter Type	Meter Size	Living Unit Equivalent	Max. Assessable Impact Fee		
				Water	Wastewater	Total
Single Family Residential	Simple	5/8"	1.0	$ 1,569.52	$ 2,466.84	$ 4,036.36
Single Family Residential	Simple	1"	2.5	$ 3,923.80	$ 6,167.11	$ 10,090.90
Single Family Residential	Simple	1-1/2"	5.0	$ 7,847.59	$ 12,334.21	$ 20,181.80
Single Family Residential	Simple	2"	8.0	$ 12,556.15	$ 19,734.74	$ 32,290.88
Comm./Retail	Compound	2"	8.0	$ 12,556.15	$ 19,734.74	$ 32,290.88
Comm./Retail/ Irrigation	Turbine	2"	16.0	$ 25,112.29	$ 39,469.47	$ 64,581.77
Comm./Retail/ Multi Family	Compound	3"	16.0	$ 25,112.29	$ 39,469.47	$ 64,581.77
Comm./Retail/ Irrigation/ Multi Family	Turbine	3"	35.0	$ 54,933.15	$ 86,339.48	$ 141,272.62
Comm./Retail/ Multi Family	Compound	4"	25.0	$ 39,237.96	$ 61,671.05	$ 100,909.02
Comm./Retail/ Irrigation/ Multi Family	Turbine	4"	65.0	$102,018.70	$160,344.74	$ 262,363.44
Industrial	Compound	6"	50.0	$ 78,475.92	$123,342.11	$ 201,818.03
Industrial/ Irrigation	Turbine	6"	140.0	$219,732.58	$345,357.90	$ 565,090.48
Industrial	Compound	8"	80.0	$125,561.47	$197,347.37	$ 322,908.85
Industrial/ Irrigation	Turbine	8"	240.0	$376,684.42	$592,042.12	$ 968,726.54

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 24, 2019
6:00 P.M.

CALL TO ORDER

OPEN FORUM

CONSENT AGENDA

1. Approval of Minutes for the *August 27, 2019* Planning and Zoning Commission meeting.

2. **P2019-037** (Korey)
   Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Carla Rankin Real Estate Holding for the approval of a final plat for Lot 1, Block A, Rankin Addition being a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street [*SH-205*], and take any action necessary.

3. **P2019-038** (David)
   Consider a request by Bryon Connally of CBG Surveying Texas, LLC on behalf of Shannon McCord Riddell for the approval of a replat for Lot 1, Block A, Goliad-Riddle Addition being a 0.4079-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

DISCUSSION ITEMS

5. **Z2019-021** (David)
   Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

6. **Z2019-022** (Korey)
   Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

7. **Z2019-024** (David)
   Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [*N. Goliad Street*], and take any action necessary.

8. **SP2019-035** (Korey)
   Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [*FM-3097*], and take any action necessary.

9. **SP2019-037** (David)
   Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [*FM-740*], and take any action necessary.

10. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).

- ✓ P2019-017: Preliminary Plat for the Emerson Farms Addition [*Approved*]
- ✓ P2019-031: Final Plat for Saddle Star South, Phase 1 Addition [*Approved*]
- ✓ P2019-033: Replat for Lot 47, Block D, Park Place West, Phase II Addition 1 [*Approved*]
- ✓ Z2019-017: Zoning Change (AG to PD) for Townhomes (*1st Reading*) [*Withdrawn*]
- ✓ Z2019-018: Amendment to Planned Development District 5 (PD-5) (*1st Reading*) [*Approved*]
- ✓ Z2019-019: Specific Use Permit (SUP) for a Freestanding Commercial Antenna (*1st Reading*) [*Withdrawn*]
- ✓ Z2019-020: Zoning Change (AG to C) for the Panzner Addition (*1st Reading*) [*Approved*]

ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 20th day of September 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 24, 2019
5:00 PM

CALL TO ORDER

OPEN FORUM

CONSENT AGENDA

1. **SP2019-038** (David)
   Consider a request for the approval of an amended site plan for an existing restaurant (*i.e. Braum's Ice Cream & Dairy Store*) on a 1.30-acre parcel of land identified as Lot 1A, Block A, Braum's Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1820 S. Goliad Street., and take any action necessary.

ACTION ITEMS

2. **SP2019-035** (Korey)
   Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [*FM-3097*], and take any action necessary.

3. **SP2019-037** (David)
   Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [*FM-740*], and take any action necessary.

ADJOURNMENT

The City of Rockwall Architecture Review Board (ARB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 20th day of September 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 27, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Tracey Logan, Mark Moeller and Sedrick Thomas. Absent from the meeting was Annie Fishman and John Womble. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, and Civil Engineer Sarah Hager.

II. OPEN FORUM

Vice-Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Vice-Chairman Chodun closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the July 30, 2019 Planning and Zoning Commission meeting.

2. P2019-032
Consider a request by Jay and Terri Bedford of A. J. Bedford Group, Inc. on behalf of Raymond Jowers for the approval of a replat for Lot 8, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land identified as Lot 7, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

3. P2019-034
Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a replat for Lots 29-33, Block A, Whisper Rock Addition being a 1.177-acre tract of land currently identified as Lots 1-5, Block A, Whisper Rock Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive, and take any action necessary.

4. P2019-036
Consider a request by Price Pointer of TCB Construction Group, LLC for the approval of a replat for Lot 1, Block A, TCB Addition being a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 505 N. Goliad Street, and take any action necessary.

5. SP2019-034
Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a site plan for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Logan seconded the motion which passed by a vote of 5-0 with Commissioners Womble and Fishman absent.

IV. APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Vice-Chairman Chodun indicated agenda item #7 would be moved to the end of the agenda.

V. ACTION ITEMS

7. Hold an election to elect a Chairman and Vice-Chairman for the Planning and Zoning Commission.

Commissioner Moeller nominated Vice-Chairman Chodun for Chairman of the Commission. Commissioner Logan seconded the motion which passed by a vote of 5-0 with Commissioners Fishman and Womble absent. Commissioner Moeller made a motion to nominate Commissioner Welch as Vice-Chairman. Commissioner Thomas seconded the motion which passed by a vote of 5-0 with Commissioners Fishman and Womble absent.

VI. DISCUSSION ITEMS

8. Z2019-017

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

Vice Chairman Chodun asked the applicant to come forward and speak.

Lance Tyler
1501 The Rock
Rockwall, TX

Mr. Tyler came forward and provided information and background pertaining to his request. Mr. Tyler indicated he was available for questions.

Vice-Chairman Chodun asked for questions from the Commission. Commissioner Logan asked in regards to the access. Commissioner Moeller shared concern with the high density and rear driveway being the only access for parking. Commissioner Welch asked in regards to the design.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

9. Z2019-018

Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-1114, and take any action necessary.

Planning Director, Ryan Miller, provided a brief summary and background of the request. Mr. Miller indicated that the applicant was present and available for questions as well as staff.

Vice Chairman Chodun asked the applicant to come forward and speak.

Rob Whittle
P.O. Box 369
Rockwall, TX

Mr. Whittle came forward and provided additional information in regards to the request. Mr. Whittle indicated he was available for questions.

Vice-Chairman Chodun asked for questions from the Commission.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

10. Z2019-019

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

Vice Chairman Chodun asked the applicant to come forward and speak.

Doug Henderson
1870 Crown Drive
Dallas, TX

Mr. Henderson came forward and provided a brief summary of the request. He indicated he was available for questions.

Vice-Chairman Chodun asked for questions from the Commission. Commissioner Welch asked if the subject property is owned by the City of Rockwall. Senior Planner, Korey Brooks, indicated that the city tower is in a city facility. The request is to add an additional tower with the existing one remaining on the site. Commissioner Moeller asked in regards to the platforms within the tower.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

11. Z2019-020

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary.

Vice Chairman Chodun asked the applicant to come forward and speak.

Todd Panzner
1600 Eldridge Parkway
Houston, TX

Mr. Panzner came forward and provided brief comments in regards to details pertaining to the request and indicated he was available for questions.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

12. P2019-017

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

Senior Planner, Korey Brooks provided brief comments in regards to the request. The case is before the Commission because it will go before the Parks Board to access fees and will be on the consent agenda at the next scheduled meeting.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

13. P2019-031

Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

Planning Manager, David Gonzales, shared that the purpose for discussion on the request is due to some adjustments that needed to be made to some of the lots within the subdivision and those as well as comments that staff has forwarded are being worked on by the applicant. The item will be on the consent agenda at the next scheduled meeting.

Mr. Gonzales indicated that the applicant was present and available for questions as well as staff.

Vice-Chairman Chodun asked for questions from the Commission.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

14. P2019-033

Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.

Senior Planner, Korey Brooks, shared that the case was on the agenda due to issues with the easements and should the issues be resolved it will be on the consent agenda at the next scheduled meeting.

Mr. Brooks indicated staff was available for questions. Vice-Chairman Chodun asked for questions from the Commission.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

15. P2019-035

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Adam Buczek of Stone Creek Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

Planning Manager, David Gonzales, shared that the applicant indicated they would like to withdraw the application and no action is necessary from the Commission. Mr. Gonzales indicated staff was available for questions.

Vice-Chairman Chodun asked for questions from the Commission.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

16. SP2019-030

Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

Planning Manager, David Gonzales, shared that the Architectural Review Board reviewed the site plan and forwarded a recommendation of approval along with the variances and exceptions being requested. Mr. Gonzales indicated that the applicant was present and available for questions as well as staff.

Vice Chairman Chodun asked the applicant to come forward and speak.

Bobby Pross
4050 Wayne's Brick Road
Dallas, TX

Mr. Pross came forward and provided comments in regards to the request and indicated he was available for questions.

Vice-Chairman Chodun asked for questions from the Commission.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

17. SP2019-031

Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City or Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and take any action necessary.

Vice Chairman Chodun asked the applicant to come forward and speak.

Ryan Moorman
417 Windermere
Heath, TX

Mr. Moorman came forward and provided comments pertaining to the request for approval of a site plan for an office building. Mr. Moorman indicated he was available for questions.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

18. SP2019-033

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

Vice Chairman Chodun asked the applicant to come forward and speak.

Jimmy Strohmeyer
2701 Sunset Ridge
Rockwall, TX

Mr. Strohmeyer came forward and provided comments pertaining to the request for approval of the site plan for a strip retail center and restaurant they are bringing forward. Mr. Strohmeyer indicated he was available for questions.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

19. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2019-029: Preliminary Plat for the Northgate Subdivision [*Approved*]
- ✓ P2019-026: Master Plat for the Northgate Subdivision [*Approved*]
- ✓ Z2019-015: SUP for a Minor Automotive Facility [*Approved*]
- ✓ Z2019-016: Legislative Update Text Amendment (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:54 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Eric Chodun, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

20. Capital Improvements Advisory Committee Meeting (CIAC) [*6:30 PM*]

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	September 24, 2019
APPLICANT:	Dub Douphrate; *Douphrate & Associates, Inc.*
CASE NUMBER:	P2019-037; *Lot 1, Block A, Rankin Addition*

SUMMARY

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Carla Rankin Real Estate Holding for the approval of a final plat for Lot 1, Block A, Rankin Addition being a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to final plat a 0.29-acre tract of land (*i.e. Tract 22, of the J. Strickland Survey, Abstract No. 187*) into one (1) lot (*i.e. Lot 1, Block A, Rankin Addition*) for the purpose of converting a single-family home into an office.

☑ The subject property was annexed in 1983 [*Ordinance No. 83-57*] and currently contains a single-family home. On June 25, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-020*] for the purpose of converting a single-family home into an office.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 1, Block A, Rankin Addition*, staff would propose the following conditions of approval:

(1) The final plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2019-037	**Owner**	CLARK, BRUCE	**Applied**	9/13/2019 KB
Project Name	Rankin Office	**Applicant**	DUB DOUPHRATE	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
4035 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CASTLE RIDGE PH 1	22		22	0187-0000-0022-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
ENGINEERING	Sarah Johnston	9/13/2019	9/20/2019	9/20/2019	7	APPROVED	
FIRE	Ariana Hargrove	9/13/2019	9/20/2019	9/20/2019	7	APPROVED	
GIS	Lance Singleton	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
PLANNING	Korey Brooks	9/13/2019	9/20/2019	9/18/2019	5	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2019-037; Lot 1, Block A, Rankin Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Carla Rankin Real Estate Holding for the approval of a final plat for Lot 1, Block A, Rankin Addition being a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street [SH-205]
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2019-037) in the lower right-hand corner of all pages on future submittals.
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:
(1) Please label the Point of Beginning
(2) Please show and label front setback and Landscape buffer.
(3) Show and label adjacent properties. It is not necessary to show Glenmere Court.
(4) Can this plat be reduced to one page?
(5) Please note, the graphic scale is off.
I.6 Please note that failure to address all comments provided by staff by 5:00 PM on October 1, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2019; The Planning & Zoning Meeting September 26, 2019.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

N

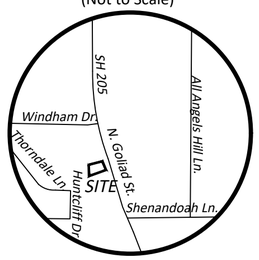
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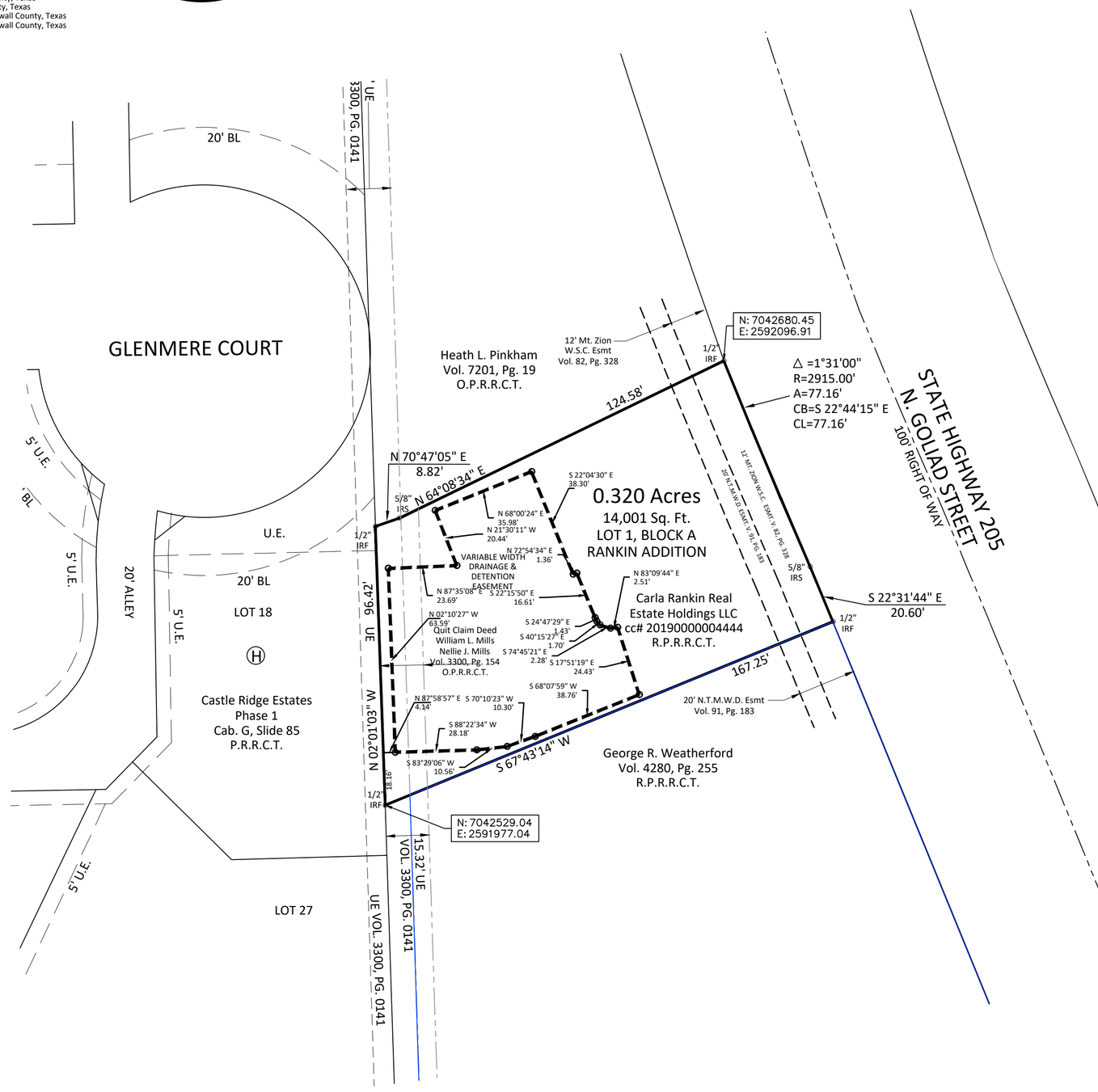
Scale: 1" = 30'

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

Vicinity Map
(Not to Scale)





GENERAL NOTES:

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have bee accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on document recorded in Clerk File #20190000000444 or the Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0030L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

Case No.: P

FINAL PLAT
RANKIN ADDITION
LOT 1, BLOCK A

BEING 0.320 ACRES LOCATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
CARLA RANKIN REAL ESTATE HOLDINGS LLC
807 MOUNTCASTLE DRIVE
ROCKWALL, TEXAS 75087

Scale:	1" = 30'
Date:	July 7, 2019
Technician:	Bedford
Drawn By:	Bedford
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	RANKIN ADDITION FINAL PLAT
Job. No.	658-006
GF No.	

Engineer:
DOUPHRATE & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-886
2235 RIDGE ROAD
ROCKWALL, TEXAS 75087 972-771-9004

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 1 Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

N:\ALL FILES\DOUPHRATE\4035 N GOLIAD\RANKIN ADDITION FINAL PLAT.dwg, PLAT, 8/16/2019 9:04:37 AM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 0.320 acre tract of land situated in the J. STRICKLAND SURVEY, ABSTRACT NO. 187, in the City of Rockwall, Rockwall Dallas, County, Texas and being part of a conveyed to CARLA RANKIN REAL ESTATE HOLDINGS, LLC according to the document recorded in Clerk File #20190000004444 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for southwest corner of the herein described tract of land and being located in the east line of *CASTLE RIDGE ESTATES, PHASE 1* recorded in CABINET G, SLIDE 85 of the Official Public Records of Rockwall County, Texas;

THENCE with the east line of said CASTLE RIDGE ESTATES, PHASE 1, ***NORTH 02°01'03" WEST*** a distance of ***96.42*** feet to a ½ inch iron rod found for corner;

THENCE departing the east line of said Castle Ridge Estates, ***NORTH 70°47'05" EAST*** a distance of ***8.82*** feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 64°08'34" EAST a distance of ***124.58*** feet to a ½ inch iron rod found is the west line of STATE HIGHWAY 205 (NORTH GOLIAD STREET) and being the beginning of a curve to the left having a radius of 2,915.00 and a chord bearing of South 22°44'15" East;

THENCE along the west line of said STATE HIGHWAY 205 (NORTH GOLIAD STREET) as follows:

Continuing with said curve to the left through a central angle of ***01°31'00"*** for an arc length of ***77.16*** feet to a 5/8 inch iron rod set for corner;

SOUTH 22°31'44" EAST a distance of ***20.60*** feet to a ½ inch iron rod found for corner;

THENCE departing the west line of said STATE HIGHWAY 205 (NORTH GOLIAD STREET), ***SOUTH 67°43'14" WEST*** a distance of ***167.25*** feet to a ½ iron rod found for corner in the east line of said CASTLE RIDGE ESTATES, PHASE 1;

THENCE along the east line of said *CASTLE RIDGE ESTATES, PHASE 1*, ***NORTH 02°01'03" WEST*** a distance of ***96.42*** feet to the ***POINT OF BEGINNING***;

CONTAINING within these metes and bounds ***0.320 acre or 14,001 square feet*** of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, **CARLA RANKIN REAL ESTATE HOLDINGS, LLC** the undersigned owners of the land shown on this plat, and designated herein as the **RANKIN ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **RANKIN ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

CARLA RANKIN REAL ESTATE HOLDINGS, LLC

_____
Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

GENERAL NOTES:

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have bee accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on document recorded in Clerk File #2019000000444 or the Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0030L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

Case No.: P

FINAL PLAT
RANKIN ADDITION
LOT 1, BLOCK A

BEING 0.320 ACRES LOCATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
CARLA RANKIN REAL ESTATE HOLDINGS LLC
807 MOUNTCASTLE DRIVE
ROCKWALL, TEXAS 75087

Engineer:
DOUPHRATE & ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-886
2235 RIDGE ROAD
ROCKWALL, TEXAS 75087 972-771-9004

Scale:	1" = 60'
Date:	July 7, 2019
Technician:	Bedford
Drawn By:	Bedford

Checked By:

P.C.:	Cryer/Spradling
File:	RANKIN ADDITION FINAL PLAT
Job. No.	658-006
GF No.	

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

Sheet: 2 Of: 3

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

N:\ALL FILES\DOUPHRATE\4035 N GOLIAD\RANKIN ADDITION FINAL PLAT.dwg, PLAT, 8/15/2019 12:32:02 PM

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	September 24, 2019
APPLICANT:	Bryon Connally; *CBG Surveying Texas, LLC*
CASE NUMBER:	P2019-038; *Lot 1, Block A, Goliad-Riddell Addition*

SUMMARY

Consider a request by Bryon Connally of CBG Surveying Texas, LLC on behalf of Shannon McCord Riddell for the approval of a replat for Lot 1, Block A, Goliad-Riddle Addition being a 0.4079-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a replat for a 0.4079-acre parcel of land [*i.e. Lot 1, Block A, Goliad-Riddell Addition*] for purpose of establishing a drainage & detention easement for the in conjunction with the expansion of the existing building on the subject property. The *subject property* is zoned General Retail (GR) District and addressed as 501 S. Goliad Street.

☑ On August 13, 2019, the Planning and Zoning Commission approved a site plan [*i.e.SP2019-029*] for the purpose of expanding an existing personal service facility [*i.e. Jour Salon & Spa*] subject property. The proposed expansion will increase the total square footage of the existing structure to 3,448 SF (*i.e. an increase of 736 SF*). According to the Rockwall Central Appraisal District (RCAD) records, the existing structure was constructed in 1990.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 1, Block A, Goliad-Riddell Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	9/13/2019	KB
Project Number	P2019-038	**Owner**	MCCORD, SHANNON	**Approved**		
Project Name	Lot 1, Block A, Goliad-Riddle Addition	**Applicant**	CBG SURVEYING, TEXAS LLC	**Closed**		
Type	PLAT			**Expired**		
Subtype	REPLAT			**Status**	9/20/2019	DG
Status	P&Z HEARING					

Site Address	**City, State Zip**	**Zoning**
501 S GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CARABAJAL	C	117	C	3140-0117-000C-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
ENGINEERING	Sarah Johnston	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	
(9/20/2019 12:07 PM SJ) M - Need easement bearings and distances for outfall to ROW and detention pond. M - Remove contours and trees. M - Add note, "5. Property owner shall be responsible for all maintenance repair, and reconstruction of drainage and detention easements."							
FIRE	Ariana Hargrove	9/13/2019	9/20/2019	9/20/2019	7	APPROVED	
GIS	Lance Singleton	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
PLANNING	David Gonzales	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	See comments

(9/20/2019 9:38 AM DG)
P2019-038: Replat – Goliad-Riddell Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a replat for Lot 1, Block A, Goliad-Riddle Addition being a 0.4079-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street.

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2019-038) in the lower right hand corner of all pages on future submittals.

I.4 The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 Correct Title Block to read as follows:
Final Plat
GOLIAD-RIDDELL ADDITION
Lot 1, Block A
17,769 Sq. Ft. / 0.4079-acres
Being a replat of Lots C, Block 117, BF Boydston Addition,
Situated in the E.P. Gaines Chisum Survey, Abstract No. 64
City of Rockwall, Rockwall County, Texas

I.6 Provide a label indicating the center line of both street rights-of-way (i.e. S. Goliad Street & Storrs Street).

M.7 Remove the following improvements from the plat as these items are not associated with a final plat (Sec. 38-10, Final Plat, Art. I, UDC):
1) Remove building footprint.
2) Remove parking lot improvements and striping detail.
3) Remove all tree detail and symbols.
4) Remove retaining wall detail.

M.8 Provide the following information on the plat (Sec. 38-10, Final Plat, Art. I, UDC):
1) Provide a label for the addition's name above Lot 1, Block A (i.e. Goliad-Riddell Addition).
2) Delineate and label building setbacks adjacent to streets.
3) Delineate and label all easements (i.e. existing and proposed).
4) Delineate and label the street rights-of-way (i.e. Storrs Street).
5) Use a lighter gray scale for contour lines (or dashed lines).

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case for compliance. Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final

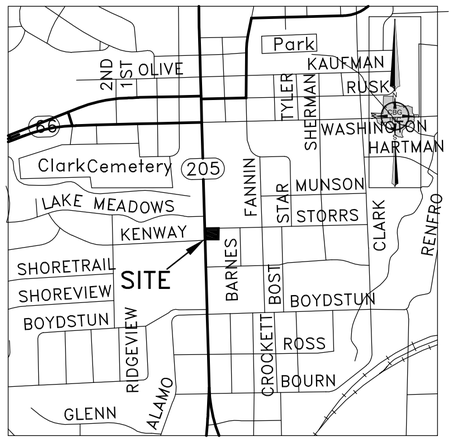
review by staff.

I.10 The Planning and Zoning meeting will be held on September 24, 2019. This case will be on the Consent Agenda.

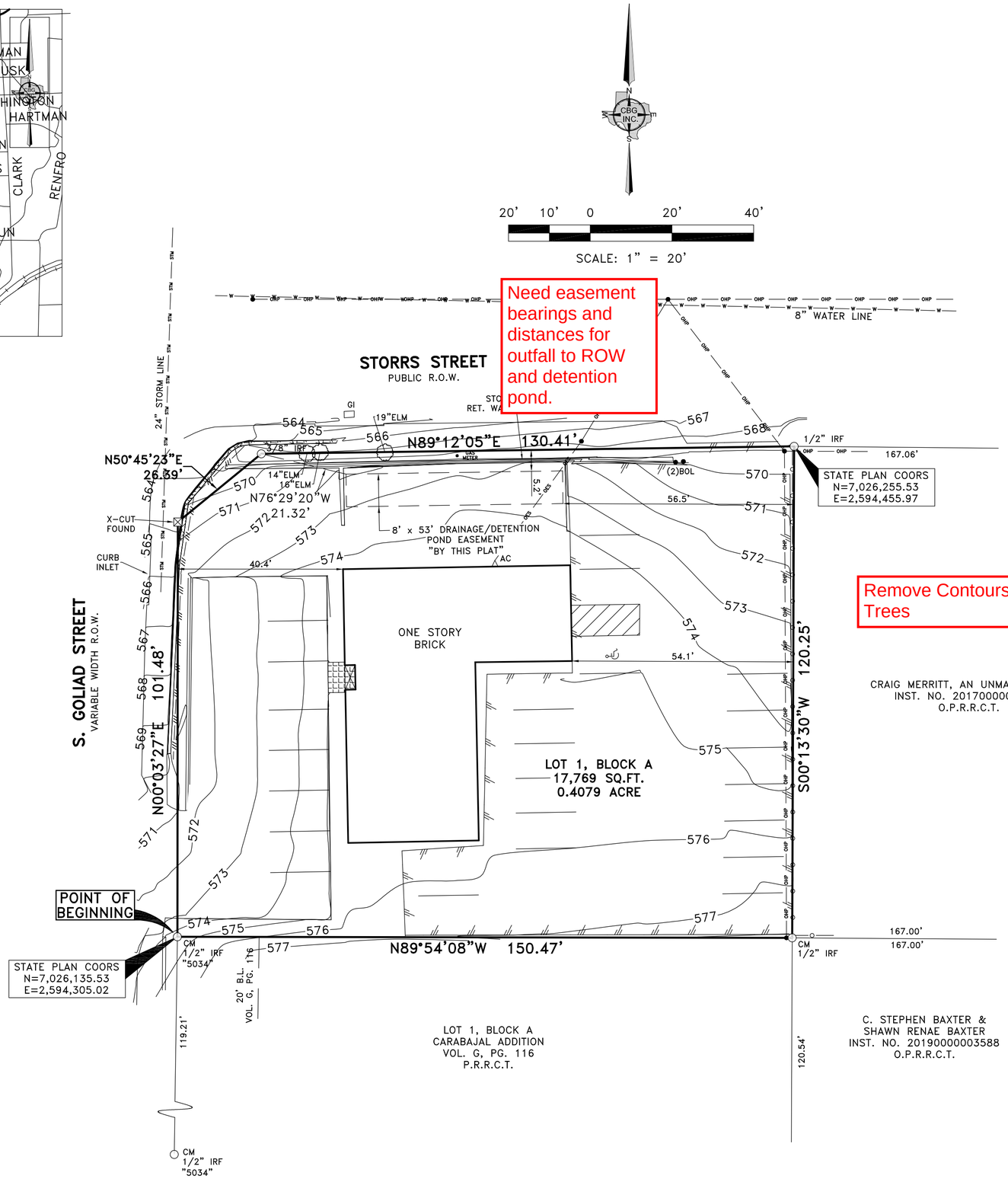
I.11 The City Council meeting will be held on October 7, 2019. This case will be on the Consent Agenda.

I.12 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.13 Staff recommends that a representative be present for the meetings as scheduled above The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.

3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

5) DRAINAGE/DETENTION EASEMENT SHALL BE OWNED, MAINTAINED, REPAIRED BY PROPERTY OWNER.

5. Property owner shall be responsible for all maintenance repair, and reconstruction of drainage and detention easements.

LEGEND:

IRS	IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
1/2 IRF	1/2 INCH IRON ROD FOUND
CM	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

REPLAT
GOLIAD-RIDDELL ADDITION
LOT 1, BLOCK A
17,769 SQ.FT. / 0.4079 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLETIPSYBOUTIQUE.COM

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Shannon McCord Riddell, a married woman, being the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64 and being that same tract of land conveyed to Shannon McCord Riddell by General Warranty Deed recorded in Instrument No. 20140000018421, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod stamped "5034" found at the Northwest corner of Lot 1, Block A of Carabajal Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume G, Page 116, Map Records, Rockwall County, Texas, said point being on the East right-of-way line of S. Goliad Street (variable width right-of-way);

THENCE North 00 degrees 03 minutes 27 seconds East, along said East right-of-way line of said S. Goliad Street, a distance of 101.48 feet to an "X" found at a corner clip;

THENCE North 50 degrees 45 minutes 23 seconds East, along said corner clip, a distance of 26.39 feet to a 3/8 inch iron rod found for corner on the South right-of-way line of Storrs Street (public right-of-way);

THENCE North 89 degrees 12 minutes 05 seconds East, along said South right-of-way line of said Storrs Street, a distance of 130.41 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Craig Merritt by Deed recorded in Instrument No. 20170000016401, Official Public Records, Rockwall County, Texas, said corner being in the South right-of-way line of said Storrs Street;

THENCE South 00 degrees 13 minutes 30 seconds West, along the West line of said Merritt tract, a distance of 120.25 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Merritt tract, also being the Northwest corner of a tract of land conveyed to C. Stephen Baxter and Shawn Renae Baxter by Deed recorded in Instrument No. 20190000003588, Official Public Records, Rockwall County, Texas, said corner also being the Northeast corner of said Lot 1, Block A, Carabajal Addition;

THENCE North 89 degrees 54 minutes 08 seconds West, along the North line of said Lot 1, Block A, Carabajal Addition, a distance of 150.47 feet to the POINT OF BEGINNING and containing 17,769 square feet or 0.4079 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **GOLIAD-RIDDELL ADDITION**, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **GOLIAD-RIDDELL ADDITION** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Shannon McCord Riddell, (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shannon McCord Riddell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of_____, 2019.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2019.

RELEASED FOR REVIEW 8/8/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the _____ day of_____ 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2019.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

OWNER: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLETIPSYBOUTIQUE.COM

REPLAT
GOLIAD-RIDDELL ADDITION
LOT 1, BLOCK A
17,769 SQ.FT. / 0.4079 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgintctx.com

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

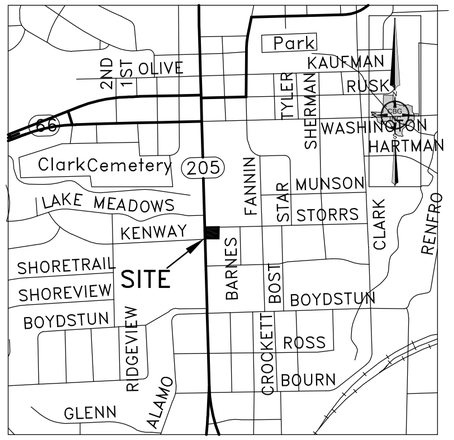
CASE NO. _____



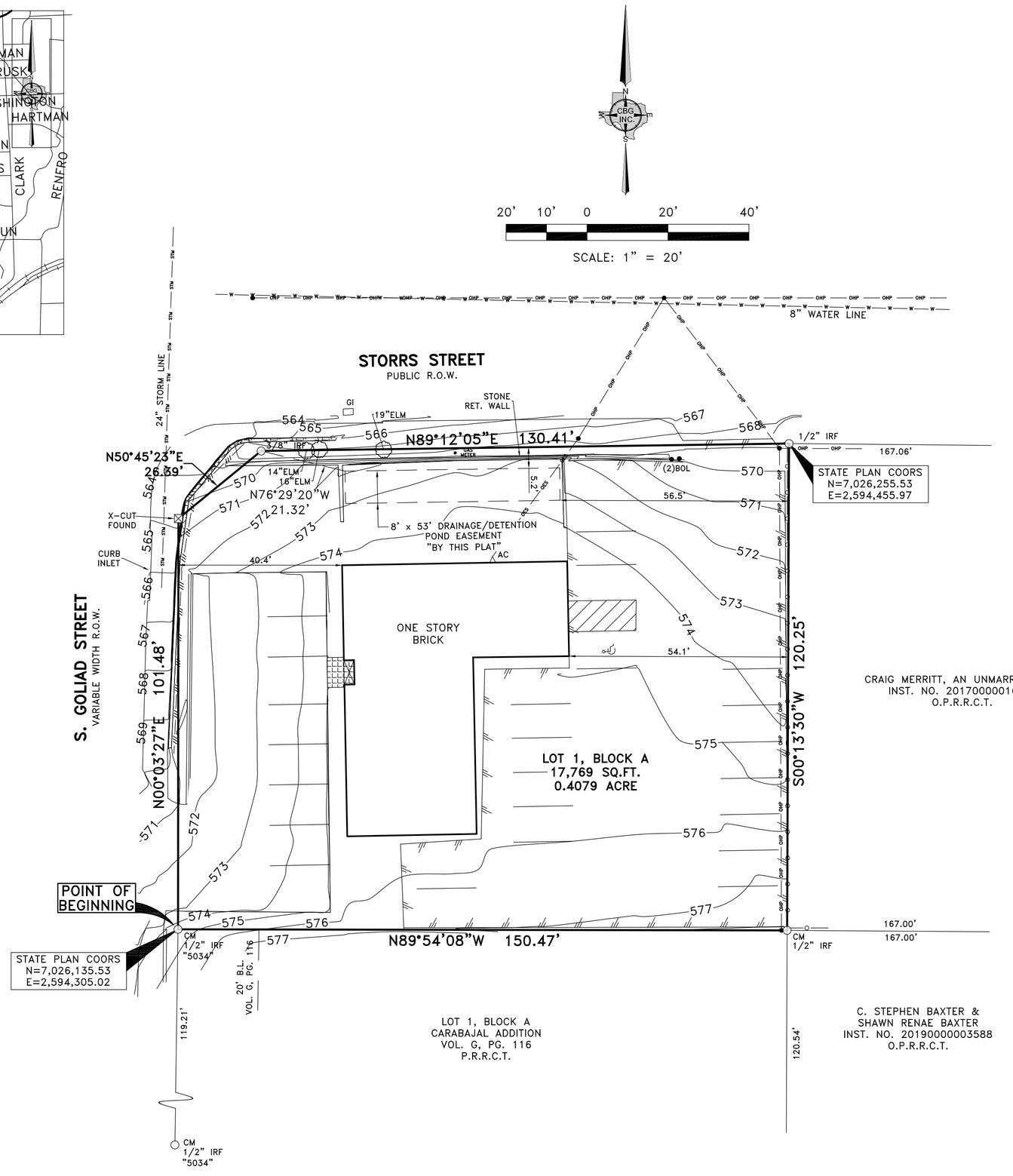
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.

3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

5) DRAINAGE/DETENTION EASEMENT SHALL BE OWNED, MAINTAINED, REPAIRED BY PROPERTY OWNER.

LEGEND:

IRS	IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
1/2 IRF	1/2 INCH IRON ROD FOUND
CM	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

REPLAT
GOLIAD-RIDDELL ADDITION
LOT 1, BLOCK A
17,769 SQ.FT. / 0.4079 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLETIPSYBOUTIQUE.COM

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Shannon McCord Riddell, a married woman, being the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64 and being that same tract of land conveyed to Shannon McCord Riddell by General Warranty Deed recorded in Instrument No. 20140000018421, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod stamped "5034" found at the Northwest corner of Lot 1, Block A of Carabajal Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume G, Page 116, Map Records, Rockwall County, Texas, said point being on the East right-of-way line of S. Goliad Street (variable width right-of-way);

THENCE North 00 degrees 03 minutes 27 seconds East, along said East right-of-way line of said S. Goliad Street, a distance of 101.48 feet to an "X" found at a corner clip;

THENCE North 50 degrees 45 minutes 23 seconds East, along said corner clip, a distance of 26.39 feet to a 3/8 inch iron rod found for corner on the South right-of-way line of Storrs Street (public right-of-way);

THENCE North 89 degrees 12 minutes 05 seconds East, along said South right-of-way line of said Storrs Street, a distance of 130.41 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Craig Merritt by Deed recorded in Instrument No. 20170000016401, Official Public Records, Rockwall County, Texas, said corner being in the South right-of-way line of said Storrs Street;

THENCE South 00 degrees 13 minutes 30 seconds West, along the West line of said Merritt tract, a distance of 120.25 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Merritt tract, also being the Northwest corner of a tract of land conveyed to C. Stephen Baxter and Shawn Renae Baxter by Deed recorded in Instrument No. 20190000003588, Official Public Records, Rockwall County, Texas, said corner also being the Northeast corner of said Lot 1, Block A, Carabajal Addition;

THENCE North 89 degrees 54 minutes 08 seconds West, along the North line of said Lot 1, Block A, Carabajal Addition, a distance of 150.47 feet to the POINT OF BEGINNING and containing 17,769 square feet or 0.4079 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **GOLIAD-RIDDELL ADDITION**, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **GOLIAD-RIDDELL ADDITION** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Shannon McCord Riddell, (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shannon McCord Riddell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of_____, 2019.

By: _____

printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2019.

RELEASED FOR REVIEW 8/8/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the _____ day of_____ 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2019.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

OWNER: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLETIPSYBOUTIQUE.COM

REPLAT
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SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. _____

City of Rockwall

Project Plan Review History

Project Number	Z2019-021	**Owner**	R, & R HANCE INVESTMENTS LP	**Applied**	9/13/2019	KB
Project Name	Saddle Star South	**Applicant**		**Approved**		
Type	ZONING			**Closed**		
Subtype	PD			**Expired**		
Status	P&Z HEARING			**Status**	9/20/2019	DG

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GIDEON GROVE	2-03		2-03	0097-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Building Inspecons Dep	Russell McDowell	9/17/2019		9/17/2019		APPROVED	
ENGINEERING	Sarah Johnston	9/13/2019	9/20/2019	9/20/2019	7	APPROVED	Comments

(9/20/2019 12:02 PM SJ)
I - 16" water line to be installed along John King frontage (Water Master Plan)
I - Drainage and deten. on easements to be maintaned by the HOA.
I - Per the Stoney Hollow Li Station report dated 4-22-2019, phase 3 will overload the li s taon .
I - Root barriers are required for trees in roadway medians.
I - 4% Engineering Fee
I - Impact Fees
I - Retaining walls 3' and over must be engineered. all retaining walls to be rock or stone face. No smooth concrete walls.
I - Cul-de-sac to have a 47.5'R paving and 57.5'R for ROW.
I - Must have Detention. Manning's C-valve is per zoning. Drainage basins with 20 acres or more must use the unit hydograph method. Review fees apply.
I - Site plan - Must show exisng /proposed water and sewer
I - Stoney Hollow Li St ation pro-rata
I - Need right to serve letter water release from Mt.Zion ph2 and ph3.

FIRE	Ariana Hargrove	9/13/2019	9/20/2019	9/20/2019	7	APPROVED	
PLANNING	David Gonzales	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(9/20/2019 11:43 AM DG)
Z2019-021: Amendment to PD-79 Saddle Star South Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive.

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2019-021) in the lower right hand corner of all pages on future submittals.

I.4 The proposed zoning change shall conform to all standards and requirements of the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 If approved, any development shall conform to all standards and requirements of Article V, of the Unified Development Code (UDC); including Planned Development District 79 (PD-79), SH-205 By-Pass Overlay (SH-205 BY-OV) District, and the General Residential District Standards.

M.6 Provide staff with an updated Concept Plan and make changes to the Land Use Data Table indicating the changes per the draft ordinance regarding the number of lots for the development, density of dwelling units per acre (i.e. du/ac), and the percentage & acres of open space provided.

I.7 Please review the attached draft ordinance prior to the September 24, 2019 Planning & Zoning Commission meeting, and provide staff with your markups by October 1, 2019. Additionally, please provide staff with a letter of consent regarding the changes to the draft ordinance.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 8, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 24, 2019.

I.9 The projected City Council meeting dates for this case will be October 21, 2019 [1st Reading] & November 4, 2019 [2nd Reading].

I.10 Staff recommends that a representative be present for the meetings as scheduled above. Failure to have a representative present for the scheduled meetings may result in a delay of the request. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 0°38'27" W	40.00'
L3	S 89°38'05" W	34.29'

STONE CREEK SF, LTD
VOLUME 5011, PAGE 9

FEATHERSTONE DRIVE
98' R.O.W.
CABINET H, PAGE 33

CITY OF ROCKWALL
STONE CREEK PHASE VI
CABINET I, PAGE 161

JOHN KING BOULEVARD
(APPARENT 120' RIGHT-OF-WAY)

16" Water Line to be installed along John King for entire property length

10' Hike & Bike Trail

N 0°38'27" W 261.96'

N 1°19'17" W 442.88'

N 1°10'15" W 596.15'

Monument Entry

Monument Entry

CITY OF ROCKWALL
ROCKWALL COUNTY

HAYS ROAD

Δ=56°09'19"
L=1117.31'
R=1140.00'
CB=N 44°02'06" W
CD=1073.12'

C.A. 5
(H.O.A./OPEN SPACE)

C.A. 6
(H.O.A./OPEN SPACE)

MIRANDA LANE
50' RIGHT-OF-WAY

RANDAS WAY
75' RIGHT-OF-WAY

PHASE ONE
PHASE TWO
PHASE THREE

EMILY DRIVE
50' RIGHT-OF-WAY

ROYS DRIVE
50' RIGHT-OF-WAY

C.A. 4
(H.O.A./OPEN SPACE)

AMENITY CENTER

Drainage/Detention easements to be maintained by the HOA.

Per the Stoney Hollow Lift station report, dated 4-22-2019, phase 3 will overload the lift station.

N 89°26'46" E 1099.11'

MICHAEL & STACY MILLER
CC #20170000011122

REMAINDER OF
R & R HANCE INVESTMENTS, L.P.
("FIRST TRACT")
VOLUME 5433, PAGE 49

10' Hike & Bike Trail

JOHN KING BOULEVARD
(120' RIGHT-OF-WAY)

N 72°06'44" W 1126.56'

MIRANDA LANE
50' RIGHT-OF-WAY

ROCKING H TRAIL
50' RIGHT-OF-WAY

C.A. 3
(H.O.A./OPEN SPACE)

RANDAS WAY
75' RIGHT-OF-WAY

JANET DRIVE
50' RIGHT-OF-WAY

JUDITH DRIVE
50' RIGHT-OF-WAY

JENNIFER LANE
75' RIGHT-OF-WAY

LAUREL DRIVE
50' RIGHT-OF-WAY

PARK RIDGE CENTRAL
60' RIGHT-OF-WAY

S 0°30'07" E 446.60'

S 0°32'13" E 596.04'

CITY OF ROCKWALL
ROCKWALL COUNTY

N 89°38'50" E 664.36'

PARK RIDGE ESTATES
CABINET A, PAGE 390

Monument Entry

C.A. 2
(H.O.A./OPEN SPACE)

RANDAS WAY
80' RIGHT-OF-WAY

SARAH DRIVE
50' RIGHT-OF-WAY

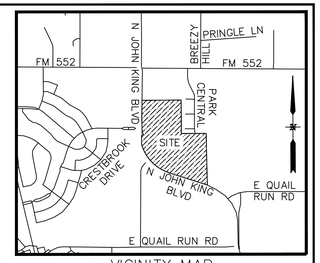
S 1°30'45" E 761.52'

S 1°17'27" E 669.75'

CITY OF ROCKWALL
ROCKWALL COUNTY

GIDEON GROVE LTD
CC #20150000014609
Proposed GIDEON GROVE NORTH

BLOCK A
WINDMILL VALLEY
SUBDIVISION
CABINET A, PAGE 157



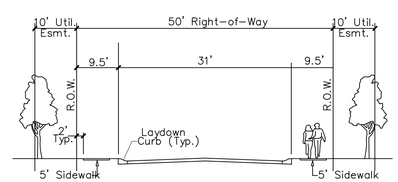
VICINITY MAP
NOT TO SCALE

0' 50' 100' 200'
Graphic scale (in feet): 1" = 100'

NOTE:
DETENTION TO BE PROVIDED PER CITY OF ROCKWALL DRAINAGE SPECIFICATIONS AND STANDARDS

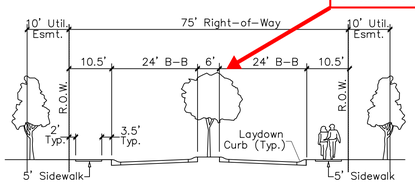
- 4% Engineering Fee
- Impact Fees
- Retaining walls 3' and over must be engineered. all retaining walls to be rock or stone face. No smooth concrete walls.
- Cul-de-sac to have a 47.5'R paving and 57.5'R for ROW.
- Must have Detention. Manning's C-valve is per zoning. Drainage basins with 20 acres or more must use the unit hydograph method. Review fees apply.
- Site plan - Must show existing/proposed water and sewer
- Stoney Hollow Lift Station pro-rata
- Need right to serve letter water release from Mt.Zion ph2 and ph3.

LAND USE DATA
TOTAL AREA ~ 70.408 ACRES / 3,066,972 SQ. FT.
TOTAL OPEN SPACE ~ 13.725 ACRE / 597,865 SQ. FT.
TYPICAL LOT SIZE ~ 70' x 125'
TOTAL LOTS ~ 178
DENSITY ~ 2.5 DWELLING UNITS / ACRE



PAVING DETAIL (50' R.O.W.)
SECTION 'A - A'

Root Barrier Required for all Street Trees



PAVING DETAIL (75' R.O.W.)
SECTION 'B - B'

EXHIBIT B
CONCEPT PLAN

CONCEPT PLAN

SADDLE STAR SOUTH

70.408 ACRES SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT No. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN L.P.
ENGINEERING / SURVEYING / PROJECT MANAGEMENT
201 WINDCO CIRCLE, SUITE 200 WYLIE, TX 75098
(972) 941-8400

DEVELOPER
K P A CONSULTING, INC.
3076 HAYS LANE ROCKWALL, TEXAS 75087
PAT ATKINS: 972-388-6383

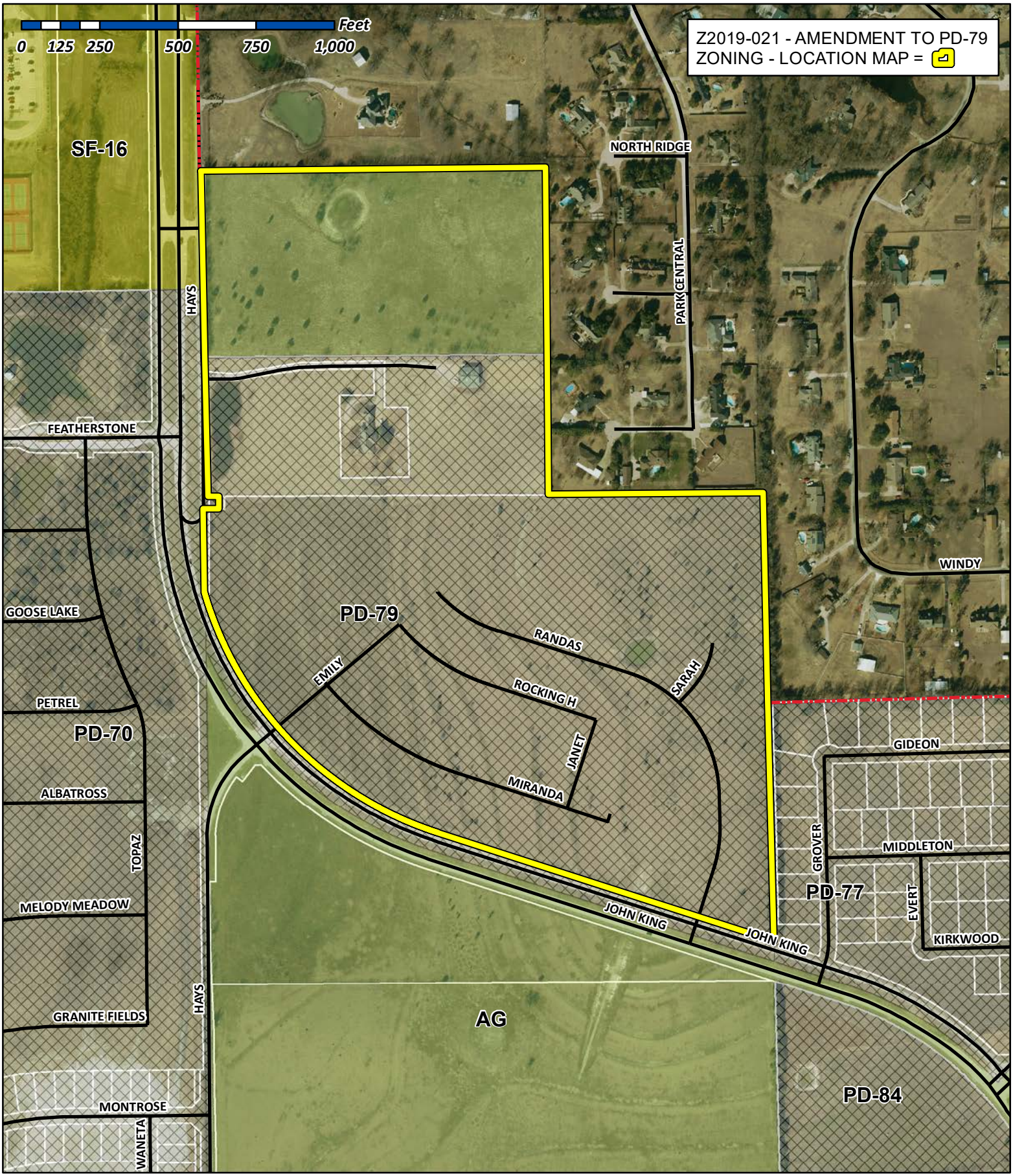
OWNERS

SADDLE STAR SOUTH HOLDINGS LLC.
2200 ROSS AVENUE
SUITE 4200W
DALLAS, TEXAS 75201

CDT ROCKWALL/2017 LLC
6925 F.M. 2515
KAUFMAN, TEXAS 75142

GWENDOLYN REED
3076 HAYS LANE
ROCKWALL, TEXAS 75087

DATE: SEPTEMBER 12, 2019



City of Rockwall

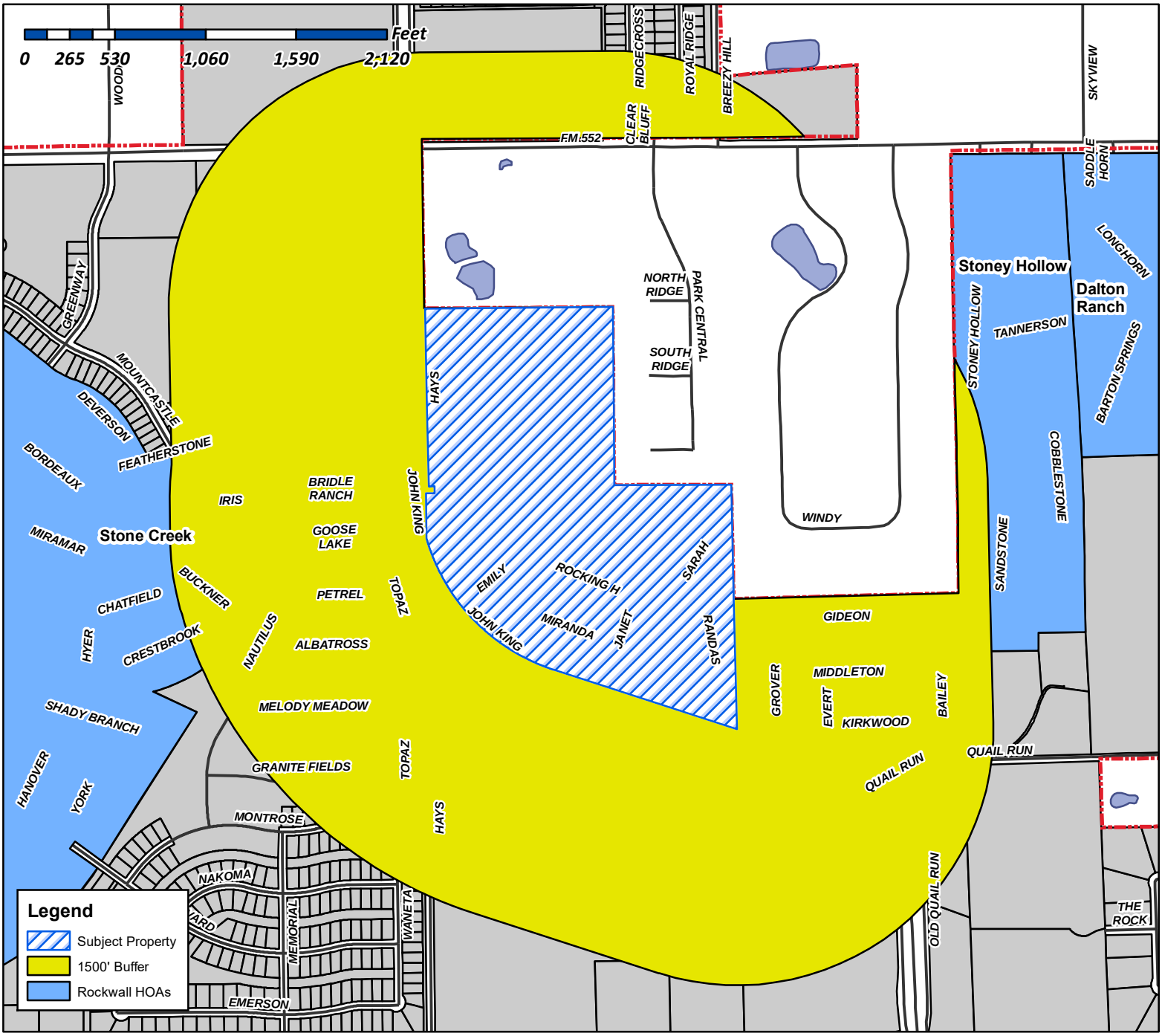
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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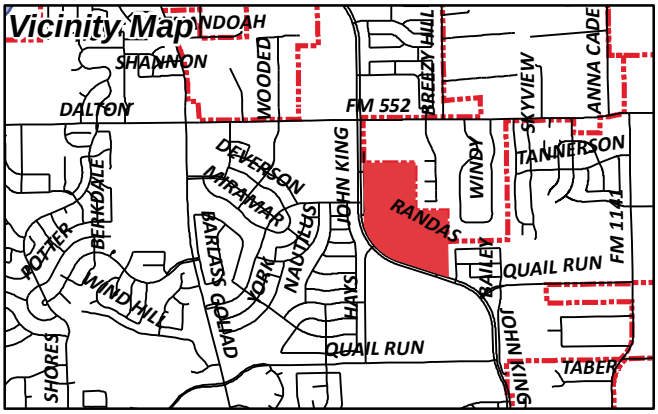
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Case Number: Z2019-021
Case Name: Amendment to PD-79
Case Type: Zoning
Zoning: Planned Development District
Case Address: East of John King & South of FM 552

Date Created: *9/13/2019*

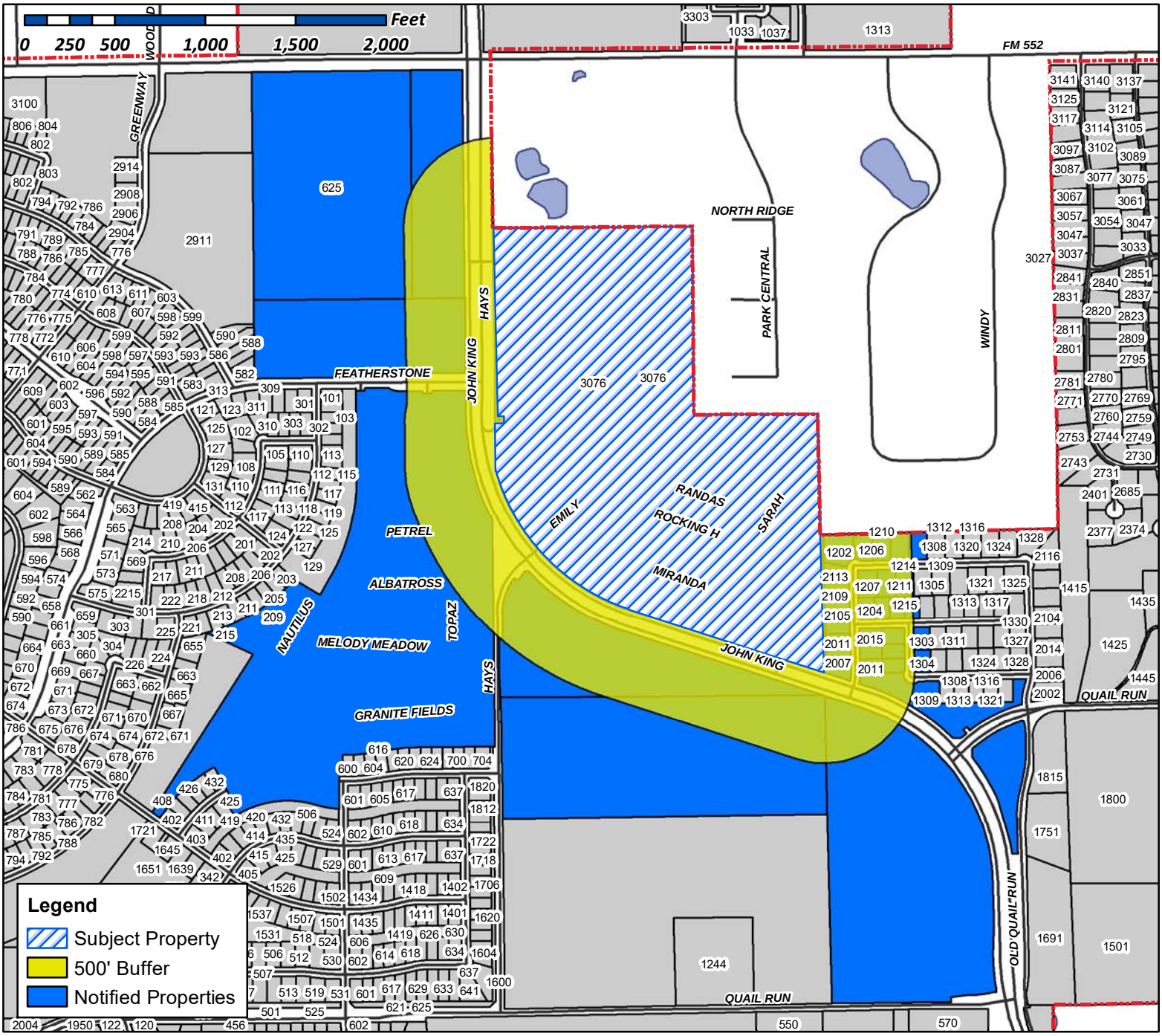
For Questions on this Case Call (972) 771-7745



City of Rockwall

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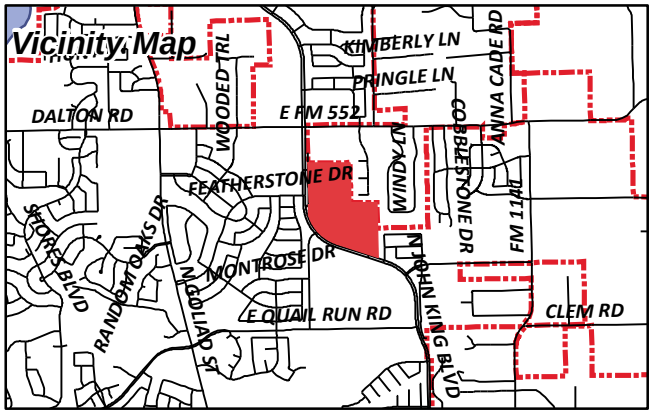
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Date Created: ***9/13/2019***

For Questions on this Case Call (972) 771-7745



PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

REED GWENDOLYN
3076 HAYS RD
ROCKWALL, TX 75087

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 75087

ROCKWALL I S D
625 FM552
ROCKWALL, TX 75087

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

SKORBURG CO.
ATTN: JOHN ARNOLD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

RANDA BARTON HANCE LIVING TRUST AND
LARRY HANCE
963 W YELLOW JACKET LN APT 107
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
963 W YELLOW JACKET LN
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-021: Saddle Star South

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/8/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 10/21/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/21/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-021: Saddle Star South

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SADDLE STAR LAND DEVELOPMENT L.L.C.

3076 HAYS LN.-ROCKWALL,TEXAS 75087-PAT ATKINS-DIRECTOR

9-13-19

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

LETTER OF EXPLANATION

RE: SADDLE STAR SOUTH-70.408 ACRES –OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC And Gwendolyn Reed

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

WE ARE THE SAID AUTHORIZED REPRESENATIVES OF THE OWNERS OF THE 70.408 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C.,TO PURSUE APPROVAL OF OUR PLANNED DEVELOMENT REQUEST . OUR REQUEST IS ADDING THE ADDITIONAL 14.995 ACRES TO THE OVERALL SADDLE STAR SOUTH DEVELOPMENT .

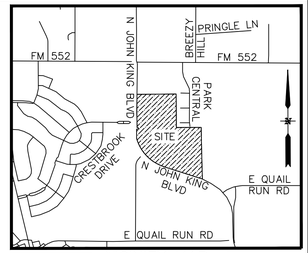
THIS ADDITION WILL REPRESENT THE 80’X125’ PRODUCT ALL OTHER REQUIREMENTS WITHIN THE ORIGINAL PLANNED DEVELOPMENT WILL REMAIN THE SAME.

SINCERELY

Pat Atkins

PAT ATKINS-DIRECTOR-SADDLE STAR

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 0°38'27" W	40.00'
L3	S 89°38'05" W	34.29'



VICINITY MAP
NOT TO SCALE

0' 50' 100' 200'
Graphic scale (in feet): 1" = 100'

NOTE:
DETENTION TO BE PROVIDED PER CITY OF ROCKWALL DRAINAGE SPECIFICATIONS AND STANDARDS

FEATHERSTONE DRIVE
98' R.O.W.
CABINET H, PAGE 33

CITY OF ROCKWALL
STONE CREEK PHASE VI
CABINET I, PAGE 161

STONE CREEK SF, LTD
VOLUME 5011, PAGE 9

JOHN KING BOULEVARD
(APPARENT 120' RIGHT-OF-WAY)

Monument Entry

10' Hike & Bike Trail

N 0°38'27" W 261.96'
N 1°19'17" W 442.88'
N 1°10'15" W 596.15'

L1
L2
L3

C.A. 5
(H.O.A./OPEN SPACE)

C.A. 6
(H.O.A./OPEN SPACE)

CITY OF ROCKWALL
ROCKWALL COUNTY

HAYS ROAD

Δ=56°09'19"
L=1117.31'
R=1140.00'
CB=N 44°02'06" W
CD=1073.12'

Monument Entry

MIRANDA LANE
50' RIGHT-OF-WAY

PHASE ONE
PHASE TWO

RANDAS WAY
75' RIGHT-OF-WAY

CITY OF ROCKWALL
ROCKWALL COUNTY

EMILY DRIVE
50' RIGHT-OF-WAY

C.A. 4
(H.O.A./OPEN SPACE)

AMENITY CENTER

ROYS DRIVE
50' RIGHT-OF-WAY

PHASE TWO
PHASE THREE

C.A. 6
(H.O.A./OPEN SPACE)

N 89°26'56" E 1099.11'

MICHAEL & STACY
MILLER
CC #20170000011122

REMAINDER OF
R & R HANCE INVESTMENTS, L.P.
("FIRST TRACT")
VOLUME 5433, PAGE 49

10' Hike & Bike Trail

RANDAS WAY
75' RIGHT-OF-WAY

JENNIFER LANE
75' RIGHT-OF-WAY

MIRANDA LANE
50' RIGHT-OF-WAY

ROCKING H TRAIL
50' RIGHT-OF-WAY

C.A. 3
(H.O.A./OPEN SPACE)

RANDAS WAY
75' RIGHT-OF-WAY

JUDITH DRIVE
50' RIGHT-OF-WAY

JOHN KING BOULEVARD
(120' RIGHT-OF-WAY)

N 72°06'44" W 1128.56'

JANET DRIVE
50' RIGHT-OF-WAY

PHASE ONE
PHASE TWO

LAUREL DRIVE
50' RIGHT-OF-WAY

CITY OF ROCKWALL
ROCKWALL COUNTY

S 0°30'07" E 446.60'
S 0°32'13" E 596.04'

PARK RIDGE ESTATES
CABINET A, PAGE 390

PARK RIDGE CENTRAL
60' RIGHT-OF-WAY

N 89°30'05" E 689.56'

Monument Entry

C.A. 2
(H.O.A./OPEN SPACE)

RANDAS WAY
80' RIGHT-OF-WAY

SARAH DRIVE
50' RIGHT-OF-WAY

10' Hike & Bike Trail

C.A. 2
(H.O.A./OPEN SPACE)

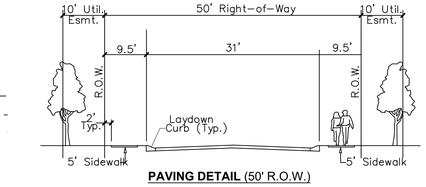
CITY OF ROCKWALL
ROCKWALL COUNTY

S 1°30'45" E 761.52'

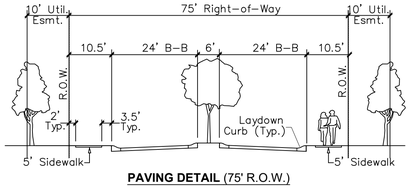
S 1°17'27" E 669.75'

GIDEON GROVE LTD.
CC #20150000014609
Proposed GIDEON GROVE NORTH

BLOCK A
WINDMILL VALLEY SUBDIVISION
CABINET A, PAGE 157



PAVING DETAIL (50' R.O.W.)
SECTION 'A - A'



PAVING DETAIL (75' R.O.W.)
SECTION 'B - B'

LAND USE DATA
TOTAL AREA ~ 70.408 ACRES / 3,066,972 SQ. FT.
TOTAL OPEN SPACE ~ 13.725 ACRE / 597,865 SQ. FT.
TYPICAL LOT SIZE ~ 70' x 125'
TOTAL LOTS ~ 178
DENSITY ~ 2.5 DWELLING UNITS / ACRE

CONCEPT PLAN

SADDLE STAR SOUTH

70.408 ACRES SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT No. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN L.P.
ENGINEERING / SURVEYING / PROJECT MANAGEMENT
201 WINDCO CIRCLE, SUITE 200 WYLIE, TX. 75098
(972) 941-8400

DEVELOPER
K P A CONSULTING, INC.
3076 HAYS LANE ROCKWALL, TEXAS 75087
PAT ATKINS: 972-388-6383

OWNERS

SADDLE STAR SOUTH HOLDINGS LLC.
2200 ROSS AVENUE
SUITE 4200W
DALLAS, TEXAS 75201

CDT ROCKWALL/2017 LLC
6925 F.M. 2515
KAUFMAN, TEXAS 75142

GWENDOLYN REED
3076 HAYS LANE
ROCKWALL, TEXAS 75087

DATE: SEPTEMBER 12, 2019

EXHIBIT B
CONCEPT PLAN

TRACT ONE

BEING 44.292 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "First Tract" being a called 32.5 acres and the "Second Tract" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, L.P., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John Kind Boulevard (variable width right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John Kind Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44°02'06" West, a distance of 1,073.12 feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31 feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John Kind Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185 acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT TWO

BEING 11.121 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point also being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52 feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described in a Special Warranty Deed to R & R Hance Investments, L.P., as "Second Tract," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19 feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88 feet to the PLACE OF BEGINNING and Containing 11.121 acres, or 484,450 square feet, of land.

TRACT THREE

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2” iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2” iron rod with a yellow cap stamped “5034” bears South 68°26'26" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [*ORDINANCE NO. 16-39*] FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS AND CONCEPT PLAN ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-03, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] in order to change the development standards and concept plan for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and John King Boulevard, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [*Ordinance No. 16-39*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-39*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

DRAFT 09.24.2019

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.

(e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.

(f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

DRAFT 09.24.19

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 21, 2019*

2nd Reading: *November 4, 2019*

DRAFT ORDINANCE 09.24.19

Exhibit 'A':
Legal Description and Survey

TRACT 1:

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "*First Tract*" being a called 32.5 acres and the "*Second Tract*" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Vol u me 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the com mon north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract com mon to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the com mon east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "*Second Tract*," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

TRACT 3:

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

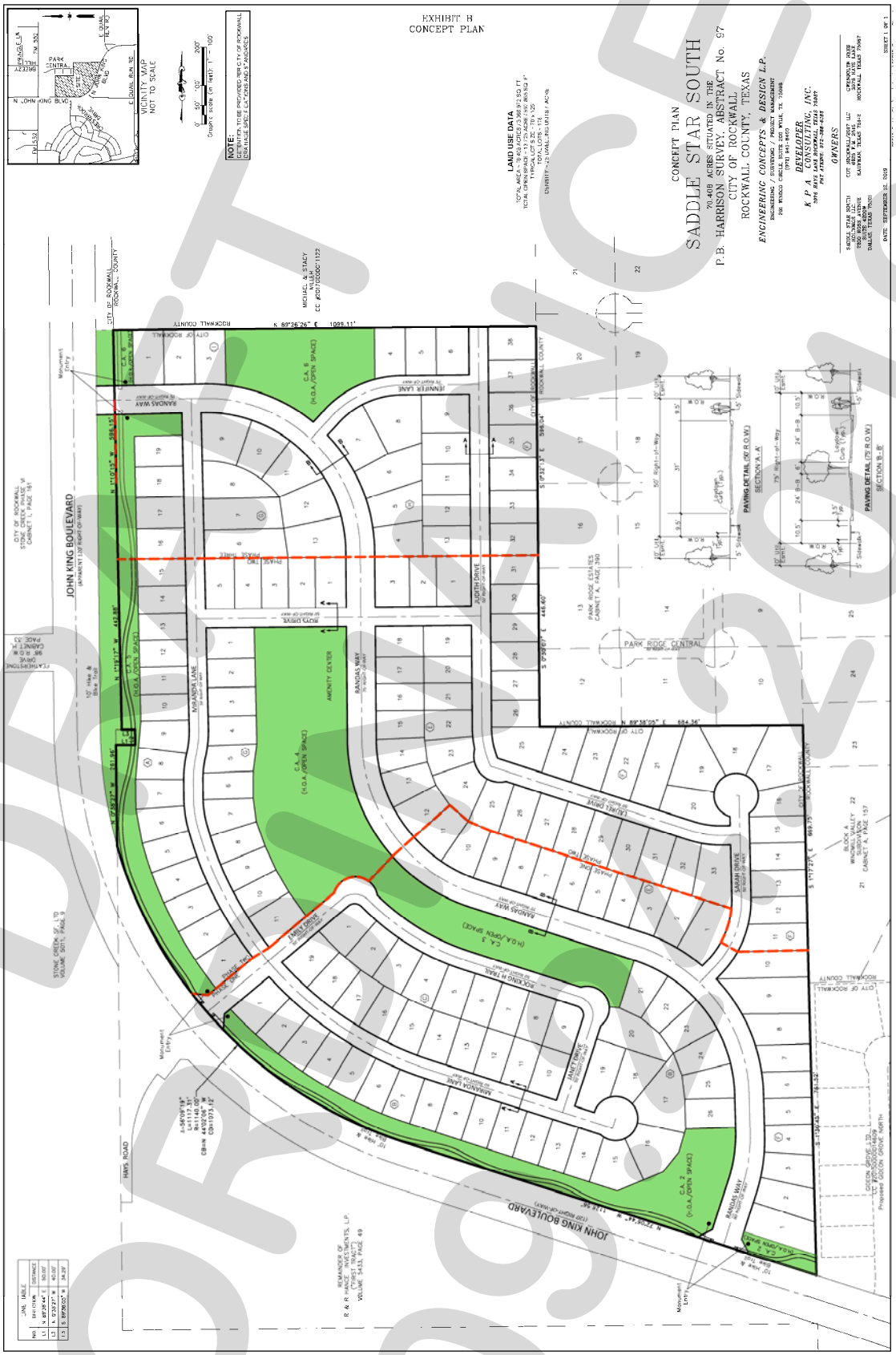
THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

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Exhibit 'B':
Concept Plan



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09/23/2019

Exhibit 'C':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	70' x 125'	8,750 SF	176	100.00%
		Maximum Permitted Units:	*176*	*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.499* dwelling units per gross acre of land; however, in no case should the proposed development exceed *176* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width [1]	70'
Minimum Lot Depth	125'
Minimum Lot Area	8,750 SF
Minimum Front Yard Setback [2] & [5]	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	10'
Minimum Length of Driveway Pavement	25'
Maximum Height [3]	30'
Minimum Rear Yard Setback [4]	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF
Maximum Lot Coverage	65%
Permitted Encroachment into Required Setbacks [5]	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

4. *Building Standards.* All development shall adhere to the following building standards:

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(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.

(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation.* A minimum of 35% of garages shall be oriented in a traditional swing (or j-swing) configuration. The remainder of garages maybe configured in a front entry configuration with a minimum setback of 20-feet (i.e. allowing the garage to be flush with the front façade of the primary structure). In this case the front façade of the primary structure does not include a permitted encroachment (e.g. a porch, sunroom, etcetera) allowed in Table 2 above.

5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Table 3 : Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	70' x 125'	(1), (2), (3), (4)

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Permitted Encroachment Type and Layout
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) Permitted encroachments (*i.e. porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

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(4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.

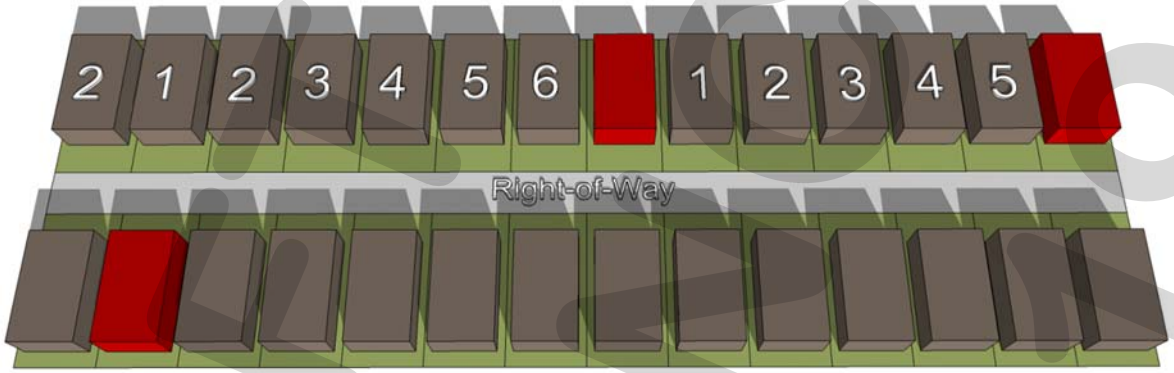


Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) Wood Fences. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

(b) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(c) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar

fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(d) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. Landscape and Hardscape Standards.

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

(a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot curvilinear sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

(3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

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Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

(5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

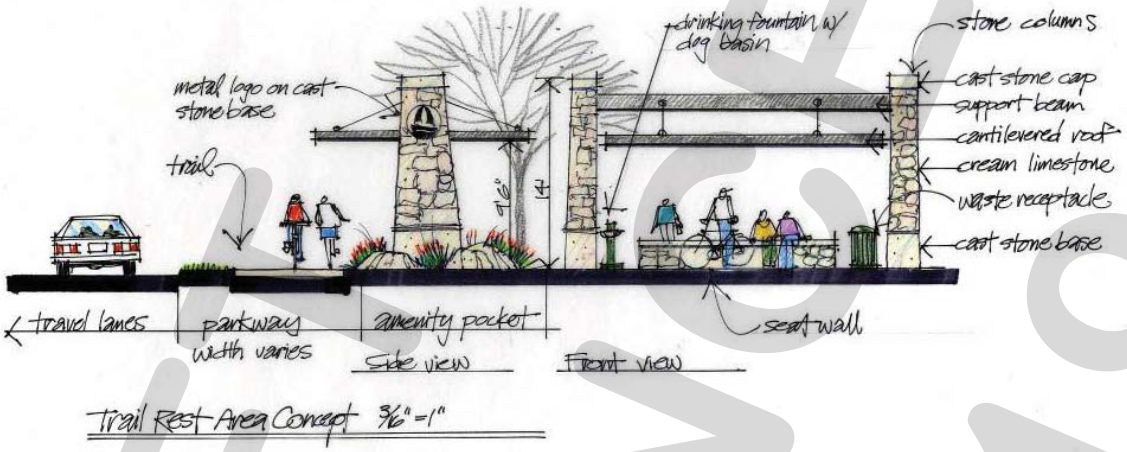
12. *Open Space.* The development shall consist of a minimum of *20%* open space (*or 14.082-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

Continued on Next Page …

13. *Trail Rest Area.* The developer shall be responsible for the construction of a *Trail Rest Area* that generally conforms to the rest area depicted in *Figure 1* (*below*).

Figure 1: *Trail Rest Area Concept*

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14. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

15. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

16. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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City of Rockwall

Project Plan Review History

Project Number	Z2019-022	**Owner**	WRIGHT, MARTY ALLEN & DEBRA MAY	**Applied**	9/13/2019 KB
Project Name	SUP for Accessory Building	**Applicant**		**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
2340 SADDLEBROOK LN	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SADDLEBROOK ESTATES 2	10	B	10	4896-000B-0010-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
ENGINEERING	Sarah Johnston	9/13/2019	9/20/2019	9/20/2019	7	APPROVED	
(9/20/2019 10:22 AM SJ) I - No structures allowed in easements. There is a utility easement located on the back property line and a 15' easement on the property line along Saddlebrook.							
FIRE	Ariana Hargrove	9/13/2019	9/20/2019	9/20/2019	7	APPROVED	
PLANNING	Korey Brooks	9/13/2019	9/20/2019	9/18/2019	5	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Z2019-022; SUP for Accessory Building
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2019-022) in the lower right-hand corner of all pages on future submittals.
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] concept plan, [2] survey and legal description, [3] elevations for the proposed accessory building. This application is considered to be complete.
M.6 Specific Use Permit (SUP).

1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on October 8, 2019.

I.7 Please note that failure to address all comments provided by staff by 5:00 PM on October 1, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2019; The Planning and Zoning Worksession is September 24, 2019 and the Planning & Zoning Meeting is October 8, 2019. The City Council Meetings are October 21, 2019 and November 4, 2019.



City of Rockwall

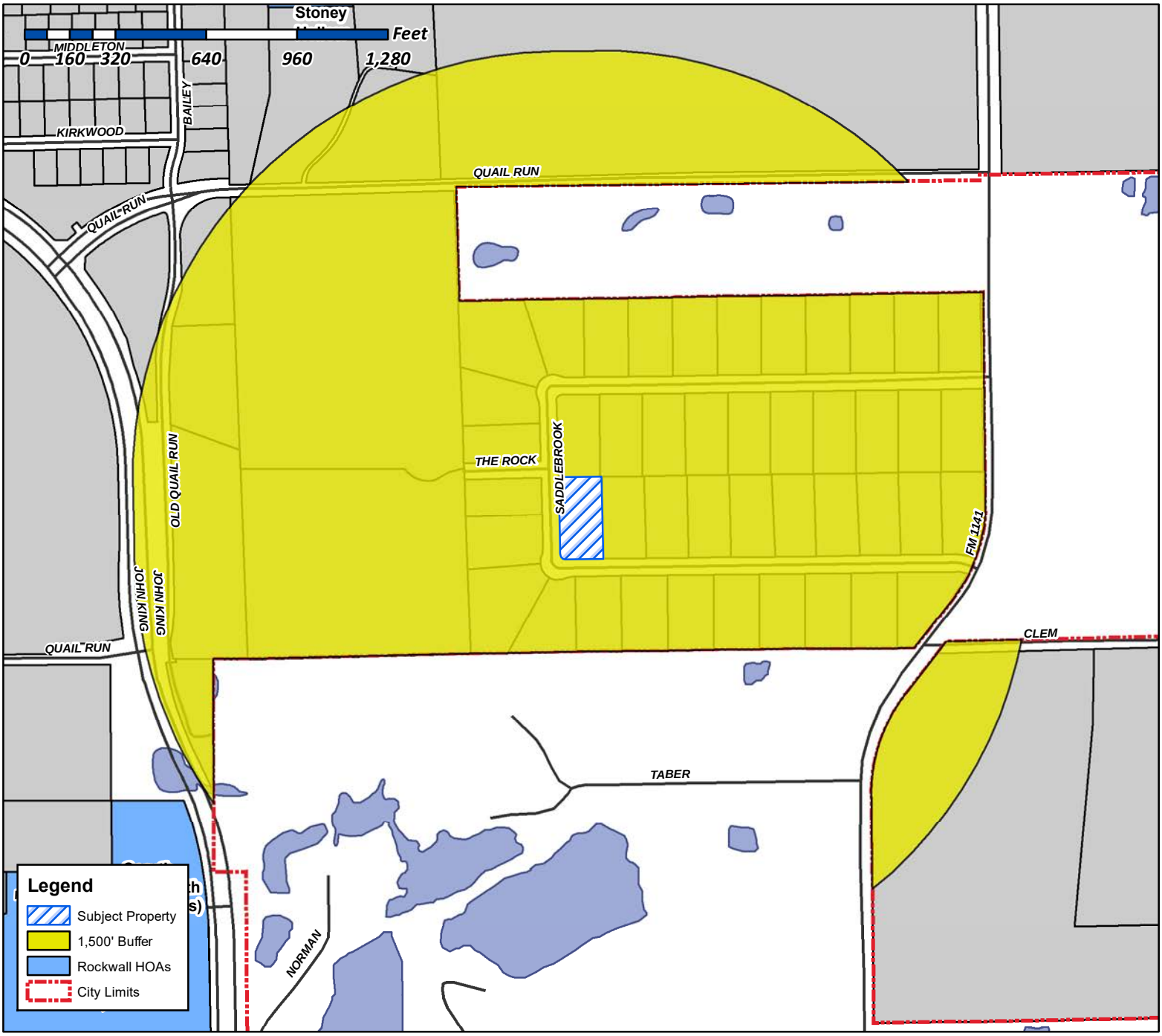
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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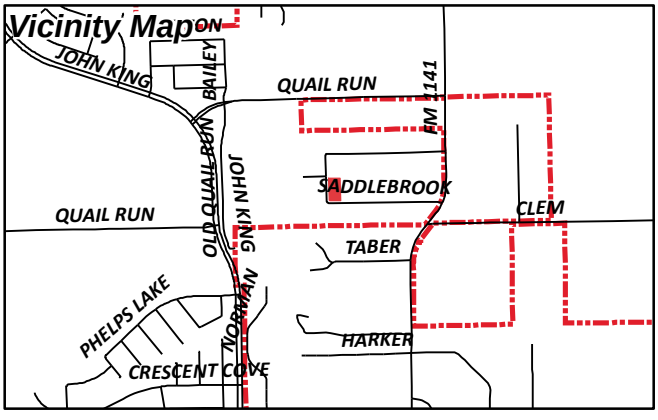
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Case Number: Z2019-022
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 16 (SF-16) District
Case Address: 2340 Saddlebrook Lane



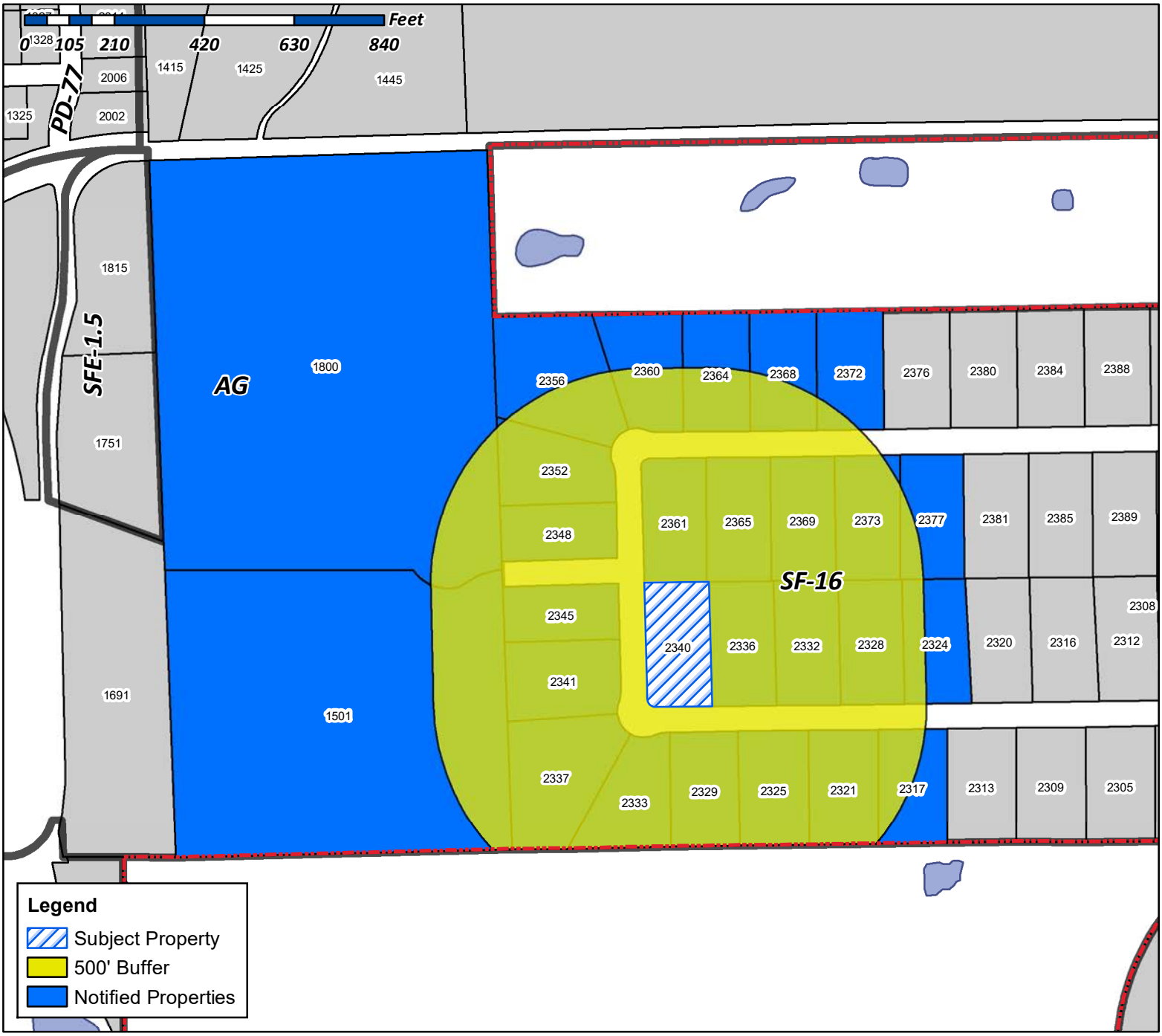
Date Created: ***9/17/2019***

For Questions on this Case Call (972) 771-7745

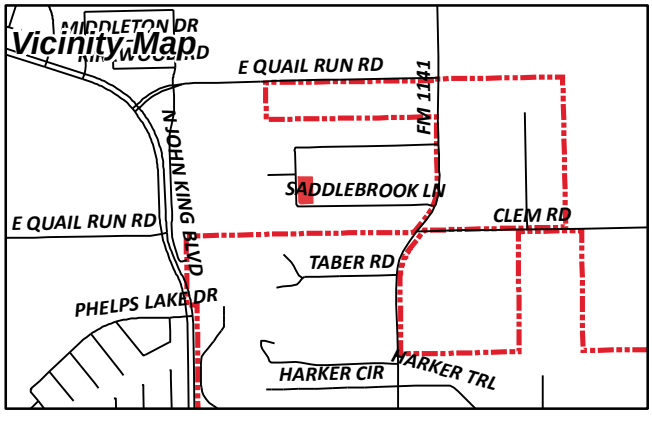
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Case Number: Z2019-022
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 16 (SF-16) District
Case Address: 2340 Saddlebrook Lane



Date Created: ***9/17/2019***

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1501 THE ROCK
ROCKWALL, TX 75087

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

CURRENT RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

YODER DEBRA AND BYRON M GILLORY JR
2333 SADDLEBROOK LANE
ROCKWALL, TX 75087

SHACK RANDY & JAMIE
2336 SADDLEBROOK LANE
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA MAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

GRIFFIN STEPHEN J
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

HARVEY GARY G & KENETA L REVOCABLE LIVING TRUST
2352 SADDLEBROOK LN
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR & SANDRA
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

ARENAS SEVERIANO & KRISTI L
2377 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
3150 HAYS LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
PO BOX 8432
GREENVILLE, TX 75404

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-022: SUP for Accessory Building

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/8/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 10/21/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/21/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-022: SUP for Accessory Building

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Planning and zoning:

The situs address is 2340 Saddlebrook Ln. Rockwall, Texas 75087. We hope to build a storage building on our property. The property is 1 acre and currently has our home, pool, cabana, accessory building and all fence is wrought iron and a 8 foot wood fence on the east side that belongs to my neighbor.

What we plan to do is move our current accessory building to the north end of the property and add a storage building just of south of that structure. The proposed storage building will have a slab 30x40. The structure will include 24x40 of storage and a 6x40 porch on the west side. All windows and walk-in doors will be on the porch side and it will include overhead roll up door on the north and south end of the building. Maximun height will be 13 foot 8 inches. Colors will be Sandstone, Brown and wainscot trim on the bottom. No plumbing will be added and electricity will be added at a later time. A 90 foot driveway will be added to meet up with the proposed building at a later time.

We have a building quote from Eversafe Buildings for a total of $14,245.52 not including the slab. Eversafe has also included the concrete slab recommendations, which I have included in this packet. The slab cost is estimated to be approx. $9600.00, for a total project cost of approx. $23,850.00.

In our neighborhood we have other projects that also went past the maximum square footage and one having a second floor and going well above the 15-foot maximum height requirement.

Our use of this building to store several antique cars. The reason for the porch was my wife's idea.

I have included:

Site map of my property indicating proposed building site and feet between borders

Building quote

Recommendation of concrete slab

3D models of proposed storage building

Two photos of current accessory building to be moved

Two photos of proposed site of building

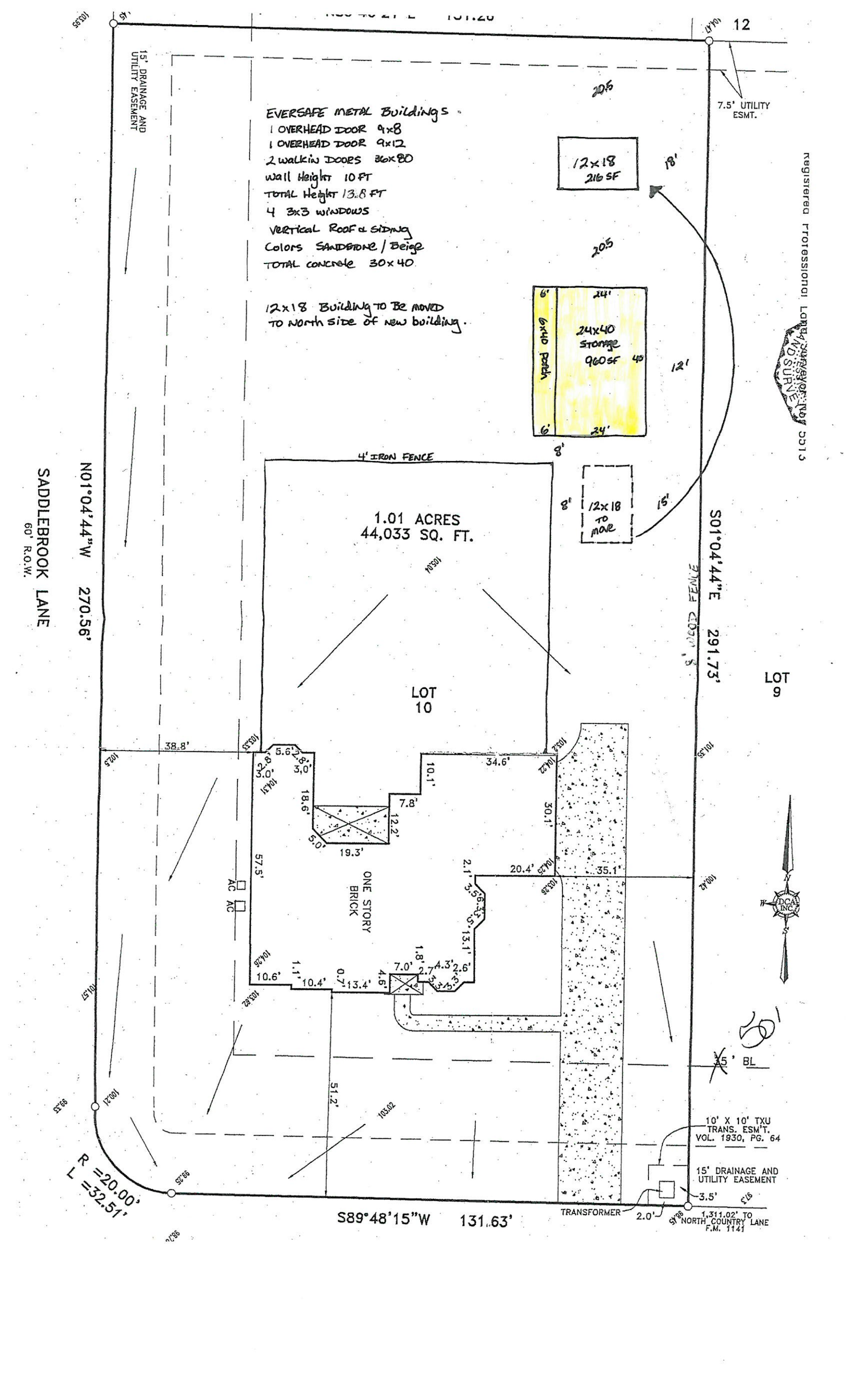
If you need any other information, please call me or email anytime.

Thanks for your time,

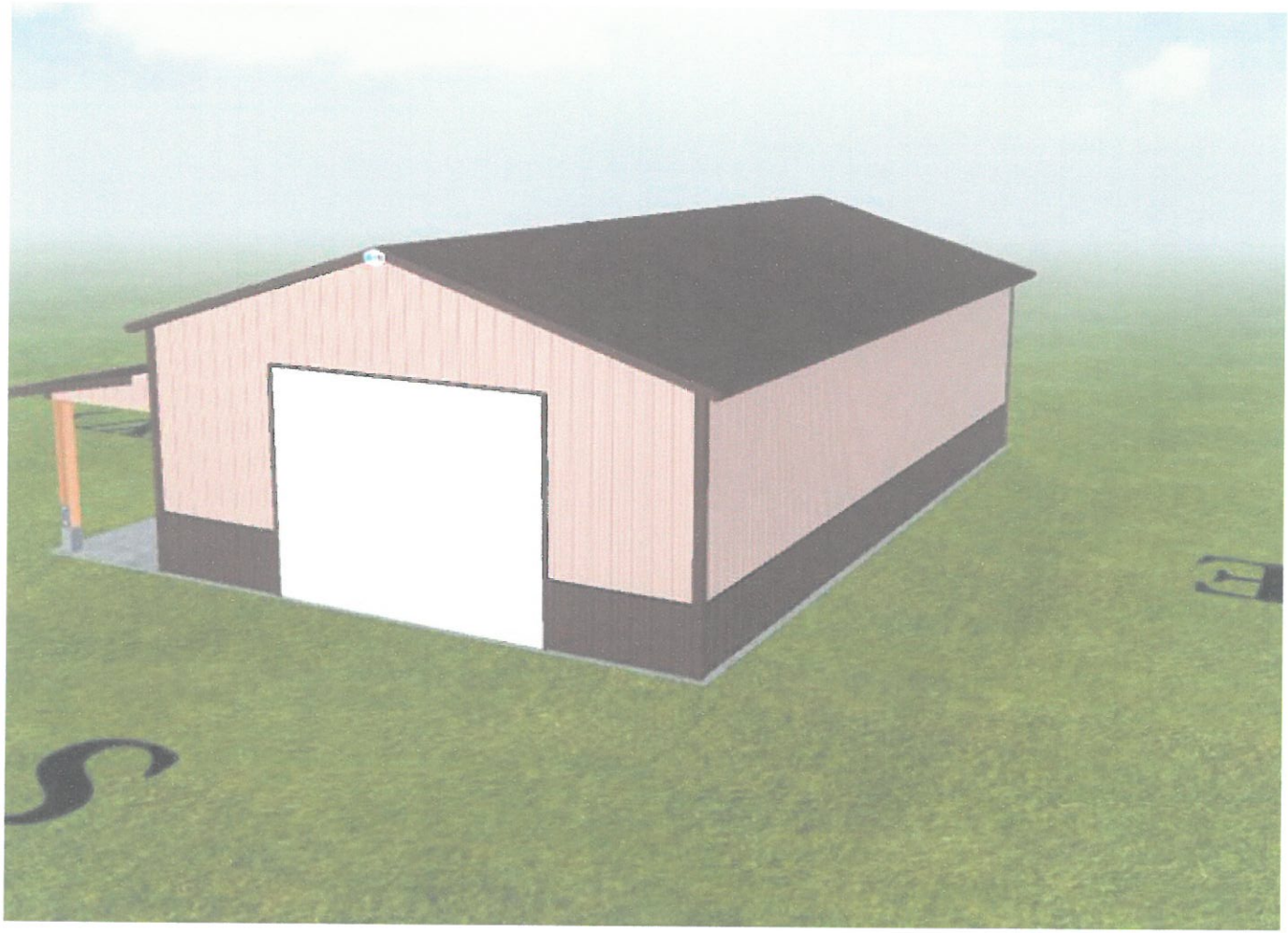
Marty and Debra Wright

(214) 717-8203

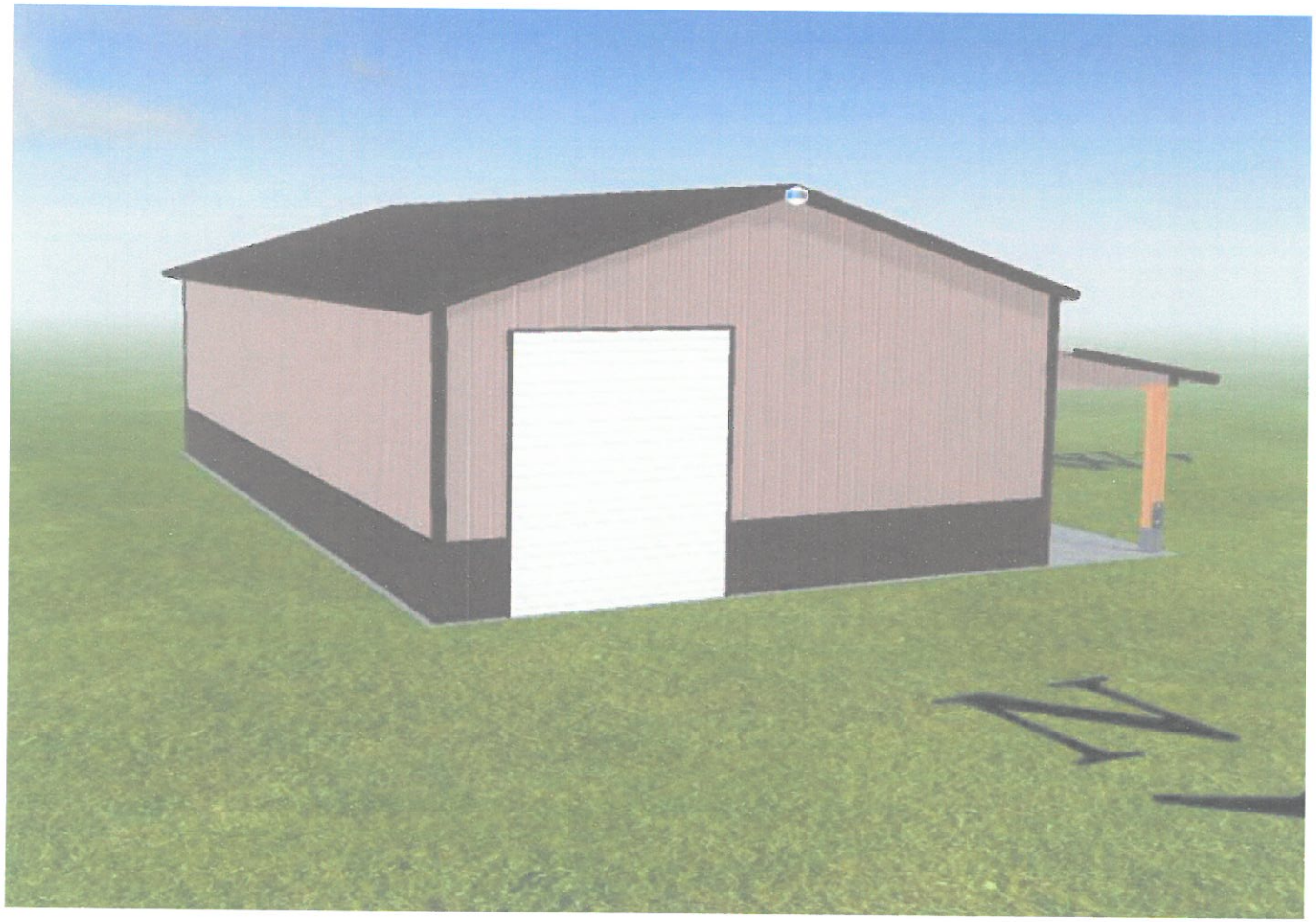
mwright-1@att.net


EVERSAFE METAL BUILDINGS
1 OVERHEAD DOOR 9x8
1 OVERHEAD DOOR 9x12
2 walk in DOORS 36x80
wall Height 10 FT
TOTAL Height 13.8 FT
4 3x3 WINDOWS
VERTICAL ROOF & SIDING
Colors SANDSTONE / Beige
TOTAL CONCRETE 30x40
12x18 Building TO BE MOVED TO North side of new building.
12x18 216 SF
6x40 Porch
24x40 Storage 960 SF
12x18 TO MOVE
4' IRON FENCE
1.01 ACRES
44,033 SQ. FT.
LOT 10
LOT 9
ONE STORY BRICK
AC
AC
15' DRAINAGE AND UTILITY EASEMENT
7.5' UTILITY ESMT.
SADDLEBROOK LANE
60' R.O.W.
N01°04'44"W 270.56'
S01°04'44"E 291.73'
S89°48'15"W 131.63'
R =20.00'
L =32.51'
10' X 10' TXU TRANS. ESM'T. VOL. 1930, PG. 64
15' DRAINAGE AND UTILITY EASEMENT
TRANSFORMER
1,311.02' TO NORTH COUNTRY LANE F.M. 1141
12
205
205
18'
12'
8'
15'
24'
40'
38.8'
34.6'
30.1'
35.1'
20.4'
19.3'
12.2'
10.1'
7.8'
5.0'
57.5'
51.2'
13.1'
10.6'
10.4'
13.4'
7.0'
4.3'
2.6'
3.5'
2.0'
BL

















Eversafe steel building quote

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Thursday, September 12, 2019, 9:44 AM CDT

Hi Marty,

Here is the updated quote for the new building size we spoke about. Let me know if you need anything else.

Thanks,

Bob Fuerstenau
Regional Account Manager

EVERSAFE

Eversafe Buildings
A Longlife Steel Buildings company
Phone 1-800-374-7106 x387
Fax 1-866-609-5390
bfuerstenau@eversafebuildings.com
http://www.eversafebuildings.com/



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Eversafe Steel Building Proposal (Marty Wright 24x40x10 with 6x40 lean to).pdf
167.9kB

image011.png
487.3kB

EVERSAFE
BUILT SAFE BUILT STRONG BUILT TO LAST
A Longlife Steel Buildings company

STEEL BUILDING PROPOSAL

EVERSAFE BUILDINGS | 3415 CUSTER RD. SUITE 101 | PLANO, TX 75023
PH: 1-800-374-7106 | FAX: 1-800-374-4694 | WWW.EVERSAFEBUILDINGS.COM

CUSTOMER:
Marty Wright

DATE:
9/12/2019

ADDRESS:
TBD

CITY/STATE:
Rockwall, TX

ZIP:
75087

COUNTY:
Rockwall

PHONE:
(214) 717-8203

E-MAIL:
mwright-1@att.net

BUILDING TYPE:
Garage

ROOF SIZE:
24' x 41'

BUILDING SIZE:
24' x 40'

WALL HEIGHT:
10'

ROOF PITCH:
3/12

ROOF TYPE:
Upgraded Vertical Roof With 6" Overhang

FRAME TYPE:
Heavy Duty 14 Gauge Galvanized Steel

FRAME SPACING:
5' On Center

SHEETING TYPE:
Heavy Duty 29 Gauge Galvanized Steel

CERTIFICATION:
140 mph/30 psf

QUANTITY	DESCRIPTION
	BUILDING DETAILS
	24' x 40' x 10' Garage
2	Upgraded Vertical Sidewalls
1	Full End - Upgraded Vertical Sheeting
1	Full End - Upgraded Vertical Sheeting
	Upgraded Vertical Roof With 6" Overhang (Vertical Roof Includes Hat Channels & Ridge Cap)
	LEAN-TO BUILDING DETAILS
1	6' x 40' x 8' Roof Only Lean-To (2/12 Pitch Roof)
1	Sidewall (No Sheeting) - Includes Sidewall Hat Channels
	Upgraded Vertical Roof With 6" Overhang
	ACCESSORIES
1	9' x 8' Heavy Duty Lockable Roll Up Door
1	12' x 9' Heavy Duty Lockable Roll Up Doors (With Chain Hoist)
2	Header Seal for Roll Up Door
2	Heavy Duty Walk Doors With Keyed Lock - 36" x 80" (Solid)
4	30'' x 30'' Single Hung Windows
	Concrete Anchors
Roof Only	1/4 Inch Double Bubble Insulation (R10.1) - $1,040.00 (Option-Not included in price below)
1	Fee to Connect Lean-To To Main Building
	Foam Enclosures - Ridge and Eaves
	MISCELLANEOUS
	Certified Building
	Generic Stamped Drawings
	FREE DELIVERY TO JOBSITE
	FREE INSTALLATION ON YOUR PAD

12 MONTH WORKMANSHIP WARRANTY ON BUILDING INSTALLATION
20 YEAR RUST THROUGH WARRANTY ON FRAMING MATERIALS
10 YEAR WARRANTY ON SHEETING

Note: Discount Good Until:
9/19/2019

Building Price (Before Discount)	$14,827.50
Discount	-$1,482.75
Miscellaneous	$0.00
BUILDING PRICE (AFTER DISCOUNT)	**$13,344.75**
Sales Tax (6.75%)	$900.77
Drawings	$0.00
Total	$14,245.52
Due Now**	$2,135.16
Remaining Balance after "Due Now" paid (COD)	$12,110.36

PREPARED BY:
Bob Fuerstenau

*Note: Roll up doors installed on the eave side of the building will require a header for an additional fee.

Concrete Specifications

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Friday, September 6, 2019, 10:41 AM CDT

Marty,

The concrete slab that we recommend should be/have:

- 4" thick ***(minimum)*** w/ a 12"x12" continuous footer
- same exact dimensions as your building frame (e.g. 24'x35')**
- 2,500 PSI concrete ***(minimum)***
- two #5 rebar continuous
- NO wet-set anchors (anchors will be provided at installation)

**If pulling a permit using our generic engineer-stamped drawings, foundation should be 5 5/8" wider than the building frame with a ¾" step down all around.

This e-mail is strictly for the purposes of budgeting and obtaining estimates. Please do not use the information herein as sole guidelines for pouring concrete slab.

Let me know if you have any questions or concerns.

Sincerely,

Bob Fuerstenau

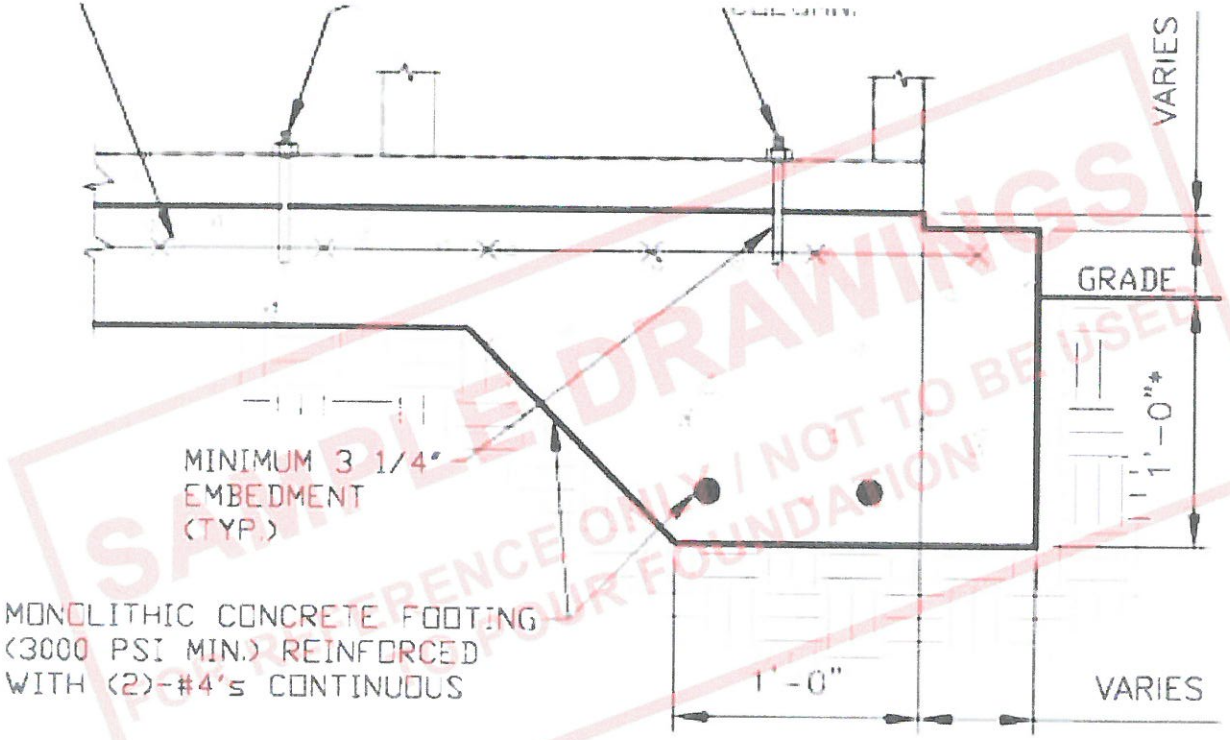
Regional Account Manager

EVERSAFE

Eversafe Buildings

A Longlife Steel Buildings company

Phone 1-800-374-7106 x387



SAMPLE DRAWINGS
FOR REFERENCE ONLY / NOT TO BE USED
FOR YOUR FOUNDATION

2A CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

SCALE: NTS

MINIMUM ANCHOR EDGE DISTANCE IS 4"

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A ONE (1)-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 10, BLOCK B, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Marty Wright for the approval of a Specific Use Permit (SUP) to allow an *accessory building* that exceeds the maximum allowable size on a one (1)-acre parcel of land being described as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *accessory building* as stipulated by Subsection 7.04, *Accessory Structure Development Standards,* of Section 7, *District Development Standards*, of Article V, *District Development Standards*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards,* of Article V, *District Development Standards*, of the Unified

PREVIOUS 05.21.19

Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *accessory building* on the *Subject Property* and conformance to these conditions are required for continued operations:

1) The accessory building shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B'* & *'C'* of this ordinance;

2) The accessory building shall not exceed a maximum size of 960 SF;

3) The accessory building shall not exceed an overall height of 15-feet;

4) The subject property shall not have more than two (2) accessory buildings;

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.05, City *Council Action*, of Article XI, *Zoning Related Applications,* of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

DRAFT OF 09.24.19

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *October 24, 2019*

2nd Reading: *November 4, 2019*

DRAFT ORDINANCE 09.24.2019

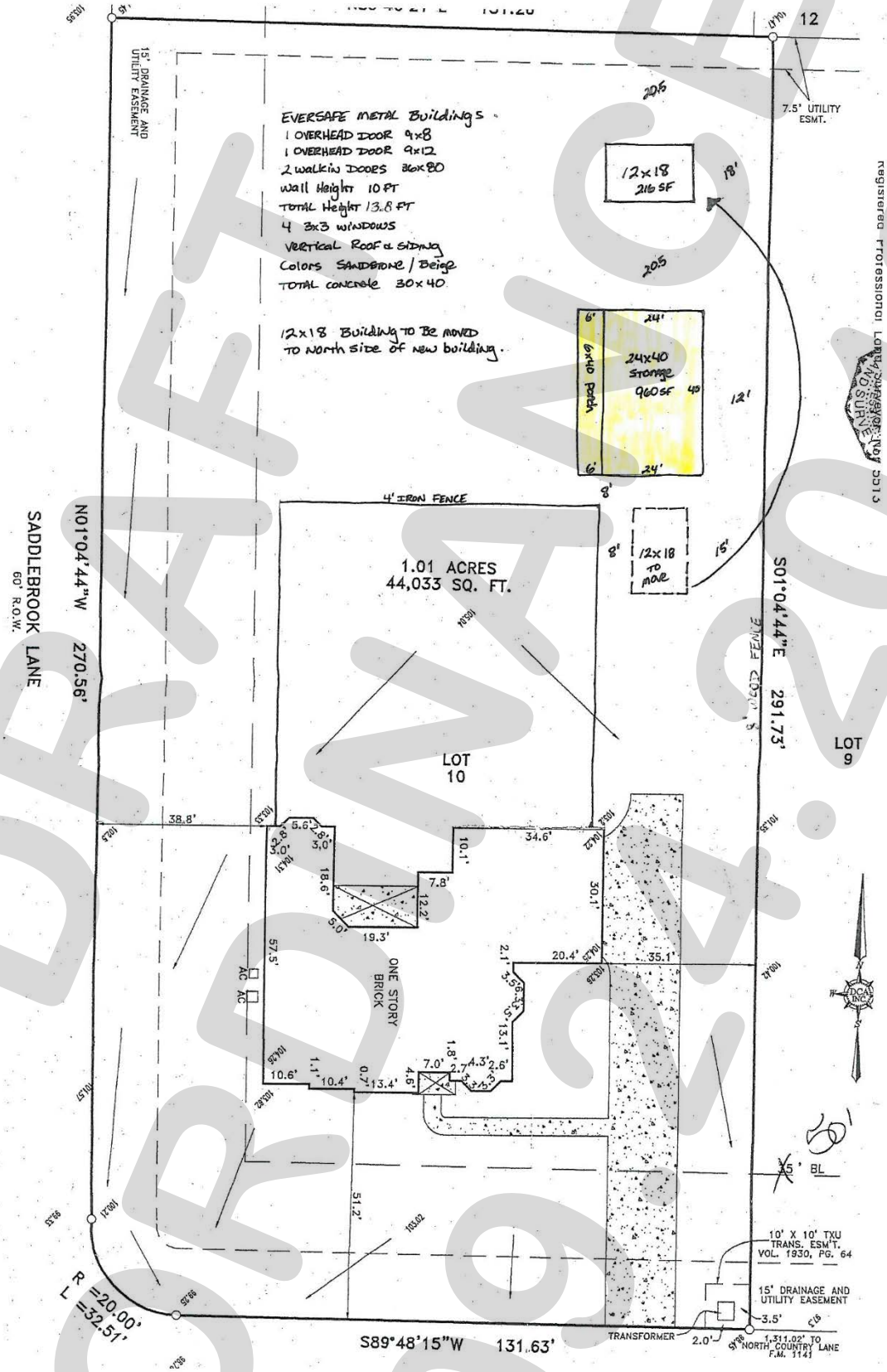
Exhibit 'A'
Zoning Exhibit

Address: *2340 Saddlebrook Lane*
Legal Description: *Lot 10, Block B, Saddlebrook Estates #2 Addition*



PRELIMINARY
09.04.19

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 09.17.2019

Exhibit 'C':
Conceptual Building Elevations



DRAFT
ORDINANCE
09.27.19

City of Rockwall

Project Plan Review History

Project Number	Z2019-024	**Owner**	STONE CREEK BALANCE LTD	**Applied**	9/16/2019	KB
Project Name	PD Amendment to PD-70	**Applicant**		**Approved**		
Type	ZONING			**Closed**		
Subtype	PD			**Expired**		
Status	P&Z HEARING			**Status**	9/20/2019	DG

Site Address	**City, State Zip**	**Zoning**
	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STONE CREEK PH 4	3-27	A	3-27	5112-000A-0027-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/17/2019	9/24/2019	9/17/2019		APPROVED	
ENGINEERING	Sarah Johnston	9/16/2019	9/23/2019	9/20/2019	4	APPROVED	
FIRE	Ariana Hargrove	9/16/2019	9/23/2019	9/20/2019	4	APPROVED	
PLANNING	David Gonzales	9/16/2019	9/23/2019	9/20/2019	4	COMMENTS	See comments

(9/20/2019 12:01 PM DG)
Z2019-024: Amendment to PD-70 Stone Creek Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N. Goliad Street].

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2019-024) in the lower right hand corner of all pages on future submittals.

I.4 The proposed zoning change shall conform to all standards and requirements of the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

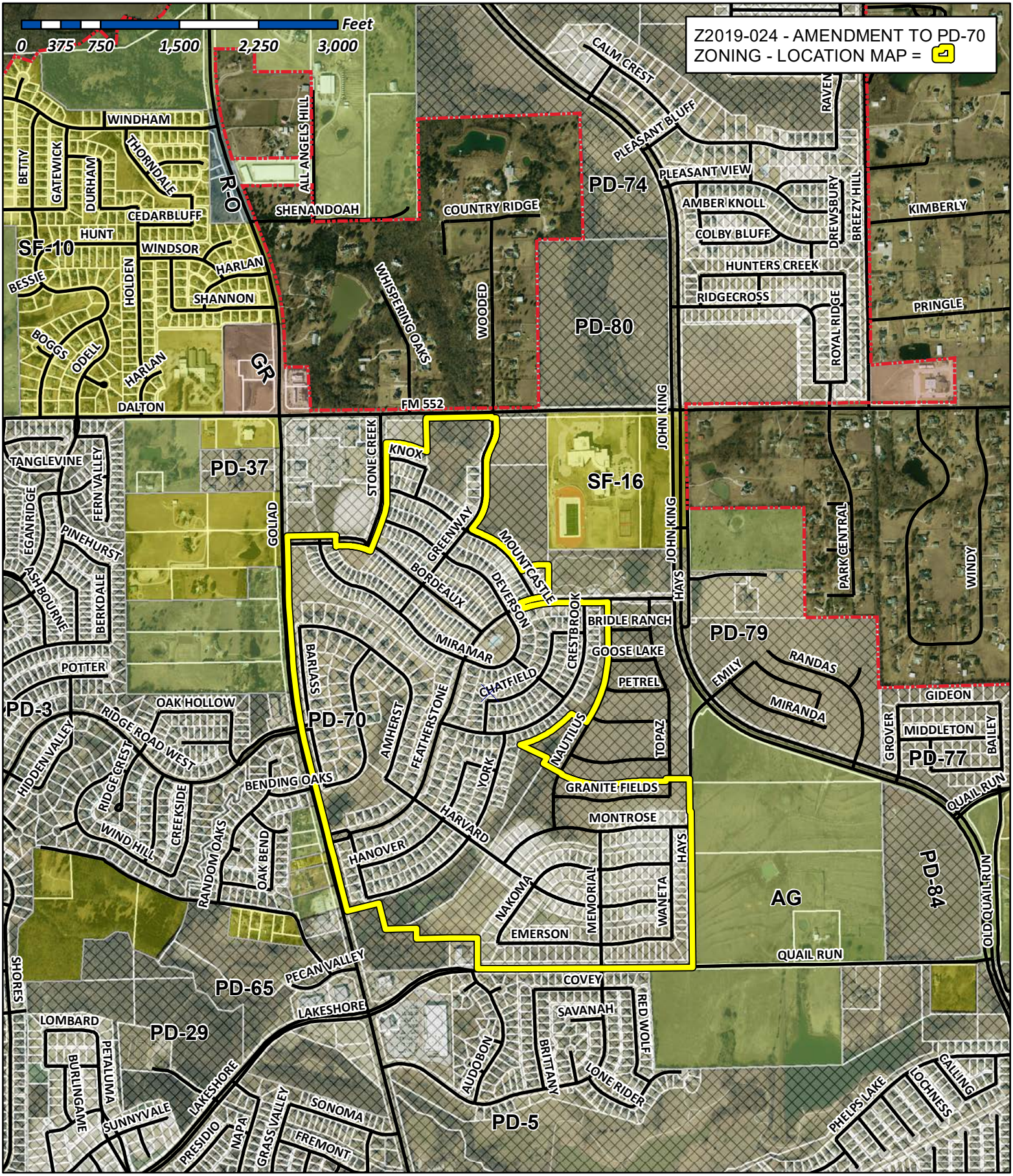
M.5 If approved, any development shall conform to all standards and requirements of Article V, of the Unified Development Code (UDC); including Planned Development District 70 (PD-70), SH-205 By-Pass Overlay (SH-205 BY-OV) District, and the General Residential District Standards.

I.6 Please review the draft ordinance -- when received -- prior to the September 24, 2019 Planning & Zoning Commission meeting, and provide staff with your markups by October 1, 2019. Additionally, please provide staff with a letter of consent regarding the changes to the draft ordinance

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 8, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 24, 2019.

I.8 The projected City Council meeting dates for this case will be October 21, 2019 [1st Reading] & November 4, 2019 [2nd Reading].

I.9 Staff recommends that a representative be present for the meetings as scheduled above. Failure to have a representative present for the scheduled meetings may result in a delay of the request. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.



City of Rockwall

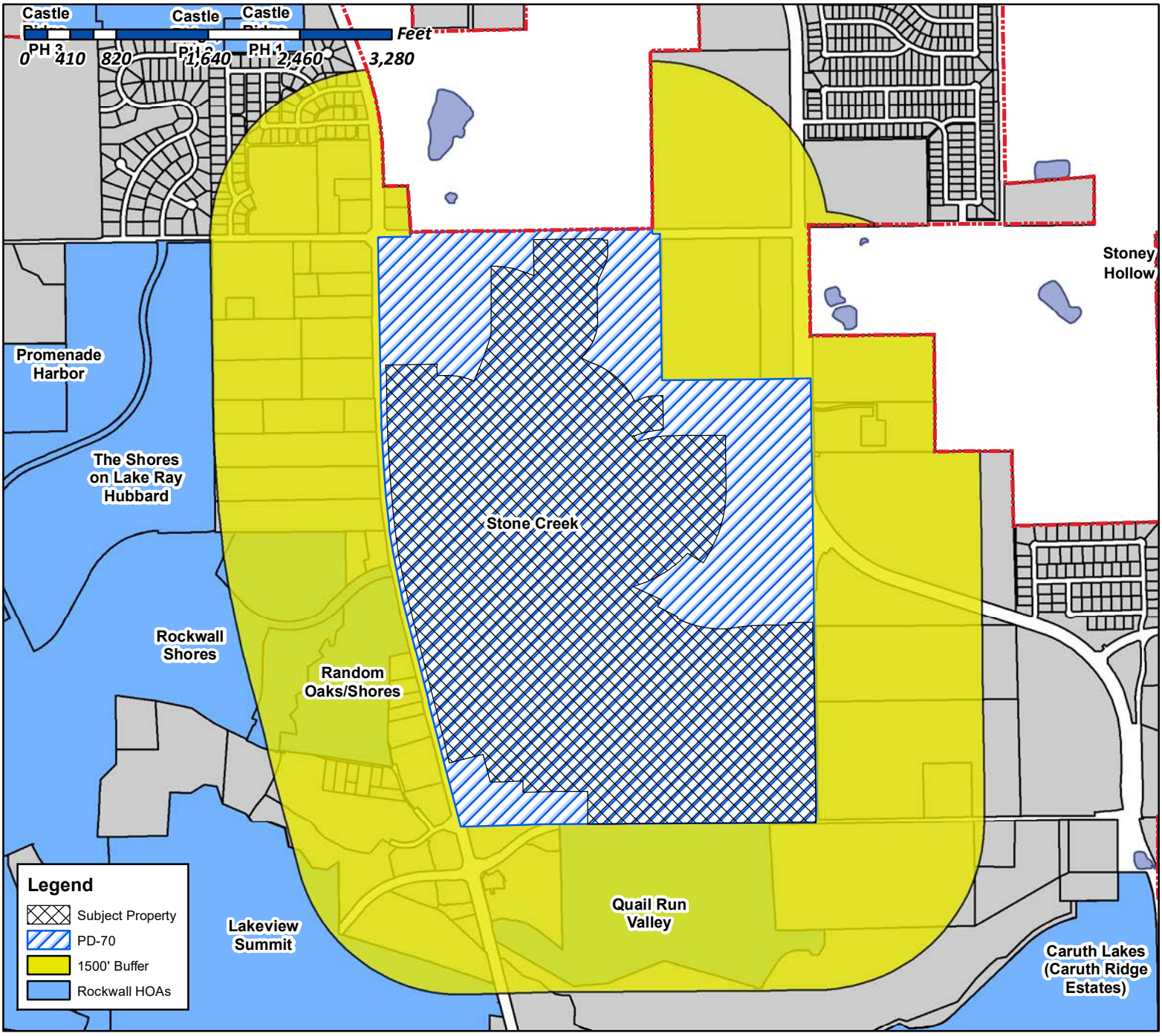
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

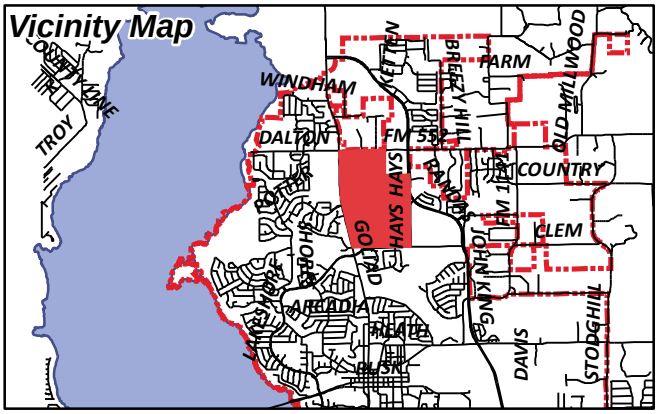
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2019-024
Case Name: Amendment to PD-70
Case Type: Zoning
Zoning: Amendment to PD-70
Case Address: S/E Corner of FM 552 & SH 205

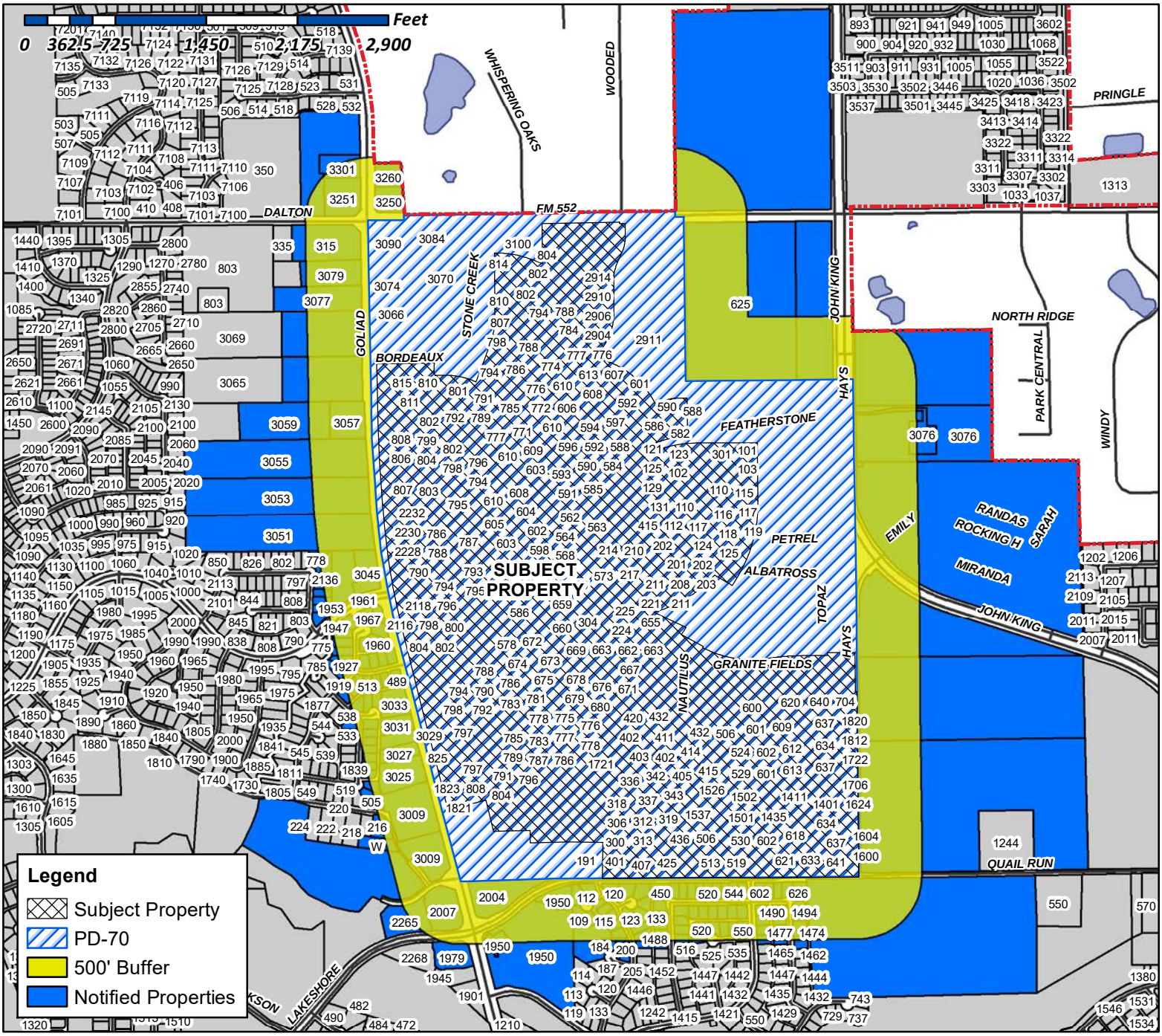
Date Created: ***9/16/2019***
For Questions on this Case Call (972) 771-7745



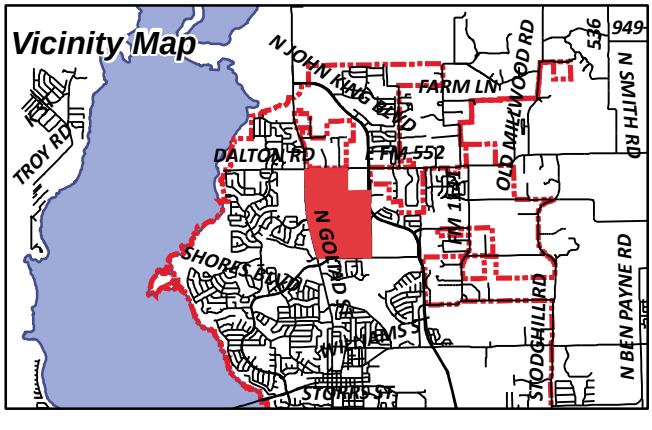
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-024
Case Name: Amendment to PD-70
Case Type: Zoning
Zoning: Amendment to PD-70
Case Address: Near S/E Corner of FM 552 & SH 205



Date Created: ***9/16/2019***

For Questions on this Case Call (972) 771-7745

CHIZZONITE CAROL AND RALPH
101 CRESTBROOK DR
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

PARKS ROBERT
102 CHATFIELD
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

SENSOY CENK AND MARNI
103 CRESTBROOK DR
ROCKWALL, TX 75087

CECIL CHARLES R & ASHLEY M
104 CHATFIELD DRIVE
ROCKWALL, TX 75087

SHAW KIM A & BETH ANN
105 CHATFIELD DRIVE
ROCKWALL, TX 75087

HERRON HOLLY AND JORDAN
105 CRESTBROOK DR
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

GIDEON CHRISTOPHER M & KIM
106 CHATFIELD DR
ROCKWALL, TX 75087

WATTS KEVIN C & MELODIE
106 PECAN DRIVE
ROCKWALL, TX 75087

MOHOTTIGE SHAMANI CHAMPIKA
106 SUNBIRD LN
SUNNYVALE, TX 75182

CARRAZCO JUAN B & MIRIAN
107 CHATFIELD DRIVE
ROCKWALL, TX 75087

SATLER GARY THOMAS AND MICHELLE LYNN
107 CRESTBROOK DR
ROCKWALL, TX 75087

CAMPION THOMAS R
108 CHATFIELD DR
ROCKWALL, TX 75087

REEG STEPHEN A & AMY N
109 CHATFIELD DR
ROCKWALL, TX 75087

VO KIMBERLY TRAN AND ADAM
109 CRESTBROOK DR
ROCKWALL, TX 75087

TRAN KHANH-LINH
109 CRESTBROOK DRIVE
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

ZUBIK JASON FOSTER
110 CHATFIELD DRIVE
ROCKWALL, TX 75087

WANLESS ERIC & EILEEN
110 CRESTBROOK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
111 CRESTBROOK DR
ROCKWALL, TX 75087

LEUGERS CHESTER THOMAS & DANI LYNN
111 CHATFIELD DRIVE
ROCKWALL, TX 75087

MACKEY EVA M
112 CHATFIELD DR
ROCKWALL, TX 75087

BOLES STEVEN LEE JR AND TINA R
112 CRESTBROOK DR
ROCKWALL, TX 75087

RHODES KYLE W AND REBECCA
112 REGAL BLUFF
ROCKWALL, TX 75087

STEPHENSON ROSS J
113 CHATFIELD DR
ROCKWALL, TX 75087

FREEMAN BENJAMIN AND DESIREE
113 CRESTBROOK DR
ROCKWALL, TX 75087

ZAHARA MARK WAYNE AND JENNIFER M
114 CRESTBROOK DR
ROCKWALL, TX 75087

NORWOOD BRYAN CLARK AND JENNIFER ANN
115 CHATFIELD DR
ROCKWALL, TX 75087

HAYNES ANTHONY
115 CRESTBROOK DR
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

THOMAS SAMSON N & LINDA R
1150 POTTER AVE
ROCKWALL, TX 75087

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

KUMAR MINU & NITEN
116 CRESTBROOK DRIVE
ROCKWALL, TX 75087

REED RICHARD R AND LINDA S
117 CHATFIELD DR
ROCKWALL, TX 75087

WAGNER PHILLIP AND ALLISON
117 CRESTBROOK DR
ROCKWALL, TX 75087

REINHARDT JASON AND AMBER
118 CRESTBROOK DR
ROCKWALL, TX 75087

VASQUEZ FRANK EDWARD AND
JAMIE LEEANN LYNCH
119 CRESTBROOK DR
ROCKWALL, TX 75087

CONFIDENTIAL
120 CRESTBROOK DR
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

HOEFER RUSSELL M & DIANE
121 CRESTBROOK DRIVE
ROCKWALL, TX 75087

JOHNS RUSSELL AND AMY
121 DEVERSON DR
ROCKWALL, TX 75087

MILLER MAX EDWARD AND KRISTINA R
122 CRESTBROOK DR
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

CURRENT RESIDENT
123 CRESTBROOK DR
ROCKWALL, TX 75087

REID DOUGLAS CHARLES AND ELIZABETH
123 DEVERSON DR
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

MILLER TIMOTHY L AND DONNA K
124 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BACHMAN GREGORY D AND DIANA L
125 CRESTBROOK DR
ROCKWALL, TX 75087

CORLEY SHARRON J
125 DEVERSON DRIVE
ROCKWALL, TX 75087

KNEE DANIEL AND SARAH
127 CRESTBROOK DR
ROCKWALL, TX 75087

2018 D ESTRADA & P GRAHAM-ESTRADA
REVOCABLE TRUST
DANIEL ESTRADA & PENELOPE CATHERINE
GRAHAM-ESTRADA- TRUSTEES
127 DEVERSON DRIVE
ROCKWALL, TX 75087

ADAMS JOHN R & DONNA M
129 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WILKE LORETTA AND DAVID
129 DEVERSON DR
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

LAVALLEE EDWARD J
131 DEVERSON DR
ROCKWALL, TX 75087

CASTRICONE RICHARD & LEANNE
133 IRELAND CT
ROCKWALL, TX 75087

ARMET TED
136 IRELAND COURT
ROCKWALL, TX 75087

HARTMANN HOLDINGS LLC
1375 PEBBLE HILLS DRIVE
ROCKWALL, TX 75087

BURNETT CATHY J
139 IRELAND COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1402 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1405 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1406 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1408 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1409 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1411 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1414 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1418 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1419 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1422 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1423 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1426 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1427 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1430 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1431 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1434 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 HARVARD DR
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

HAYWORTH AMY AND
LYNN ROBINSON
1468 RED WOLF DR
ROCKWALL, TX 75087

FREEMAN TODD MICHAEL
1471 RED WOLF DR
ROCKWALL, TX 75087

STOLL ROBERT AND ANN
1472 MEMORIAL DR
ROCKWALL, TX 75087

BENSON LINWOOD AND NANCY
1474 RED WOLF DRIVE
ROCKWALL, TX 75087

REDMOND BRIAN AND NICOLE
1475 PLUMMER DR
ROCKWALL, TX 75087

ELLER DIANE ELIZABETH
1476 AUDOBON LN
ROCKWALL, TX 75087

LANNOYE RACHEL M & MARK C
1477 BRITTANY WAY
ROCKWALL, TX 75087

LOPEZ AURELIO A
1477 RED WOLF DR
ROCKWALL, TX 75087

WATTS KENNETH A & LISA
1478 MEMORIAL DR
ROCKWALL, TX 75087

CASTLEBERRY DANNY LEE & RUTH E
1480 BRITTANY WAY
ROCKWALL, TX 75087

TROUSDALE JOHN R
1480 RED WOLF DR
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
14801 QUORUM DR SUITE 160
DALLAS, TX 75254

CURRENT RESIDENT
1482 AUDOBON LN
ROCKWALL, TX 75087

VIEDA & GONZALEZ
1483 RED WOLF DR
ROCKWALL, TX 75087

BOTTOMS DEBRA E & CHARLES G
1484 MEMORIAL DR
ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST
CHARLES E MILLIGAN AND CARLA A MILLIGAN
TRUSTEES
1485 BRITTANY WAY
ROCKWALL, TX 75087

BEYER ALFRED B & JANET M
1486 RED WOLF DR
ROCKWALL, TX 75087

VOLPE JOANN
1488 AUDOBON LN
ROCKWALL, TX 75087

ELLIS BRIAN & LAUREN
1488 BRITTANY WAY
ROCKWALL, TX 75087

TUTTLE DAVID & CAROLYN
1490 MEMORIAL DR
ROCKWALL, TX 75087

HAYNES GEORGE J & CAROLYN J
1491 AUDOBON LN
ROCKWALL, TX 75087

MAYO GARY M & LILIAN URBINA-MAYO
1491 RED WOLF DR
ROCKWALL, TX 75087

PADILLA OSCAR & MELISSA
1493 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1494 RED WOLF DR
ROCKWALL, TX 75087

CASAZZA ALBERT AND ALEXIS K
1496 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 HARVARD DR
ROCKWALL, TX 75087

HELMER KALENA AND BRIAN
1501 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1502 HARVARD DR
ROCKWALL, TX 75087

BOYLES GLYN E & MARY F
1503 BRITTANY WAY
ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND
PANSY ANITA WILLIAMS
1504 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1508 HARVARD DR
ROCKWALL, TX 75087

INGRAM AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

SCARBOROUGH AUDREY M
1511 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1514 HARVARD DR
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1519 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1520 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1525 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1526 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1531 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1537 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1600 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1604 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1608 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1612 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1616 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1620 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1624 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1639 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1645 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1651 HARVARD DR
ROCKWALL, TX 75087

HUDGENS GERALD FRANK & ROCHELLE
EAVONNE
1675 AVONLEA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1702 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1706 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1710 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1714 WANETA DR
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
1717 WOODSTEAD CT STE 207
THE WOODLANDS, TX 77380

CURRENT RESIDENT
1718 WANETA DR
ROCKWALL, TX 75087

NOWELL PHILLIP RUSSELL AND
CASEY ELIZABETH O'HEARN
1721 HARVARD DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1722 WANETA DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

HP TEXAS I LLC DBA HPA TX LLC
180 NORTH STETSON AVENUE SUITE 3650
CHICAGO, IL 60601

MEGATEL HOMES LLC
1800 VALLEY VIEW LANE SUITE 400
FARMERS BRANCH, TX 75234

CURRENT RESIDENT
1804 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1808 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1812 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1816 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1820 WANETA DR
ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L
1825 HAINSWORTH DR
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINESWORTH DR
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1831 HAINSWORTH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1833 HAINSWORTH DR
ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

ESCOBEDO CARLOS DAVID
184 RAINTREE CT
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1856 OAK BEND DR
ROCKWALL, TX 75087

LEE THERESE M & GREGORY H
1862 OAK BEND DR
ROCKWALL, TX 75087

MAPENGO DERECK B AND TERI
1868 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1875 OAK BEND DR
ROCKWALL, TX 75087

MYERS CHARLES & SHERRY
1876 OAK BEND DRIVE
ROCKWALL, TX 75087

NEDELCU MIHAI & AMY
190 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
191 E QUAIL RUN RD
ROCKWALL, TX 75087

SCHULTZ JENNIFER S & ERIC
1910 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

WEYGANDT DEBORA ANN
1918 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

LAPP CALVIN MICHAEL AND REBECCA JEAN
1919 RANDOM OAKS DR
ROCKWALL, TX 75087

MURPHY ANYA ELLEN
1927 RANDOM OAKS DR
ROCKWALL, TX 75087

MENDENHALL SCOTT H & KENDRA W
1935 RANDOM OAKS DR
ROCKWALL, TX 75087

KELLEY ROBERT E & ERIN B
1941 RANDOM OAKS DR
ROCKWALL, TX 75087

MARSH JAMES C & JOANN
1947 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX 75087

MICHAELS RICHARD A & AUDREY
1953 RANDOM OAKS DR
ROCKWALL, TX 75087

BROWN LARRY W & DIANE
1954 RANDOM OAKS DR
ROCKWALL, TX 75087

STORMER CLAYTON A
1960 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1961 RANDOM OAKS DR
ROCKWALL, TX 75087

PEREZ JOHN & BRITANIE
1966 RANDOM OAKS DR
ROCKWALL, TX 75087

MANASCO KURT & COURTNEY C
1967 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
ROCKWALL, TX 75087

KENNET TYLER D AND DONELLE M
200 RAINTREE COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

CLARK KEVIN & MARY
201 CHATFIELD DRIVE
ROCKWALL, TX 75087

BARRICK JONATHAN T
202 CHATFIELD DR
ROCKWALL, TX 75087

CUMMINGS JIMMIE SCOTT & TRACI R
202 CRESTBROOK DRIVE
ROCKWALL, TX 75087

SIMEK JENNIFER L AND DOUGLAS R
203 CHATFIELD DR
ROCKWALL, TX 75087

MAGNESS PATRICK A & MELODY I
203 CRESTBROOK DRIVE
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

BROCK MARK E AND CARIN
204 CHATFIELD DRIVE
ROCKWALL, TX 75087

VAN HORN ANDREW J & ANDREA L
204 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WALLER DAVID M & SORAYA E
205 CHATFIELD DRIVE
ROCKWALL, TX 75087

MUNDHENK CRAIG AND AYA
205 CRESTBROOK DR
ROCKWALL, TX 75087

LOVETT TERESA
206 CHATFIELD DRIVE
ROCKWALL, TX 75087

PARK KYOUNG WON
206 CRESTBROOK DRIVE
ROCKWALL, TX 75087

JANSSEN DENNIS R AND HOLLY E
20607 ORCHARD CT
FRANKFORT, IL 60423

BRYANT THOMAS HENRY AND LEA ANN
207 CHATFIELD DR
ROCKWALL, TX 75087

WHANNELL TAMMY AND DANIEL J
207 CRESTBROOK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
208 CRESTBROOK DR
ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA
208 CHATFIELD DRIVE
ROCKWALL, TX 75087

WREN TIMOTHY J AND JENNIFER N
209 CHATFIELD DR
ROCKWALL, TX 75087

SMITH KYMBERLY D
209 CRESTBROOK DRIVE
ROCKWALL, TX 75087

SPEIGHT REBECCA L
210 CHATFIELD DRIVE
ROCKWALL, TX 75087

DODD TIMM & JAMIE C
210 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MAZZUCA MICHAEL JR AND JULIE
2100 TWIN CREEK LN
ROCKWALL, TX 75087

WETMORE BRENT & CHELSEA
2106 TWIN CREEK LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
211 CRESTBROOK DR
ROCKWALL, TX 75087

PAULSEN GORGAS R & SHERRY C
211 CHATFIELD DR
ROCKWALL, TX 75087

WALLACE JONATHAN M & KAREN J
2112 TWIN CREEK LN
ROCKWALL, TX 75087

HARGIS JOHN EDWARD AND JESSICA
2114 BARLASS DRIVE
ROCKWALL, TX 75087

MILLER DANIEL J & CARLA M
2116 BARLASS DRIVE
ROCKWALL, TX 75087

BRAUN LISA AND BRIAN
2118 BARLASS DR
ROCKWALL, TX 75087

LAPARE DENNIS E & RENEE E
2118 TWIN CREEK LN
ROCKWALL, TX 75087

FISKNESS MICHAEL EDWARD AND TARAH CHRISTINE
212 CHATFIELD DR
ROCKWALL, TX 75087

FLOREZ CINDY ANN
212 CRESTBROOK DRIVE
ROCKWALL, TX 75087

CAVAZOS BRUNO
2120 BARLASS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2124 TWIN CREEK LN
ROCKWALL, TX 75087

WHITEHOUSE TIMOTHY B & HEIKE I
213 CHATFIELD DRIVE
ROCKWALL, TX 75087

JOHANNESEN TRACE AND AMY
213 CRESTBROOK DR
ROCKWALL, TX 75087

COLLINS KIT J
2130 TWIN CREEK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
2136 TWIN CREEK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
214 CRESTBROOK DR
ROCKWALL, TX 75087

PANG JOHN J & SUE W
214 CHATFIELD DR
ROCKWALL, TX 75087

VILLARREAL JOHN E AND KIMBERLY A
215 CHATFIELD DR
ROCKWALL, TX 75087

WALKER KEVIN W & CHRISTY D
215 CRESTBROOK DRIVE
ROCKWALL, TX 75087

HEWITT DEREK THOMAS & CAMERON ELISE
216 CRESTBROOK DR
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

HARPER ROBERT AND TARA
217 CHATFIELD DRIVE
ROCKWALL, TX 75087

EVANS RICHARD THOMAS AND TIFFANY DAWN
217 CRESTBROOK DR
ROCKWALL, TX 75087

CLIFTON JEROME
218 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MCCOLLUM JACK F & JOAN R
219 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BURROWS REBECCA
220 CRESTBROOK DRIVE
ROCKWALL, TX 75087

GLEASON JAMES AND ANGELA
221 CRESTBROOK DR
ROCKWALL, TX 75087

JONES BRADLEY K & SUSAN M
2215 HYER DRIVE
ROCKWALL, TX 75087

TYREE JEFF & AMBER
2217 HYER DR
ROCKWALL, TX 75087

SHOWS STEPHEN
2219 HYER DR
ROCKWALL, TX 75087

DUMAS DARRELL AND
JOHN CERVI
222 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MULLEN SCOTT & KELSEY
2220 BARLASS DR
ROCKWALL, TX 75087

KIM DANIEL TAE HYUN AND WOOJUNG LEE
2221 HYER DR
ROCKWALL, TX 75087

CLARK BRADLEY EUGENE & TRACI DEANN
2223 HYER DRIVE
ROCKWALL, TX 75087

MYRICK CHASE AND CHRISTINA
2224 BARLASS DR
ROCKWALL, TX 75087

LARSON MELISSA AND
ROBERT BRYANT
2226 BARLASS DR
ROCKWALL, TX 75087

BOWMAN JOHN D AND BARBARA
2228 BARLASS DR
ROCKWALL, TX 75087

SARTAIN ROBBIE R AND KIM M
2230 BARLASS DR
ROCKWALL, TX 75087

BALLARD LINDA A
2232 BARLASS DRIVE
ROCKWALL, TX 75087

REBEL FRANCIS JOSEPH IV AND REGINA
224 SHADY BRANCH DRIVE
ROCKWALL, TX 75087

WALKER RODGER L AND DEBORAH D
225 CRESTBROOK DRIVE
ROCKWALL, TX 75087

FODGE MATTHEW AND KAILEE
226 SHADY BRANCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

PORTOFINO DRIVE LLC
2266 LAFAYETTE LANDING
HEATH, TX 75032

CURRENT RESIDENT
227 CRESTBROOK DR
ROCKWALL, TX 75087

MOOMJIAN ASHLEY L AND CHAD A
228 SHADY BRANCH DR
ROCKWALL, TX 75087

KYLE JOHN K & MARGARET E
2320 FAIRWAY CIRCLE
HEATH, TX 75032

KAMAND INVESTMENTS OF TEXAS
2380 DESERT FALLS LANE
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

COSLEY STEVEN M
25129 THE OLD ROAD STE 105
STEVENSON RANCH, CA 91381

YU YAOYANG AND ZHUE LU
2529 SCENIC DR
PLANO, TX 75025

SHORES ON LAKE RAY HUBBARD
HOME OWNERS ASSOCIATION
2650 CHAMPIONS
ROCKWALL, TX 75087

HUGHES CLIFTON A III & LADONNA F
2904 GREEN WAY DR
ROCKWALL, TX 75087

BUFF PAUL CHRISTOPHER AND STACEY
2906 GREENWAY DR
ROCKWALL, TX 75087

RUIZ JOHN R III & PATRICIA GREENE
2908 GREEN WAY DRIVE
ROCKWALL, TX 75087

BALLARD JUSTIN R AND MELODY K
2910 GREEN WAY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2911 GREENWAY DR
ROCKWALL, TX 75087

DEAN KIMBERLEE AND LARRY
2912 GREEN WAY DR
ROCKWALL, TX 75087

SHERMAN CHRISTOPHER ALLEN
2914 GREEN WAY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
300 NAKOMA DR
ROCKWALL, TX 75087

KHAN ABDUL AND MAIMOONA REVOCABLE
LIVING TRUST
ABDUL RAHMAN KHAN AND MAIMOONA
RAHMAN KHAN CO TRUSTEES
3008 DOVE CREEK LN
RICHARDSON, TX 75082

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

CHIU THOMAS C
301 CRESTBROOK DR
ROCKWALL, TX 75087

HARKRIDER MICHAEL & KELLI
301 FEATHERSONE DRIVE
ROCKWALL, TX 75087

DONALDSON MICHAEL J AND TARALYN K
302 IRIS DR
ROCKWALL, TX 75087

FREE METHODIST CHURCH
OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

LEWIS THERESA GAYLE AND KEVIN RAY
302 SHADY BRANCH DR
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
3029 N GOLIAD ST
ROCKWALL, TX 75087

GUSSIE JEFFREY S AND JESSICA R
303 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WHEELER KEITH AND TINA
303 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

GREER PATRICIA L
3031 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
3031 N GOLIAD ST
ROCKWALL, TX 75087

GREER TIMOTHY K
3033 N GOLIAD
ROCKWALL, TX 75087

STERN RANDY AND LISA
304 IRIS DRIVE
ROCKWALL, TX 75087

FORD RICHARD DAVID AND CLAUDIA
304 SHADY BRANCH DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3045 N GOLIAD RD
ROCKWALL, TX 75087

CURRENT RESIDENT
305 FEATHERSTONE DR
ROCKWALL, TX 75087

THOMPSON BENJAMIN K AND JESSICA S
305 CRESTBROOK DR
ROCKWALL, TX 75087

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

STONE DAVID
3053 N GOLIAD ST
ROCKWALL, TX 75087

FERGUSON DAVEY L & SHIRLEY C
DAVID W FERGUSON AS JOINT TENANTS
3055 N GOLIAD ST
ROCKWALL, TX 75087

WEST JEFFREY A & CHANTEL M
3059 N GOLIAD STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
306 NAKOMA DR
ROCKWALL, TX 75087

DRISCOLL SEAN T & SARAH E
306 IRIS DR
ROCKWALL, TX 75087

STEED JASON & NATALIE MARIE
3065 N GOLIAD STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
3066 N GOLIAD
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q
3069 N GOLIAD
ROCKWALL, TX 75087

YEH ALEX CHEN-CHU AND CATHERINE LIEW
307 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3070 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
3074 N GOLIAD
ROCKWALL, TX 75087

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 75087

DIRKSE RICHARD & TAMERA
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

SWANK ANTHONY K & KELLI J
308 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3084 N GOLIAD
ROCKWALL, TX 75087

WACKER ROBERT W & KATHRYN
WACKER JOINT REVOCABLE LIV TRUST
309 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3090 N GOLIAD
ROCKWALL, TX 75087

BAKER CHRISTOPHER D
310 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3100 STONECREEK DR
ROCKWALL, TX 75087

CRAWFORD SHAFEN AND KATY
311 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

CARRILLO FRANCISCO JR & MELODY APRIL
313 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
315 DALTON RD
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
319 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
324 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
325 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3250 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
3251 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
3260 N GOLIAD
ROCKWALL, TX 75087

WILLIAMS VICKI LYNN
330 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3301 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
331 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
336 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
337 NAKOMA DR
ROCKWALL, TX 75087

LACOUR JENNIFFER AND RICHARD
342 NAKOMA DRIVE
ROCKWALL, TX 75087

TRAMMELL LANCE AND JENNIFER
343 NAKOMA DR
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

GEISENDORFF ALBERT G AND ANN M
3O57 N GOLIAD ST
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
402 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
402 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
403 MONTROSE DR
ROCKWALL, TX 75087

HENRY KIMI LINN
405 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
407 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
408 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
408 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
411 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
413 EMERSON DR
ROCKWALL, TX 75087

LIU BIN AND
XIAORUI WEI
4132 NORMANDY AVENUE
DALLAS, TX 75087

LIU BIN AND XIAO QUN WEI AND
XIAORUI WEI
4132 NORMANDY AVENUE
DALLAS, TX 75205

CURRENT RESIDENT
414 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
414 NAKOMA DR
ROCKWALL, TX 75087

TAYLOR MATTHEW A & MELINDA M
415 MIRAMAR DRIVE
ROCKWALL, TX 75087

FUGLER SHANE L
415 NAKOMA DRIVE
ROCKWALL, TX 75087

ZIEGLER RENEE A
417 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
419 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
419 MONTROSE DR
ROCKWALL, TX 75087

DEFORD JAMES M & MICAELA
419 MIRAMAR DRIVE
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

CURRENT RESIDENT
420 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
420 NAKOMA DR
ROCKWALL, TX 75087

CLARK MOLLYE N
421 MIRAMAR DRIVE
ROCKWALL, TX 75087

NEWTON KEEGAN B AND DIANA T
423 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 NAKOMA DR
ROCKWALL, TX 75087

MITCHELL JONATHAN & AMY
425 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
426 NAKOMA DR
ROCKWALL, TX 75087

BOLDING MARK AND JULIE
426 MONTROSE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
430 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
431 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
432 MONTROSE DR
ROCKWALL, TX 75087

HUTTON WILLIAM
432 NAKOMA DRIVE
ROCKWALL, TX 75087

ASONGWE DANIEL
435 NAKOMA DRIVE
ROCKWALL, TX 75087

JOBE BRYAN AND KAREN
436 EMERSON DRIVE
ROCKWALL, TX 75087

LITTLE GENIUS OF TEXAS LLC
436 QUAIL CREEK DR
MURPHY, TX 75094

BRINKMAN DANIEL
437 EMERSON DRIVE
ROCKWALL, TX 75087

SOLER JOSEPH
4462 VISTA MEADOW CT
MOORPARK, CA 93021

WILLIAMS HAROLD B & SHARON R
450 COVEY TRL
ROCKWALL, TX 75087

MAXWELL TRACY AND KASSIE
456 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
489 BENDING OAKS TRL
ROCKWALL, TX 75087

NEIGHBORS LEONARD V AND LINDA L
490 BENDING OAKS
ROCKWALL, TX 75087

CONFIDENTIAL
495 BENDING OAKS TRL
ROCKWALL, TX 75087

TOWELL KEITH R AND MARTHA M
496 BENDING OAKS TRAIL
ROCKWALL, TX 75087

599 MIRAMAR LLC
4N650 HIGH MEADOW RD
ST CHARLES, IL 60175

CURRENT RESIDENT
500 EMERSON DR
ROCKWALL, TX 75087

CONFIDENTIAL
500 NAKOMA DRIVE
ROCKWALL, TX 75087

CURTIS JOSEPH & THERESA
500 SHADOW OAKS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
501 BENDING OAKS TR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 EMERSON DR
ROCKWALL, TX 75087

ZOPP THOMAS M & MITZI ANN
502 BENDING OAKS TRL
ROCKWALL, TX 75087

KOLESNYK OKSANA
502 COVEY TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
505 COVEY TRL
ROCKWALL, TX 75087

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
506 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
506 SHADOW OAKS CT
ROCKWALL, TX 75087

MUSTAPHA AHMAD
506 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
507 EMERSON DR
ROCKWALL, TX 75087

BORN MARK I & SHELLEY L
507 BENDING OAKS TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
508 COVEY TR
ROCKWALL, TX 75087

ADAMSON KEVIN AND BECKY
509 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
510 BENDING OAKS TR
ROCKWALL, TX 75087

LEE KEKE AND
BAITING WU
5101 SETTLEMENT WAY
MCKINNEY, TX 75070

YERKS SHAWN AND LISA
512 EMERSON DRIVE
ROCKWALL, TX 75032

COLL JORGE GUTIERREZ AND LARA CUCURULL RUBIO
512 NAKOMA DRIVE
ROCKWALL, TX 75087

CAMPBELL ROBERT & PATRICIA
512 SANDPIPER LN
MESQUITE, TX 75149

CURRENT RESIDENT
513 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
513 EMERSON DR
ROCKWALL, TX 75087

SARMIENTO FAMILY LIV REV TRUST
ALICIA SARMIENT TRUSTEE
513 BENDING OAKS TRL
ROCKWALL, TX 75087

MCMILLAN ROBERT
514 COVEY TRL
ROCKWALL, TX 75087

JOHNSON NATALIE K
514 SHADOW OAKS COURT
ROCKWALL, TX 75087

HARTSFIELD MELINDA ANN & BRADLEY GENE
516 SAVANAH CT
ROCKWALL, TX 75087

JAMES EDWARD PROBYN IV AND KERSTIN MARIE
517 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
518 NAKOMA DR
ROCKWALL, TX 75087

BODINO LORI ANN
518 EMERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
519 EMERSON DR
ROCKWALL, TX 75087

DUPRE EMILY JOY
520 COVEY TRAIL
ROCKWALL, TX 75087

HULTQUIST JON J & BETH L
520 SAVANAH COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
521 COVEY TRL
ROCKWALL, TX 75087

BENNETT CANDACE N AND LIONEL
523 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
524 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
524 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 EMERSON DR
ROCKWALL, TX 75087

HUNT JUNE
526 COVEY TRL
ROCKWALL, TX 75087

FELKNER GEORGE K AND CAROLYN
526 SAVANAH COURT
ROCKWALL, TX 75087

HAMILTON LYNDSE K
529 COVEY TR
ROCKWALL, TX 75087

ANDERSON JERRY AND LEANNE
529 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
530 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
531 EMERSON DR
ROCKWALL, TX 75087

SEATON JOSHUA A AND BETTY I EMELIANTSEV
532 COVEY TR
ROCKWALL, TX 75087

TAYLOR WILLIAM C & JENNIFER L
532 SAVANAH CT
ROCKWALL, TX 75087

GIBRALTER JEFFREY H & LACIE L
537 COVEY TRL
ROCKWALL, TX 75087

BOWEN JAMES R & CENIA
538 COVEY TRL
ROCKWALL, TX 75087

BURKART RICHARD G & DONNA D
540 SAVANAH CT
ROCKWALL, TX 75087

PAWLIK ROBERT
544 COVEY TR
ROCKWALL, TX 75087

MACK RYAN M SR & ROBIN L
545 COVEY TRL
ROCKWALL, TX 75087

BAKER JUSTIN T AND MORGAN CHAIVRE
550 SAVANAH CT
ROCKWALL, TX 75087

PATRICK JAIME A
562 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

WELLS RENEE LAMBERT & KEVIN M
563 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

DAVIS DEREK LINN & AMIE LYNN
564 FEATHERSTONE DR
ROCKWALL, TX 75087

HOPSON THOMAS WADE & JUDY ELAINE
565 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BERENS TYLER JOSEPH AND SAMANTHA J
566 FEATHERSTONE DR
ROCKWALL, TX 75087

INGRAM CULLEN AND JERI
567 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

STEIGER CHRISTOPHER M & ALISHA N MOTL
568 FEATHERSTON DR
ROCKWALL, TX 75087

REED SHANNON AND HEATHER
569 FEATHERSTONE DR
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ RAMIRO AND MARIA M
571 FEATHERSTONE DR
ROCKWALL, TX 75087

HEFNER ERICH J AND AMANDA F
572 FEATHERSTONE DR
ROCKWALL, TX 75087

MERFELD BRIAN R & MEGAN J
573 FEATHERSTONE DR
ROCKWALL, TX 75087

GILMORE PATRICK L AND TINA D
574 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

WARRINGTON JASON
575 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PARKER BRADLEY J & JANA C SIMARD
576 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PATTERSON RICHARD
578 AMHERST DR
ROCKWALL, TX 75087

JORDAN JAY A AND COURTNEY L
580 AMHERST DRIVE
ROCKWALL, TX 75087

ASHLEY MARGARET P
5805 YACHT CLUB
ROCKWALL, TX 75032

NGUYEN THIEN AN NGOC AND
VAN THUY DANG
582 AMHERST DRIVE
ROCKWALL, TX 75087

FINNEY JEFFERY SCOTT AND MARY KIM
ROBERTS
582 DEVERSON DR
ROCKWALL, TX 75087

MUSTAFA MUSTAFA & DIANA AQRABAWI AND
MOHAMMAD AQRABAWI
582 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

STEPHENSON KEVIN AND DIANA E HAYNES
583 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
584 MOUNTCASTLE DR
ROCKWALL, TX 75087

MITCHELL TERRY AND KRISTINE
584 AMHERST DRIVE
ROCKWALL, TX 75087

RIZKALLA MAGDY I AND ANGIE N
584 BORDEAUX DR
ROCKWALL, TX 75087

INGLE BRADY AND LAUREN
584 DEVERSON DR
ROCKWALL, TX 75087

PINTO ERIC & JENNIFER BUARD
584 MIRAMAR DR
ROCKWALL, TX 75087

WARREN JEREMY J AND ALYSE M
585 BORDEAUX DR
ROCKWALL, TX 75087

ALLEN JOHN D & AMY C
585 DEVERSON DR
ROCKWALL, TX 75087

SATERY JAMES RUSSELL
585 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

GOLD STAR PROS LLC
5853 FM 36 S
QUINLAN, TX 75474

ESPARZA EZEQUIEL JR AND ANGELA MARIE
586 AMHERST DR
ROCKWALL, TX 75087

AYERSMAN JAMES L AND WANDA E
586 BORDEAUX DR
ROCKWALL, TX 75087

ESCANDOR ROMMEL A
586 DEVERSON DRIVE
ROCKWALL, TX 75087

MCBROOM NICHOLAS & ANDREA
586 MIRAMAR DR
ROCKWALL, TX 75087

COOK STEPHEN & JO-ANN
586 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

SOUZA LEVY AND LILI
587 BORDEAUX DR
ROCKWALL, TX 75087

EVANS NATHAN EDWARD & ASHLEY TAYLOR
587 DEVERSON DR
ROCKWALL, TX 75087

RIDDLE DANNY R AND CAREN M
587 MOUNTCASTLE DR
ROCKWALL, TX 75087

MILLER STEVEN & AINE
588 AMHERST DR
ROCKWALL, TX 75087

VALLADARES ELIA AND YAN
588 BORDEAUX DR
ROCKWALL, TX 75087

SARTAIN BRANDON
588 DEVERSON DRIVE
ROCKWALL, TX 75087

CULLEN KEVIN M & SHARON T
588 MIRAMAR DR
ROCKWALL, TX 75087

HALE WILLIE & AMY
588 MOUNTCASTLE DR
ROCKWALL, TX 75087

CONNELLY ROBERT AND RACQUEL
589 BORDEAUX DRIVE
ROCKWALL, TX 75087

MCCURDY ALEXANDER AUSTIN AND ASHLEY CRAIG
589 DEVERSON DRIVE
ROCKWALL, TX 75087

BANKHEAD JAMES II & WENDY
589 MIRAMAR DRIVE
ROCKWALL, TX 75087

VONGUNDEN ERIC AND XIOMARA
589 MOUNTCASTLE DR
ROCKWALL, TX 75087

YOUSFI SHARIQ AND SHAZIA BASIT
590 AMHERST DR
ROCKWALL, TX 75087

MATTHEWS KRISTI LEIGH AND ROSS DANIEL III
590 BORDEAUX DR
ROCKWALL, TX 75087

JONES MURRAY A & TERRI L
590 DEVERSON DRIVE
ROCKWALL, TX 75087

NOEL MARY YVONNE
590 MIRAMAR DRIVE
ROCKWALL, TX 75087

SKAGGS JUSTIN & KELLY
590 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

WARREN ANDREW JAMES AND CHRISTINE
591 BORDEAUX DR
ROCKWALL, TX 75087

GRATES CHRISTOPHER J JR AND NICOLE
591 DEVERSON DRIVE
ROCKWALL, TX 75087

KEYS BRANDON E AND JENNIFER
591 MIRAMAR DRIVE
ROCKWALL, TX 75087

STALSBERG RANDY L & SHEILA R
591 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

PURCELL CLOYCE CHAD & RACHEL LYNNE
592 AMHERST DRIVE
ROCKWALL, TX 75087

VANPELT RAYMOND J AND PAMELA J
592 BORDEAUX DR
ROCKWALL, TX 75087

CRADY KEVIN & APRIL
592 DEVERSON DR
ROCKWALL, TX 75087

SCHERER PAMELA RINAY
592 MIRAMAR DRIVE
ROCKWALL, TX 75087

DENT VICKIE L
593 BORDEAUX DR
ROCKWALL, TX 75087

BRINKLEY RICKY L & LIANE M
593 DEVERSON DR
ROCKWALL, TX 75087

MCKINNEY KAREN DIANN
593 MIRAMAR DRIVE
ROCKWALL, TX 75087

GOODEN EDWARD EARL & ALEXA JO
593 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
594 AMHERST DR
ROCKWALL, TX 75087

ROBY GREGSON CARL AND KELLIE NICHOLE
594 BORDEAUX DR
ROCKWALL, TX 75087

HUPP RUSSELL A JR AND RACHELLE L
594 DEVERSON DR
ROCKWALL, TX 75087

ROWE PETER JAMES & SARAH ELISABETH WATSON
594 MIRAMAR DR
ROCKWALL, TX 75087

WHEELER BRADLEY Q AND BARBARA D
595 BORDEAUX DRIVE
ROCKWALL, TX 75087

DYER WILLIAM A AND MARIE E
595 DEVERSON DRIVE
ROCKWALL, TX 75087

LESSARD ANNA
595 MIRAMAR DR
ROCKWALL, TX 75087

CONFIDENTIAL
595 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER P AND KELLI RENEE
596 AMHERST DR
ROCKWALL, TX 75087

FERGERSON SHIRLEY A AND JOE H
596 BORDEAUX DR
ROCKWALL, TX 75087

ZHANG QIAO
596 DEVERSON DR
ROCKWALL, TX 75087

GRADY ANJELA S
596 MIRAMAR DR
ROCKWALL, TX 75087

BRADFORD TODD D AND KARA R
597 BORDEAUX DR
ROCKWALL, TX 75087

WARD MATTHEW DAVID
597 DEVERSON DRIVE
ROCKWALL, TX 75087

HARDING ERIK LEE & KRISTINA
597 MIRAMAR DR
ROCKWALL, TX 75087

ANNOR ABIGAIL OSEI AND MICHAEL A ADJETEY
597 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

DELONG ERIC AND JENNIFER
598 AMHERST DR
ROCKWALL, TX 75087

BOBBITT CHARLES P III AND CHERYL J
598 BORDEAUX DR
ROCKWALL, TX 75087

TAYLOR MELISSA SUMMER & JOHN
598 DEVERSON DRVIE
ROCKWALL, TX 75087

SAGER DONALD W & MELISSA M
598 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
599 MIRAMAR DR
ROCKWALL, TX 75087

MIGLIACCIO JOSEPH AND KIMBERLY
599 BORDEAUX DR
ROCKWALL, TX 75087

ASH KRISTIN
599 DEVERSON DRIVE
ROCKWALL, TX 75087

WALTERS BART A AND TIKKA M
599 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
600 MONTROSE DR
ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

CURRENT RESIDENT
601 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
601 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
601 NAKOMA DR
ROCKWALL, TX 75087

ARAIZA RODOLFO A MARES AND KRISTA KAYLEEN MARES
601 BORDEAUX DR
ROCKWALL, TX 75087

CLAUSSEN BRIAN L
601 DEVERSON DR
ROCKWALL, TX 75087

GERMER JOHN
601 MIRAMAR DR
ROCKWALL, TX 75087

DESAI PRANAV MAHESHBHAI AND MEGHANA
601 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
602 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 NAKOMA DR
ROCKWALL, TX 75087

BORTZ BRIAN R AND TIFFANY A
602 AMHERST DR
ROCKWALL, TX 75087

DAHAL PUSKAR AND ANJU DHITAL
602 BORDEAUX DR
ROCKWALL, TX 75087

GREAVES LARRY
602 COVEY TRL
ROCKWALL, TX 75087

KIGER GEORGE WESLEY ESTATE
GEORGE KIGER JR INDEPENDENT EXECUTOR
602 DEVERSON DR
ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR & LAURA JEAN
602 MIRAMAR DRIVE
ROCKWALL, TX 75087

AYLOTT JASON M & SHERI L MAXWELL-AYLOTT
603 AMHERST DR
ROCKWALL, TX 75087

WELLS MICHAEL JR AND DAWN
603 BORDEAUX DR
ROCKWALL, TX 75087

VO KEVIN & GIANG KIEU PHAM
603 DEVERSON DR
ROCKWALL, TX 75087

SOLDATOVIC DRAGANA & CEDOMIR
603 MIRAMAR LN
ROCKWALL, TX 75087

TANG MINH AND HANG NGUYEN
603 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 MONTROSE DR
ROCKWALL, TX 75087

SAUER WAYNE & CARMEN MONIQUE
604 AMHERST DRIVE
ROCKWALL, TX 75087

BUCK ROBERT E AND HALEIGH V
604 BORDEAUX DR
ROCKWALL, TX 75087

GUNDERSON RICHARD M AND ROBYN R
604 DEVERSON DR
ROCKWALL, TX 75087

BERNHARDT KATHY K
604 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
605 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
605 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
605 NAKOMA DR
ROCKWALL, TX 75087

NGUYEN TRACY
605 AMHERST DRIVE
ROCKWALL, TX 75087

NEECE DAVID JR
605 BORDEAUX DR
ROCKWALL, TX 75087

FINNEY BYRON & ELIZABETH
605 DEVERSON DR
ROCKWALL, TX 75087

ASHMORE CHRIS AND JANELLE
605 MIRAMAR DR
ROCKWALL, TX 75087

PATTERSON MICHAEL AND ABBY
605 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 NAKOMA DR
ROCKWALL, TX 75087

WEIDEMAN RANDY L & DIANNE M
606 AMHERST DRIVE
ROCKWALL, TX 75087

KING BRYAN J AND SHELLY
606 BORDEAUX DR
ROCKWALL, TX 75087

BEASLEY COREY BRYAN AND ALICIA DIANE
606 DEVERSON DR
ROCKWALL, TX 75087

SAGRAVES TODD ANDREW & HEATHER AND
VIRGINIA CHERYL TALKINGTON
606 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 DEVERSON DR
ROCKWALL, TX 75087

KISTLER DANIEL & STACY
607 AMHERST DRIVE
ROCKWALL, TX 75087

CARVAJAL CARLOS H & CYNTHIA H
607 BORDEAUX DRIVE
ROCKWALL, TX 75087

MONTGOMERY ANDREW J & MAGDALENE G
607 MIRAMAR DRIVE
ROCKWALL, TX 75087

HENSON TIA & WILLIAM KENDALL
607 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
608 MONTROSE DR
ROCKWALL, TX 75087

HUNT ROBERT PRESTON
608 AMHERST DRIVE
ROCKWALL, TX 75087

DUDLEY DANIEL R AND SHELLEY L
608 BORDEAUX DR
ROCKWALL, TX 75087

OBIOMA CHIBO & BLOSSOM
608 COVEY TRL
ROCKWALL, TX 75087

KAUR KAMALJEET AND
AJEET SINGH
608 DEVERSON DR
ROCKWALL, TX 75087

MCMAHAN THOMAS H & SHANNON J
608 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
609 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
609 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
609 NAKOMA DR
ROCKWALL, TX 75087

SMITH JAMES M & SHIRLEY LYNN
609 AMHERST DRIVE
ROCKWALL, TX 75087

MCGUIRE DANIEL R AND JENNIFER
609 BORDEAUX DR
ROCKWALL, TX 75087

YAKEL DEREC AND KATARZYNA
609 DEVERSON DR
ROCKWALL, TX 75087

SUTER ANTHONY AND MELISSA
609 MIRAMAR DRIVE
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
609 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 NAKOMA DR
ROCKWALL, TX 75087

WILCOX GRANTLEY & KELLY
610 AMHERST DRIVE
ROCKWALL, TX 75087

PRINCE ERVIN F AND PAMELA
610 BORDEAUX DRIVE
ROCKWALL, TX 75087

LACEY GARY & KIMBERLY ENGLE
610 DEVERSON DRIVE
ROCKWALL, TX 75087

BURGIEL BROOKE
610 MIRAMAR DR
ROCKWALL, TX 75087

CUNNINGHAM ELISA
611 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 NAKOMA DR
ROCKWALL, TX 75087

CONFIDENTIAL
613 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
614 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 NAKOMA DR
ROCKWALL, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
616 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
618 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
618 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
620 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
620 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
621 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
621 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
621 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 NAKOMA DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N ST HWY 161 #150
IRVING, TX 75038

CURRENT RESIDENT
624 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
625 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

CURRENT RESIDENT
625 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
625 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 NAKOMA DR
ROCKWALL, TX 75087

HASEGAWA TETSUYA & PATRICIA EMY AOKI
626 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
628 MONTROSE DR
ROCKWALL, TX 75087

PUGH WILLIAM C AND DIANA L
628 PIPPIN LANE
KINGSVILLE, TX 78363

CURRENT RESIDENT
629 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
629 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
629 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
632 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
633 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
633 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
633 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
636 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
637 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
637 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
637 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
640 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
641 EMERSON DR
ROCKWALL, TX 75087

CAMPBELL KEN AND ROSE M
655 YORK DR
ROCKWALL, TX 75087

PICHA KEVIN KENNETH AND NANCY LYNN
657 YORK DR
ROCKWALL, TX 75087

CONFIDENTIAL
658 FEATHERSTONE DR
ROCKWALL, TX 75087

DANG TIET DINH & THANH THI VU DANG
659 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

WLODARCZAK MARCUS ANTHONY AND
DANIEL GRANT SHIRLEY
659 YORK DR
ROCKWALL, TX 75087

HALL ROBERT E AND PATRICIA A
660 FEATHERSTONE DR
ROCKWALL, TX 75087

BENNETT DANIELLE ACCARDO AND SEAN M
660 HANOVER DR
ROCKWALL, TX 75087

TEAGUE GREGORY CHARLES
661 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CARTER FAMILY TRUST
RICHARD CARTER AND MARY CARTER TRUSTEES
661 YORK DR
ROCKWALL, TX 75087

LLOYD MARK S AND ANGIE L
662 FEATHERSTONE DR
ROCKWALL, TX 75087

BRITT MATTHEW THOMAS AND SARAH
REBECCA
662 HANOVER DR
ROCKWALL, TX 75087

GARCIA SANTIAGO DIAZ
662 YORK DR
ROCKWALL, TX 75087

BINDER TIMOTHY J AND LISSA A
663 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BLAIR BRYNN FORBRICH AND CHRISTON
MICHAEL
663 HANOVER DR
ROCKWALL, TX 75087

OPITZ JEFF AND CAROL
663 YORK DR
ROCKWALL, TX 75087

JETER JAMES D AND CAROL L
664 FEATHERSTONE DR
ROCKWALL, TX 75087

MOSS MICHAEL ANDREW AND BETH ANN
664 HANOVER DR
ROCKWALL, TX 75087

RADICIONI WADE AND LISA R
664 YORK DR
ROCKWALL, TX 75087

BRAKSTAD BENGT AND THERESA KATHLEEN
665 FEATHERSTONE DR
ROCKWALL, TX 75087

HALL BRYAN PATRICK
665 HANOVER DR
ROCKWALL, TX 75087

IONITA MIHAI AND LAURA
665 YORK DR
ROCKWALL, TX 75087

GASTON DAVID LEE AND CARRIE ANN
667 FEATHERSTONE DR
ROCKWALL, TX 75087

OGLE JONATHAN A AND TONI L
667 HANOVER DR
ROCKWALL, TX 75087

MARKHAM BRUCE D AND DONNETTA P
667 YORK DR
ROCKWALL, TX 75087

CORL KIMBERLY BETH & JON DEREK
668 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

GLYNN JAMES T AND SALLY A
668 HANOVER DR
ROCKWALL, TX 75087

WEISS DANIEL HERMAN
668 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
669 YORK DR
ROCKWALL, TX 75087

WINCHEL TANYA M
669 FEATHERSTONE DR
ROCKWALL, TX 75087

POLEY JOHN R AND KATHRYNE L
669 HANOVER DR
ROCKWALL, TX 75087

CURLEE BRET A AND SUSAN L
670 FEATHERSTONE DR
ROCKWALL, TX 75087

RICKETTS GREGORY B & DANIELLE E
670 HANOVER DRIVE
ROCKWALL, TX 75087

MCLAUGHLIN PATRICK PARKER
670 YORK DR
ROCKWALL, TX 75087

BOWERS DON
671 FEATHERSTONE DR
ROCKWALL, TX 75087

LOFLAND WILLIAM CHRISTOPHER AND LYNDSEY NICOLE
671 HANOVER
ROCKWALL, TX 75087

ERICKSON JULIA A AND DAVID
671 YORK DR
ROCKWALL, TX 75087

WILLIAMS DONALD AND TAMMY
672 FEATHERSTONE DR
ROCKWALL, TX 75087

SPRADLING JOHN RYAN AND SARAH KIM
672 HANOVER DR
ROCKWALL, TX 75087

DRAKE VERNON EUGENE & TOYA YVETTE
672 YORK DRIVE
ROCKWALL, TX 75087

HUYNH TAN KHAH AND THUY THU
673 FEATHERSTONE DR
ROCKWALL, TX 75087

VILLARREAL CRAIG ALAN AND CHARLYN ROBIN HANNA
673 HANOVER DR
ROCKWALL, TX 75087

WRIGHT BOBBY PAUL AND MARY L
674 FEATHERSTONE DR
ROCKWALL, TX 75087

MILLER JAMES RYAN
674 HANOVER DRIVE
ROCKWALL, TX 75087

ECKROTE KENNETH R & LESLIE A
674 YORK DRIVE
ROCKWALL, TX 75087

ALBARELLI REBECCA & GEORGE
675 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ CARLOS FERNANDO RODRIGUEZ
675 HANOVER DR
ROCKWALL, TX 75087

MUELLER BRYAN SCOTT
676 HANOVER DRIVE
ROCKWALL, TX 75087

DORTCH TOMMY C & ELLEN D
676 YORK DRIVE
ROCKWALL, TX 75087

WEBER ANDREW JOSEPH AND DANIELLE MARIE WEBER
677 HANOVER DRIVE
ROCKWALL, TX 75087

ENGLISH ERIC S AND TEREON DENISE MCCLARIN
678 HANOVER DR
ROCKWALL, TX 75087

TRAN VINCENT VINH & KATHERINE NGOC TU
678 YORK DR
ROCKWALL, TX 75087

HOPPER MICHAEL ERIC AND TINA CHERIEE
679 HANOVER DR
ROCKWALL, TX 75087

KANG MINCHUL AND MIYOUNG CHEONG
680 YORK DR
ROCKWALL, TX 75087

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

CURRENT RESIDENT
700 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
704 MONTROSE DR
ROCKWALL, TX 75087

GREER PATRICIA L
710 BROOKFIELD DR
GARLAND, TX 75040

GOLIAD REAL ESTATE LLC
7700 EASTERN AVENUE SUITE 705
DALLAS, TX 75209

BOGERT WILLIAM PAUL AND RENEE
771 BORDEAUX DRIVE
ROCKWALL, TX 75087

LUPER JUSTIN GARRET
7718 VISTA RIDGE LANE
SACHSE, TX 75048

ERICKSON BRENT D AND JENNIFER
772 BORDEAUX DRIVE
ROCKWALL, TX 75087

HUNTER JEFFREY KYLE & RENEE MARIE
774 DEVERSON DRIVE
ROCKWALL, TX 75087

PURSELL NATHANIEL S AND NILAFE R
775 BORDEAUX DRIVE
ROCKWALL, TX 75087

ATINC MAHMUT GUCLU AND MURUVVET YASEMIN OCAL-
775 DEVERSON DR
ROCKWALL, TX 75087

SUN WEI AND
BAO AN LI
775 HANOVER DRIVE
ROCKWALL, TX 75087

MCDONALD SONDRA S
776 BORDEAUX DR
ROCKWALL, TX 75087

KERLEY KATHRYN LEE AND CHARLES VANCE
776 DEVERSON DR
ROCKWALL, TX 75087

ILLIG ANTHONY A & KRISTIN D
776 MIRAMAR DRIVE
ROCKWALL, TX 75087

COBB ARTHUR AND DEIDRA
776 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CHEEK ASHLEY DAVID & CHRISTIN
776 YORK DRIVE
ROCKWALL, TX 75087

REED TREVOR LANCE & ADRIENNE
777 BORDEAUX DR
ROCKWALL, TX 75087

HACKNEY JAMES M AND KATHY Y
777 DEVERSON DR
ROCKWALL, TX 75087

PANAK DAVID LEO & LISA RENE
777 HANOVER DRIVE
ROCKWALL, TX 75087

CLEVENGER WANDA
777 MIRAMAR DR
ROCKWALL, TX 75087

BRYANT DENNIS A & ROBYN E
777 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
778 DEVERSON DR
ROCKWALL, TX 75087

GOTTLEABER STEVEN AND TERRI
778 BORDEAUX DR
ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E
778 HANOVER DRIVE
ROCKWALL, TX 75087

BAILEY LANCE & KALI
778 MIRAMAR DRIVE
ROCKWALL, TX 75087

VELASQUEZ KRISTEN F AND
DAYAN I VELASQUEZ ESCUDERO
778 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

TAYLOR LAURA
778 OAK HOLLOW
ROCKWALL, TX 75087

YATES TERRY WILLIAM & CYNTHIA
778 YORK DRIVE
ROCKWALL, TX 75087

FREEMAN COLBY C AND NEISHA E
779 BORDEAUX DR
ROCKWALL, TX 75087

BUCKNER JUSTIN S AND ELAINE THOAI-ANH
NGUYEN
779 DEVERSON DR
ROCKWALL, TX 75087

BOYD STEPHEN & SUSAN
779 MIRAMAR
ROCKWALL, TX 75087

HASSAN AKRAM A AND AMAL
779 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

LEE NICHOLAS Q AND SABRINA BH PHUNG
780 BORDEAUX DR
ROCKWALL, TX 75087

CONFIDENTIAL
780 DEVERSON DRIVE
ROCKWALL, TX 75087

HAMPTON CHRISTOPHER T AND HEATHER M
780 HANOVER DR
ROCKWALL, TX 75087

COULMAN MICHAEL SCOTT & ANASTASIA V
780 MIRAMAR DRIVE
ROCKWALL, TX 75087

SOUTHAM MARK J AND LINDA D
780 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

BIESEL TROY H
780 YORK DRIVE
ROCKWALL, TX 75087

WILLIAMSON BRENNAN AND SARAH
781 BORDEAUX DR
ROCKWALL, TX 75087

DOBSON JASON M AND KIMBERLY
781 DEVERSON DR
ROCKWALL, TX 75087

JACKSON SHANNON D
781 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

HIESTER DAVID LIFE ESTATE AND
MADELEINE N HIESTER
781 HANOVER DRIVE
ROCKWALL, TX 75087

SAUNDERS RICHARD & STACI
781 MIRAMAR DRIVE
ROCKWALL, TX 75087

HOLLOWAY SHERYLL
781 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

PHELAN RYAN PATRICK
782 BORDEAUX DR
ROCKWALL, TX 75087

WING ABIGAIL E
782 DEVERSON DR
ROCKWALL, TX 75087

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

GENTILE JOSEPH C
782 MIRAMAR DRIVE
ROCKWALL, TX 75087

SIMPSON CODY M & LESLIE
782 MOUNTCASTLE DR
ROCKWALL, TX 75087

MABRY AMY PEARCE & RUSSELL KYLE
782 YORK DRIVE
ROCKWALL, TX 75087

OLSON JAMES A AND JEAN V
783 BORDEAUX DR
ROCKWALL, TX 75087

BASSETT-FITTOS DENISE A
783 DEVERSON DR
ROCKWALL, TX 75087

DANG TANYA AND
BRYANT TRAN
783 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MYERS SHELLI
783 HANOVER DRIVE
ROCKWALL, TX 75087

RENNER KEVIN AND CECILIA
783 MIRAMAR DR
ROCKWALL, TX 75087

GRISWOLD ADAM & ASHLEY
783 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
HEATHER A CAMUNE
784 BARRYMORE DR
ROCKWALL, TX 75087

STANDEN DARREN JOSEPH AND KAREN BONNIE
784 BORDEAUX DR
ROCKWALL, TX 75087

HOLDEN CHRISTOPHER & SANDRA
784 DEVERSON DR
ROCKWALL, TX 75087

SLOAN JAMES R AND JUDY A GARZA
784 HANOVER DR
ROCKWALL, TX 75087

JOHNSON EMMA G
784 MIRAMAR DRIVE
ROCKWALL, TX 75087

BREYTSPRAAK DONALD JR & NONNIE
784 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

HALE B CALVIN & PHYLLIS A
784 YORK DR
ROCKWALL, TX 75087

WALSH DEREK AND MICHELLE
785 BORDEAUX DR
ROCKWALL, TX 75087

CALDWELL ERIC AND DEBBIE
785 DEVERSON DR
ROCKWALL, TX 75087

CUTLER CLAUDE K & VIVIAN M
785 FEATHERSTONE DR
ROCKWALL, TX 75087

WATTS WILLIAM MARK & LORI LYNN
785 HANOVER DRIVE
ROCKWALL, TX 75087

EMERSON JAIME
785 MIRAMAR DRIVE
ROCKWALL, TX 75087

MUELLER MICHAEL RAY AND MERRITT
785 MOUNTCASTLE DR
ROCKWALL, TX 75087

TBC FAMILY TRUST
TONY AND BRENDA CAMPAGNA TRUSTEES
786 BARRYMORE DRIVE
ROCKWALL, TX 75087

JOHNSON BART JACOB AND AMANDA DAWN
786 BORDEAUX DR
ROCKWALL, TX 75087

HARDWICK GLENDA
786 DEVERSON DR
ROCKWALL, TX 75087

VAUGHN JESSE & CARLA MICHELLE
786 FEATHERSTONE DR
ROCKWALL, TX 75087

BAILEY ALAN W & SHIRLEY Y
786 HANOVER DR
ROCKWALL, TX 75087

WENDEL PAUL AND TERRI
786 MIRAMAR DRIVE
ROCKWALL, TX 75087

PATTERSON MICHAEL WAYNE AND MICHELLE
KEHOE
786 MOUNTCASTLE DR
ROCKWALL, TX 75087

RUSSELL WILLIAM
786 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
787 BARRYMORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
787 DEVERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
787 FEATHERSTONE DR
ROCKWALL, TX 75087

ROBERTSON RYAN LYNDLE AND LYNETTE MARIE
787 BORDEAUX DRIVE
ROCKWALL, TX 75087

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

COLLIER MELODEE
787 MIRAMAR DRIVE
ROCKWALL, TX 75087

OWUSU JOSEPH AND
FLAVIA FRIMPONG
787 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
788 DEVERSON DR
ROCKWALL, TX 75087

MCDONALD BRADLEY NEAL AND JULIE LYNN
788 BARRYMORE DR
ROCKWALL, TX 75087

PODINA STEVEN L
788 BORDEAUX DR
ROCKWALL, TX 75087

LAKIN RICHARD J & SUSAN C
788 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
788 HANOVER DR
ROCKWALL, TX 75087

BURGIEL KEVIN THOMAS
788 MIRAMAR DR
ROCKWALL, TX 75087

THOMAS JOHN EARL & ADRIENNE CAPRI
788 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

BLACKETER LARRY M AND GWENDOLYN HILL
788 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
789 FEATHERSTONE DR
ROCKWALL, TX 75087

EVERHART RYAN M AND KARA M GILLILAND
789 BORDEAUX DR
ROCKWALL, TX 75087

CRUMP GUY AND MELISSA
789 DEVERSON DR
ROCKWALL, TX 75087

LORTS NANCY J
789 HANOVER DRIVE
ROCKWALL, TX 75087

MURRAY BRYAN A & SHANNON
789 MIRAMAR DR
ROCKWALL, TX 75087

DEAN SHELLY & ROBERT
789 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
790 HANOVER DR
ROCKWALL, TX 75087

MAGUIRE LINDSAY T & CHRISTOPHER M
790 BARRYMORE DRIVE
ROCKWALL, TX 75087

HAWKINSON JEFFREY S AND MADELINE N
790 BORDEAUX DR
ROCKWALL, TX 75087

GREEN MATTHEW DWAYNE AND TWILA
790 DEVERSON DRIVE
ROCKWALL, TX 75087

FOWLER DOUGLAS LYNN & ROBIN
790 FEATHERSTONE DR
ROCKWALL, TX 75087

HAVENS WILLIAM
790 MIRAMAR DRIVE
ROCKWALL, TX 75087

KARKHOFF MICHAEL AND JUDY
790 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

KELLY TIMOTHY
790 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
791 FEATHERSTONE DR
ROCKWALL, TX 75087

BAWCUM ROSS AND TIFFANY
791 BARRYMORE DR
ROCKWALL, TX 75087

HUGHES JACOB AUSTIN AND CANDICE
791 BORDEAUX DR
ROCKWALL, TX 75087

KINSEY SHEARON KAY
791 DEVERSON DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING
TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

SCHWISTER TODD J AND APRIL D
791 MIRAMAR DR
ROCKWALL, TX 75087

TAYLOR SCOTTY LEE AND MEAGAN
791 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

PATEL BHAVIK & ASMINI
792 BARRYMORE DRIVE
ROCKWALL, TX 75087

MURPHY MICHAEL & VICKI
792 DEVERSON DR
ROCKWALL, TX 75087

MOMSEN KIMBERLY MICHELE
792 FEATHERSTONE DR
ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

KIESCHNICK ROGER
792 MIRAMAR DR
ROCKWALL, TX 75087

WOODLIFF JACK AND EMMA
792 MOUNTCASTLE DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
793 MOUNTCASTLE DR
ROCKWALL, TX 75087

REEVES ERIC
793 BARRYMORE DR
ROCKWALL, TX 75087

WEBB CAROLYN K
793 DEVERSON DRIVE
ROCKWALL, TX 75087

SCHLADWEILER DEREK AND SARAH RENAE
793 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

COSTELLO NICHOLAS D & MELISSA L
793 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
794 BORDEAUX DR
ROCKWALL, TX 75087

HALE ALAN LEE AND RITA M
794 AMHERST DR
ROCKWALL, TX 75087

LAMB CHANCE DUKE
794 BARRYMORE DR
ROCKWALL, TX 75087

SCHROEDER DAVID J & MARGARET D
794 DEVERSON DR
ROCKWALL, TX 75087

MULLIS RHETT DANIEL AND SUSAN
794 FEATHERSTONE DR
ROCKWALL, TX 75087

EVANS MARCUS EUGENE AND DEANN
794 HANOVER DR
ROCKWALL, TX 75087

VALK CATHLEEN A
794 MIRAMAR DRIVE
ROCKWALL, TX 75087

GORDON SCOTT AND MIRANDA
794 MOUNTCASTLE DR
ROCKWALL, TX 75087

THERRIEN MICHAEL AND VICTORIA
794 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
795 FEATHERSTONE DR
ROCKWALL, TX 75087

CHINN MARK & ELENA
795 AMHERST DR
ROCKWALL, TX 75087

DOPKINS DANIEL AND JENNIFER
795 BARRYMORE
ROCKWALL, TX 75087

LOTHSCHUTZ PAMELA
795 DEVERSON DR
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

DAVIS BOYCE W & MISTY C
795 MIRAMAR DRIVE
ROCKWALL, TX 75087

DJUKIC-LUJAN NATALIE A AND
FEDERICO I FERREYRA
795 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

DACUS BRIAN & STACIE
796 AMHERST DRIVE
ROCKWALL, TX 75087

JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD REVOCABLE LIVING TRUST
JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD TRUSTEES
796 BARRYMORE DRIVE
ROCKWALL, TX 75087

MULLINS KEITH AND ROBIN
796 DEVERSON DR
ROCKWALL, TX 75087

TURNER JIMMIE L
796 FEATHERSTONE DR
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

VOLL ANDREW W AND JOANNA
796 MIRAMAR DR
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
797 AMHERST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
797 FEATHERSTONE DR
ROCKWALL, TX 75087

LIVINGSTON ERIKA S & JACK E
797 DEVERSON DRIVE
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

ARMSTRONG JOHN N AND LAURA L
797 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
798 BARRYMORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
798 FEATHERSTONE DR
ROCKWALL, TX 75087

LOGWOOD CLINTON G II & DANA C
798 AMHERST DR
ROCKWALL, TX 75087

GINGRAS BRIDGET KANDICE & ETHAN WILLIAM
798 DEVERSON DR
ROCKWALL, TX 75087

TINDALL JACOB
798 MIRAMAR DR
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

MCCORMICK KEVIN & JULIA
799 MIRAMAR DRIVE
ROCKWALL, TX 75087

ROCHE CHRISTOPHER & MELANIE
800 BARRYMORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
801 BORDEAUX DR
ROCKWALL, TX 75087

CAMUNE CHRISTOPHER
801 AMHERST DRIVE
ROCKWALL, TX 75087

SHULTZ ZACHARY
801 MIRAMAR DRIVE
ROCKWALL, TX 75032

HIGGINS SCOTT AND KERRIANNA KNIGHT
801 MOUNTCASTLE DR
ROCKWALL, TX 75087

LOFTIS JAMES D & CHRISTINE C
802 AMHERST DRIVE
ROCKWALL, TX 75087

JONES BRYAN M AND MERICHELLE E
802 BARRYMORE DR
ROCKWALL, TX 75087

COSS MARCUS H & KRISTIN N
802 KNOX DRIVE
ROCKWALL, TX 75087

CURRY CHRISTOPHER DALE & MICHELLE RENE
802 MIRAMAR DR
ROCKWALL, TX 75087

DURAN MARCO AND KATIE
802 MOUNTCASTLE DR
ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL
802 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
803 MIRAMAR DR
ROCKWALL, TX 75087

MURPHY MARK R AND BRANDI L
803 AMHERST DR
ROCKWALL, TX 75087

JOHNSON CHANDLER JASON AND AMBER DAWN
803 KNOX DR
ROCKWALL, TX 75087

SICILIANO LAURA EDITH
803 MOUNTCASTLE DR
ROCKWALL, TX 75087

SLAMONS JOSEPH LAWRENCE
804 AMHERST DR
ROCKWALL, TX 75087

KHAN MASROOR
804 BARRYMORE DRIVE
ROCKWALL, TX 75087

ANDERSON JEANETTE
804 KNOX DRIVE
ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG
804 MIRAMAR DRIVE
ROCKWALL, TX 75087

ZHAO WEIDONG AND XIAOLEI WANG
804 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

FLORES JORGE & NAOMI SHALIT
804 YORK DRIVE
ROCKWALL, TX 75087

ABOUCHEDID CHARLES A
805 KNOX DRIVE
ROCKWALL, TX 75087

GODINEZ DAVID R AND KAREN W
805 MIRAMAR DR
ROCKWALL, TX 75087

PENTON RYAN THOMAS AND JENNIFER ANN
805 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
806 MOUNTCASTLE DR
ROCKWALL, TX 75087

EVANS DOUGLAS E
806 AMHERST DRIVE
ROCKWALL, TX 75087

HENDERSON ERIC S & MEGAN A
806 KNOX DRIVE
ROCKWALL, TX 75087

CYPERT LYNDOL & JERE
806 MIRAMAR DRIVE
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

MOBLEY JANET
807 AMHERST DR
ROCKWALL, TX 75087

STEWART CHRISTOPHER & PRISCILLA
807 KNOX DRIVE
ROCKWALL, TX 75087

AGEE DANIEL B AND LEAH D KING AND STEPHEN C BEUCHAW AND KAREN L BEUCHAW
807 MIRAMAR DRIVE
ROCKWALL, TX 75087

RANKIN CARLA S
807 MOUNTCASTLE DR
ROCKWALL, TX 75087

2018 M J WIEBEL REVOCABLE TRUST
MICHAEL JUSTIN WIEBEL AND JAIME LAUREN WIEBEL- TRUSTEES
808 AMHERST DRIVE
ROCKWALL, TX 75087

FERNANDEZ TERESA SUAREZ AND LUIS OSVALDO
808 KNOX DRIVE
ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE
808 MIRAMAR DRIVE
ROCKWALL, TX 75087

CHEW CHRISTINA
808 MOUNTCASTLE DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
809 KNOX DR
ROCKWALL, TX 75087

GREER KRISTEN N
809 MIRAMAR DR
ROCKWALL, TX 75087

WRIGHT EMILY ELIZABETH AND KEVIN MATTHEW
810 KNOX DR
ROCKWALL, TX 75087

SHING RICHARD L & IVEY D
810 MIRAMAR DR
ROCKWALL, TX 75087

MALONE VICKI MARLA
810 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

MOY BING
811 KNOX DRIVE
ROCKWALL, TX 75087

HASSAN ALAA E & PATRICIA ANN HASSAN IBRAHIM
811 MIRAMAR DRIVE
ROCKWALL, TX 75087

HERGERT KODY AND ADRIENNE MICHELLE
812 KNOX DRIVE
ROCKWALL, TX 75087

WRIGHT EMILY ELIZABETH AND KEVIN MATTHEW
810 KNOX DRIVE
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-024: PD Amendment to PD-70

Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N. Goliad Street], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/8/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 10/21/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/21/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SKORBURG COMPANY

8214 Westchester Drive, Suite 710
Dallas, Texas 75225

Mr. Ryan Miller
Director of Planning & Zoning
385 S. Goliad Street
Rockwall, Texas 75087

September 12, 2019

Dear Mr. Miller:

Please accept this request for a zoning change to reduce the required number of hard edge retention ponds from four (4) to three (3) as described in Exhibit "C" (Planned Development District No. 70) to PD Ordinance No. 07-13 (as amended by Ordinance No. 09-44), more specifically contained in the last paragraph of Section C ("Standards for District Design and Connectivity"), Paragraph 6(d) (under "Parks and Open Space"). No other changes to the PD are being requested.

The original Stone Creek PD was approved in 2007 that included a requirement to have four (4) hard edge ponds built throughout Stone Creek Estates. The exact location and configuration of the ponds was to be determined at the time of development.

To date, three (3) ponds have been fulfilled: two (2) hard edge retention ponds were constructed with Phase I, and the third pond is located within the 11.3 acre City park that was dedicated to the City of Rockwall in January 2014. An exhibit showing the location of these three (3) existing ponds is included on the attached **Exhibit "A"**. While the pond located in the City park does not have a hard edge, it has been counted towards the PD requirement as it was the City's decision to not install a hard edge to be eligible for a State matching grant for the park. Hence, three (3) of the four (4) hard edge ponds as required by the existing PD have been satisfied.

For additional background on this request, Phase I was constructed in 2007-08, which included two (2) hard edge retention ponds. In 2012, we received notice from the Texas Commission on Environmental Quality ("TCEQ") about changes in surface water regulations that required us to obtain a retroactive permit and make a payment to the TCEQ to avoid being fined in connection with the Phase I ponds.

It is our understanding that the City of Rockwall had to work through similar issues with the TCEQ for other ponds located within the City limits, and since that time, the City and we have agreed that it is in the best interests of both the City and Stone Creek Estates to not construct any additional hard edge ponds to avoid the potential of having future conflicts with the TCEQ.

To avoid potential future issues with the TCEQ, we respectfully request the PD language to be modified per the attached **Exhibit "B"** to reduce the number of hard edge ponds from four (4) to three (3).

In lieu of installing a hard edge around the City park pond and a fourth hard edge pond somewhere that could pose potential future TCEQ issues in the future, we redirected value to Stone Creek residents and the City by enlarging the park dedication area (resulting in fewer lots), and will be finishing the build out of Stone Creek Estates with 32 fewer lots than allowed under the PD (the PD allows a maximum of 918 total SF lots, but the final phase of Stone Creek will result in the build out being only 886 SF lots based on the City approved preliminary plat for the final phase).

We look forward to visiting with the Planning and Zoning Commission and City Council on this proposed amendment to our master planned community.

Sincerely,

Adam J. Buczek
Skorburg Company, Development Partner
On behalf of Stone Creek Balance, Ltd, a Texas limited partnership (Owner and Applicant)

EXHIBIT "A"

Three (3) Existing Pond Locations

The single-family zoned land of Stone Creek Estates is outlined in yellow below.

The two (2) existing hard edge retention ponds are outlined in **BLUE.**

The one (1) existing City park pond (no hard edge, but counted toward PD hard edge pond requirement) is outlined in **ORANGE**.



EXHIBIT "B"

Requested Stone Creek PD Language Modification

With respect to Exhibit "C" (Planned Development District No. 70) to PD Ordinance No. 07-13 (as amended by Ordinance No. 09-44), this zoning application requests that the last paragraph of Section C ("Standards for District Design and Connectivity"), Paragraph 6(d) (under "Parks and Open Space") be modified to read as follows:

"Developer shall provide a minimum of three (3) retention ponds in the District with hard edges as generally shown on the Concept Plan. The exact configuration and location of the ponds will be determined at development. All retention pond hard edges shall be similar to the hard edge shown on Appendix C."

NEED PICTURE PROOF IF THERE IS A HARD EDGE AROUND THIS ENTIRE POND AREA.

Adam Buczek

From: Brandon Davidson <Bdavidson@corwinengineering.com>
Sent: Friday, September 06, 2019 2:01 PM
To: Adam Buczek
Subject: Stone Creek Phase 10
Attachments: Thumbs55.PDF

NEED 360° PICTURES SO WE SEE ALL EDGES.

Aerial of Phase 1 pond with hard edge. As-built is attached.



Brandon Davidson, P.E.

















City of Rockwall

Project Plan Review History

				Applied	9/13/2019	KB
Project Number	SP2019-035	**Owner**	JUCHA, RHETT BARRY	**Approved**		
Project Name	Kwik Kar	**Applicant**		**Closed**		
Type	SITE PLAN			**Expired**		
Subtype				**Status**	9/20/2019	RM
Status	NEED REVISIONS					

Site Address	**City, State Zip**	**Zoning**
2581 HORIZON RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HORIZON CARWASH ADDITION	4	1	4	4011-0001-0004-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
ENGINEERING	Sarah Johnston	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	
(9/20/2019 11:21 AM SJ) M - Label the area in front of the new addition as no parking or the parking must be 20'x9'. Standards of Design 2.19 I - Drainage to dumpster must have an oil/water separator, then drain to the storm system. I - Must have a curb cut in the one parking space to allow drainage to pass through.							
FIRE	Ariana Hargrove	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	
(9/20/2019 9:26 AM AA) Show location of any proposed or existing fire hydrants and fire apparatus roadway (fire lane). See our Civil Plans, Commercial Development Guidelines for further information, available here: http://www.rockwall.com/documents/fire/PermitGuidelines/Civil%20Plans,%20Commercial%20Development.pdf							
GIS	Lance Singleton	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
PLANNING	Korey Brooks	9/13/2019	9/20/2019	9/18/2019	5	COMMENTS	Comments

SP2019-35; Site Plan for Kwik Kar
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097].
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2019-035) in the lower right-hand corner of all pages on future submittals.
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] a site plan, [2] landscape plan, [3] building elevations and this submittal is complete.
M.6 Site Plan. Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

Article IV, Permissible Uses, of the Unified Development Code (UDC)

I.7 Subsection 2.03.H.2, Minor Auto Repair Garage, of Section 2, Conditional Land Use Standards and Definitions, of Article IV, Permissible Uses, of the Unified Development Code (UDC).

The proposed use, a Minor Auto Repair Garage is defined as the following:

a. The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service. It also includes quick lube type businesses. This applies to only to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.
b. In a General Retail (GR) District, a Minor Auto Repair Garage is permitted as an accessory to a retail use, when the gross floor area of the auto repair and related storage does not exceed 30 percent of the retail sales floor area. If it is a stand-alone use, it shall require a Specific Use Permit (SUP).
c. In a Commercial (C) District, a Minor Auto Repair Garage is permitted as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building. If it is a stand-alone use, it shall require a Specific Use Permit (SUP).
d. Garage doors or bays shall not face the street or a residential lot.
e. Vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property in accordance with the requirements of Article IV, Permissible Uses, and Article VIII, Landscape and Fence Standards.
f. A site plan must be approved prior to issuance of any building permit.

Article V, District Development Standards, of the Unified Development Code (UDC)

M.8 SUBSECTION 1.05: SCREENING STANDARDS

All development shall adhere to the following screening standards:
(2) Trash/Recycling Enclosures. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The opaque, self-latching gate shall not be constructed utilizing wood fencing materials. If the primary building does not use masonry materials, a masonry material that is complimentary in color

and scale shall be utilized. These enclosures shall be located to the side or rear of the primary building, and shall not front on to apublic right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. All trash/recycling enclosures shall be constructed in conformance to the diagram shown in this section unless otherwise approved/required by the City and/or its contractor for trash services. Please indicate on site plan.
(3) Utility Equipment and Air Condition Units. Pad or roof mounted utility equipment and air conditioning units shall be screened from the view from of any adjacen public streets or properties. Roof mounted utility equipment and air conditioning units shall be screened using a parapet wall that completely impairs the visibility of the equipment, and is constructed on all sides of the building. Ground mounted Utility equipment and air conditioning units shall be screened utilizing plantings, berms, walls matching the main structure, or an architectural feature that is integral to the building's design. Please indicate on site plan.
(4) Aboveground Storage Tanks. Aboveground storage tanks shall be screened utilizing walls matching the main structure Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening -- screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan. Will this project have any aboveground storage tanks?

M.9 SUBSECTION 1.08: PUBLIC RIGHT-OF-WAY VISIBILITY

(A) Street/drive intersection visibility obstruction triangles. A landscape plan showing the plan of the street on both sides of each proposed drive/street to the proposed development with the grades, curb elevations, proposed street/drive locations, and all items (both natural and manmade) within the visibility triangles as prescribed below shall be provided with all site plans, if they are not on engineering plans that are submitted at the same time. this plan shall show no horizontal or verticalrestrictions (either existing or future) within the areas defined below. Please show visibility triangles on the site plan and landscape plan.

(B) Obstruction/interference triangles defined. No fence, wall screen, billboard, sign face, tree or shrub foliage, berm, or any other item, either manmade or natural, shall be erected, planted, or maintained in such a position or place so as to obstruct or interfere within the following minimum standards; however, on non-residentially zoned lots, a single pole for mounting a sign may be placed within this area provided the pole does not exceed12-inches in diameter, and provided every portion of the sign has a minimum height clearance of nine (9) feet:
1. Visibility Triangles. Vision at all intersections which intersect at or near right angles shall be clear at elevations between24-inches and nine (9) feet above the top of the curb elevation, within a triangular area formed by extending the two (2) curblines from their point of intersection, for the following minimum distances for the applicable intersection, and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines from their point of intersection for a distance as prescribed below, and connecting these points with an imaginary line, thereby making a triangle as shown below.
2. Intersection of two (2) public streets. The minimum required distance from the curb shall be 30-feet and the minimum distance from the property line on streets without a curb shall be 20-feet.
3. Intersection of a public street and an alley. The minimum required distance measured from the property line shall be15-feet, or 25-feet from street curb.
4. Intersection of private drive and public street. The minimum required distance from the curb shall be 15-feet and the minimum distance from the property line on streets without a curb shall be ten (10) feet. Subsection B is informative

M.10 SECTION 4: COMMERCIAL DISTRICTS
SUBSECTION 4.01: GENERAL COMMERCIAL DISTRICT STANDARDS
All commercial development shall conform to the following standards:

(C) Building Articulation.

(1) Primary Building Façades. A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings shall meet the following standards for articulation on primary building façades:

- Wall Length. The maximum wall length shall not exceed three (3) times the wall height without a secondary entryway/architectural element
- Secondary Entryway/Architectural Element Length. The minimum length of the secondary entryway or projecting architectural element shall be 25% of the wall length
- Wall Projection. The minimum wall projection for a primary and/or secondary entryway/architectural element shall be 25% of the wall height
- Primary and/or Secondary Entryway/Architectural Element Width. The minimum width of the primary and/or secondary entryway/architectural element shall extend for twice the required wall projection
- Projection Height. The primary and secondary entryways/architectural element shall extend a minimum of 25% of the wall height above the top of the wall
- Primary Entryway/Architectural Element Length. The primary entryway/architectural element shall meet all of the same projections as the secondary entryway/architectural element, but shall extend for a minimum of twice the length of the secondary element. Currently, you will need an exception to the building articulation standards for the front and the rear facades

M.11 SUBSECTION 7.03: NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS
Please see the below table and make revisions to include this data on the site data table on each page

Non-Residential District Development Standards

*: For development in the Downtown (DT) District see the standards in Section 4.8, Downtown (DT) District. Commercial (C) District
Zoning Districts ?
Development Standards ?
Abbreviation C
Maximum Building Size (SF) N/A
Minimum Lot Requirements Area (SF) 10,000

Width (Feet) 60

Depth (Feet) 100

Minimum Setbacks Front (Feet) 15 4, 5
Rear (Feet) 10 w/o FRW & Alley
0 w/ FRW & Alley
Rear Adjacent Residential (Feet) 6 20 + 1/2H>36 7
Side (Feet) 10 w/o FRW
0 w/ FRW
Side Adjacent Residential (Feet)6 20 + 1/2H>36 7
Between Buildings (Feet) 15 w/o FRW
0 w/ FRW

Building Height [H] (Feet) 60 9
Maximum Lot Coverage (%) 60
Floor Area Ratio (FAR) 4:1
Maximum Impervious Parking (%) 85-90

Minimum Landscaping (%) 25%

M.12 ARTICLE VIII, LANDSCAPE AND FENCE STANDARDS, of the Unified Development Code (UDC)
SECTION 2: APPLICATION OF ARTICLE
SUBSECTION 2.01: APPLICABILITY

(A) Landscape and Screening.

(1) The landscape and screening provisions of this Article shall apply to:

(a) All new residential or non-residential development within the corporate limits of the City of Rockwall with the exception of the exemptions listed in Subsection 2.01.(A)(2).
(b) The expansion of a non-residential building or structure that increases the existing floor area by 30% or that adds 2,000 SF of floor area.
(c) The expansion of a non-residential parking lot that increases the existing impervious area by 30% or that adds 2,000 SF of impervious coverage. Please note, since b and/or c apply, the landscaping will have to meet standards.

M.13 SECTION 4: APPROVED LANDSCAPING MATERIALS

In satisfying the landscape requirements of this Article, it is recommended that all landscaping utilize high-quality, hardy plant materials. Such plant materials shall adhere to the following requirements:

(A) Approved Planting Materials.

(1) All planting materials should conform to the recommendedplanting materials outlined in Appendix F, Landscape Guidelines and Requirements; however, alternative tree, shrub, and grass varieties may be approved by the Director of Planning and Zoning pending the submission of a Landscape Plan and/or a written request.

(2) Unless otherwise noted in this Unified Development Code (UDC), the minimum tree and shrub size at the time of installation shall be as follows:
(a) Canopy Trees shall be a minimum of four (4) caliper inches at DBH.
(b) Accent Trees shall be a minimum of four (4) feet in total height.
(c) Shrubs shall be a minimum of three (3) gallons in size. Please note.

M.14 SECTION 5: LANDSCAPE STANDARDS

SUBSECTION 5.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(B) Non-Residential Landscape Buffers.

(1) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer. Please incorporate into landscape plan.

M.15 SUBSECTION 5.02: LANDSCAPE SCREENING
(C) Headlight Screening. Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:
(1) Alternative #1. A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas.
(2) Alternative #2. A minimum of a three (2) foot masonry wall with mature shrubs situated between the wall and the right-of-way along the entire adjacency of the parking areas. Please provide one of the options above on landscape plan.

(D) General Screening Requirements. All screening shall meet the following requirements:

(1) Approval of a Screening Plan. Prior to construction of any required screening, a site plan and landscape plan shall be approved by the Planning and Zoning Commission showing the type of screening, the proposed materials, and the plant spacing. In approving screening plans, the Planning and Zoning Commission shall determine:

(a) If the proposed screening plan will adequately screen the non-residential land use.
(b) If the proposed screening plantings will withstand the pressures of time and nature. Please note.

M.16 SUBSECTION 5.03: LANDSCAPE REQUIREMENTS

(A) Amount of Landscaping. The following landscaping percentages shall be required and shall apply to the total site area to be developed Please note required landscaping below and revise landscape plan accordingly.

ZONING DISTRICT REQUIRED LANDSCAPING (%) REQUIRED LANDSCAPING WITH MAXIMUM ELIGIBLE CREDITS (%)
Multi-Family 14 (MF-14) District 35 22½
Downtown (DT) District See Subsection 4.07, Downtown (DT) District, of Article V, District Development Standards
Residential Office (RO) District 30 17½
Neighborhood Services (NS) District 25 12½
General Retail (GR) District 20 7½
Commercial (C) District 20 7½
Heavy Commercial (HC) District 15 2½
Light Industrial (LI) District 15 2½
Heavy Industrial (HI) District 10 2½

(F) Protection of Landscape Areas. Required landscape areas must be protected from vehicular traffic through the use of a concrete curb, or other permanent barrier. Please note

(G) Landscaping in Landscape Buffers and Public Right-of-Way. All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project Please note. Your landscape plan references hydromulch Please make revisions in accordance to this standard.

Additional Comments -Site Plan.
M.18 Please greyscale all existing pavement, buildings, etc.
M.19 Please show utilities and easements.
M.20 Please dimension typical parking space. Is any new parking being added?
M.21 Please label property line.
M.22 Please show firelane.
M.23 Please dimension all drive aisles.
M.24 Please differentiate existing/proposed on the site data table.
M.25 Please show centerline of Horizon Road.
M.26 Please show and label front setback and landscape buffer.
M.27 Please show actual footprint of new building.
M.28 Please show and label adjacent properties.

Additional Comments – Landscape Plan
M.29 Please label the property line
M.30 Please show and label adjacent properties.
M.31 Please provide vicinity map.
M.32 Please provide site data table.
M.33 Please note, the landscape % for Commercial (C) District is 25% as show above.
M.34 Please same items as site plan such as parking, utilities, etc. and greyscale.
M.35 Please note hydromulch is not allowed in ROW landscaping.
M.36 Please note, the property line adjacent to Horizon Road appears to be off scale. Please check scale.

M.37 Please show and label the 10-foot landscape buffer adjacent to Horizon Road

I.38 Please note that failure to address all comments provided by staff by 5:00 PM on October 1, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.39 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2019.

M.40 Based on your request, your development cycle will consist of meetings with Architectural Review Board (ARB) and the Planning and Zoning Commission. The following is a description of each meeting:

- At the ARB Meeting the Board will review building elevations and make recommendations and discuss any variances/exceptions. This meeting is typically appropriate for the architect and owner. The Board may ask for revisions that will be discussed at the next meeting. The Board may approve your request as submitted. In this case, there will be no additional ARB Meetings.
- At the Planning and Zoning Worksession, your representative will present your request to the Commission and answer any question that may be asked. The Commission may ask for additional information. It is recommended that the owner and/or a representative who is familiar with the project attends this meeting
- At the Planning and Zoning Meeting, staff will present your request and discuss relevant ordinances with the Commission. The Commission may ask you additional questions. Following, the Commission takes action. If approved, you will be able to move to the Engineering Phase of the Development Process. It is recommended that the owner and/or a representative who is familiar with the project attends this meeting

M.41 Below are the meeting dates for your request. A representative is required to attend all meetings

- September 24, 2019 - Architectural Review Board (ARB) Meeting - 5:00 p.m.—immediately before the Planning and Zoning Worksession.
- September 24, 2019 – Planning and Zoning Worksession – 6:00 p.m. – immediately following the ARB Meeting.
- October 8, 2019 – 2nd Architectural Review Board (ARB) Meeting (at the discretion of the ARB) – 5:00 p.m. - immediately before the Planning and Zoning Meeting.
- October 8, 2019 – Planning and Zoning Meeting – 6:00 p.m. – immediately following the ARB Meeting.

M.42 Please see standard site plan wording below.

SITE PLAN SIGNATURE BLOCK

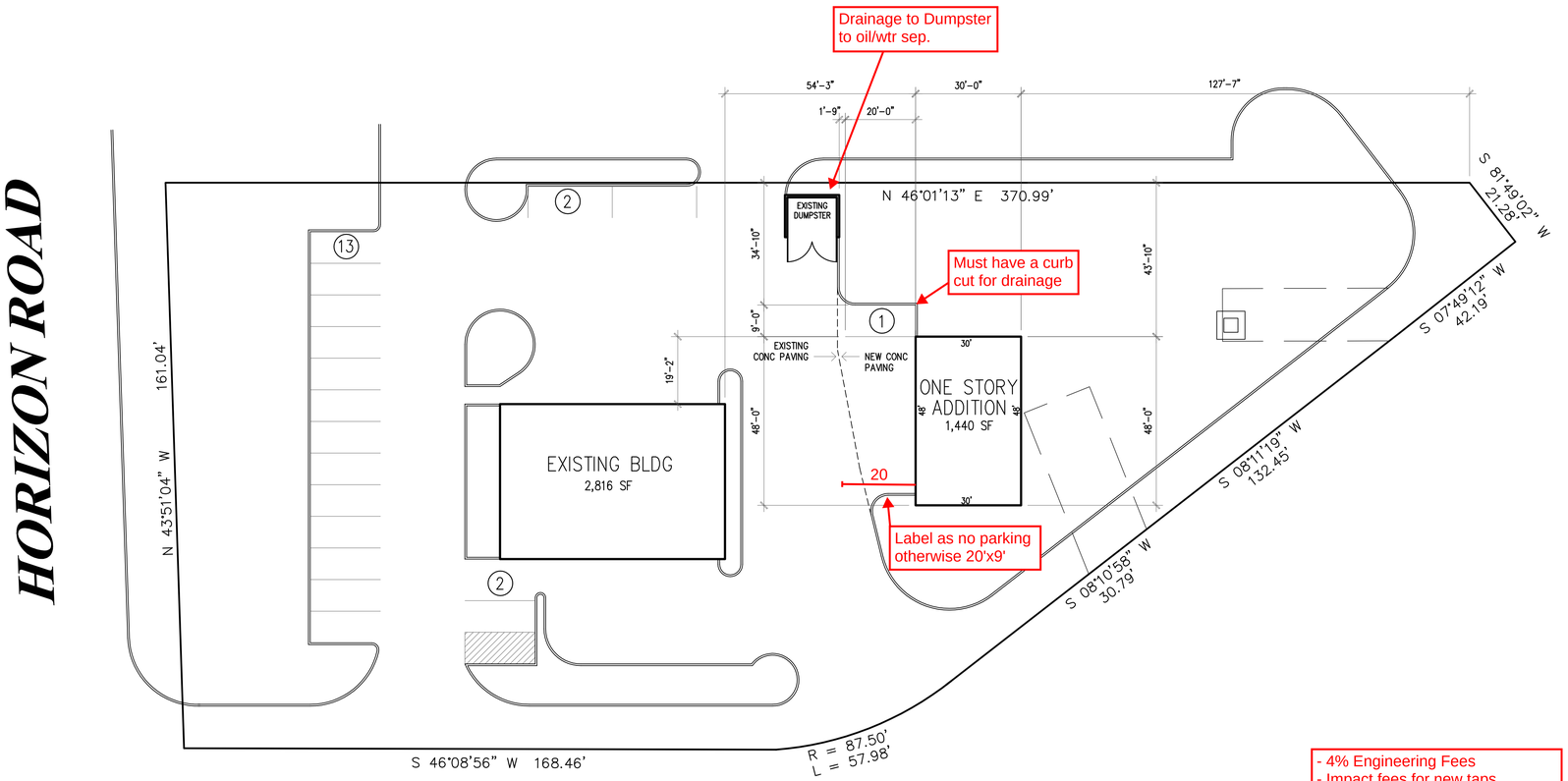
APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

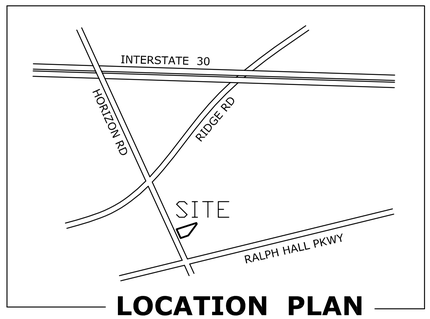
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman Director of Planning and Zoning

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



- 4% Engineering Fees
- Impact fees for new taps
- Must meet city standards
- Must show existing and proposed utilities and your connection.
- Label and show all easements.



LOCATION PLAN

ABSTRACT NO. 9 – WILLIAM BLEVINS SURVEY

1. ZONING: C
2. PROPOSED USE: OIL CHANGE
3. PROPERTY AREA (GROSS): 48,383 SF 1.11 AC
4. BUILDING AREA: 1,440 SF
5. BUILDING HEIGHT: ONE STORY – 20'-6"
6. LOT COVERAGE : 8.8% F.A.R. = 0.009:1
7. PARKING REQUIRED: 2 PER EACH BAY = 18 SPACES REQUIRED
8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0–25 SPACES 1 PROVIDED
9. TOTAL PARKING PROVIDED: 18 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 28,566 SF

HORIZON VILLAGE

BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE
HORIZON VILLAGE ADDITION BLOCK 1
LOT 4
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
2596 HORIZON ROAD
ROCKWALL, TEXAS 75032

CASE #SP2019-000

0 10 20 40
SCALE IN FEET

NORTH

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2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

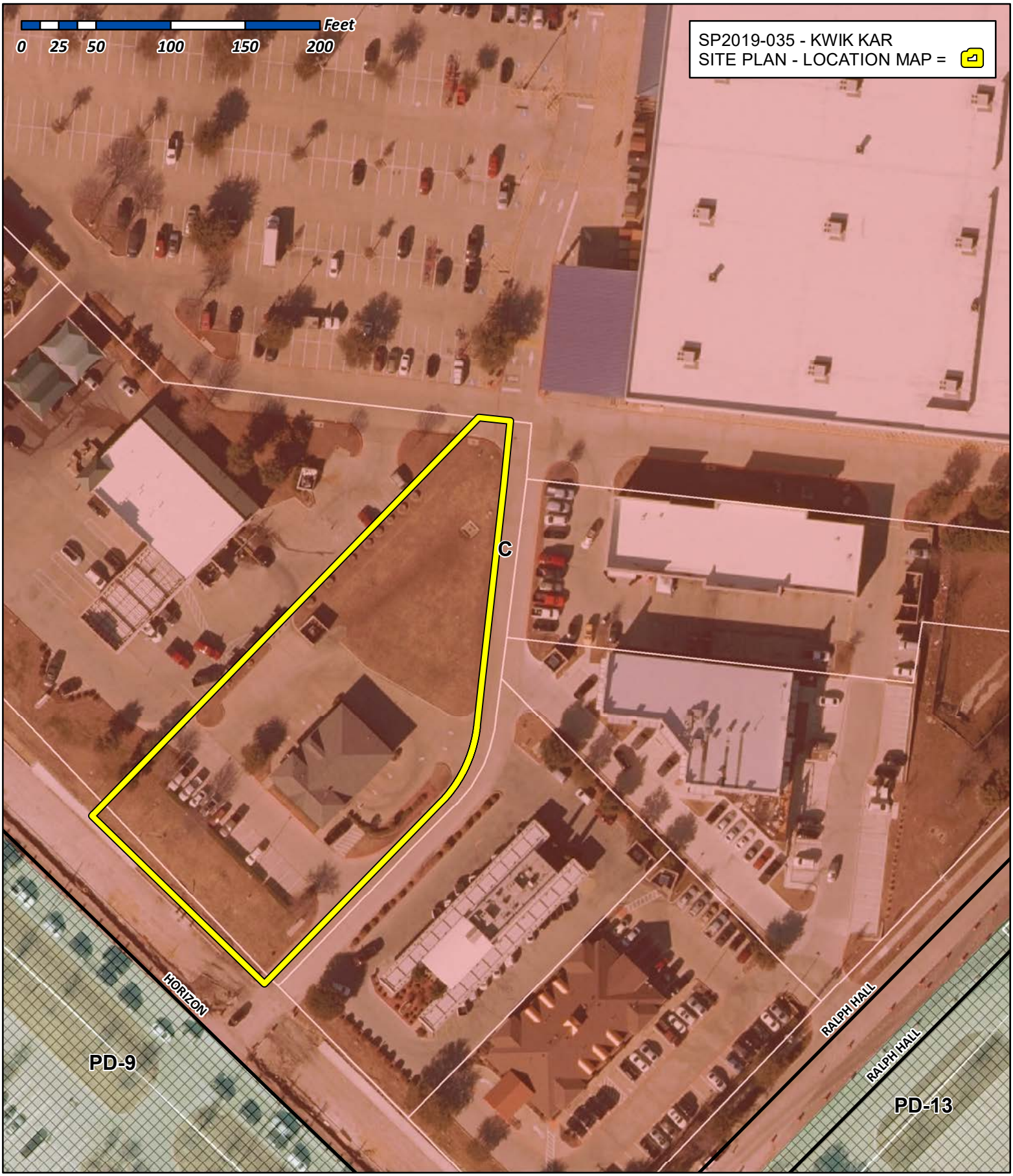
No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 20'-0"
Date:	MM/DD/YEAR
Project No.:	AAAAAA
Designed:	GW
Drawn:	GW
Checked:	WM

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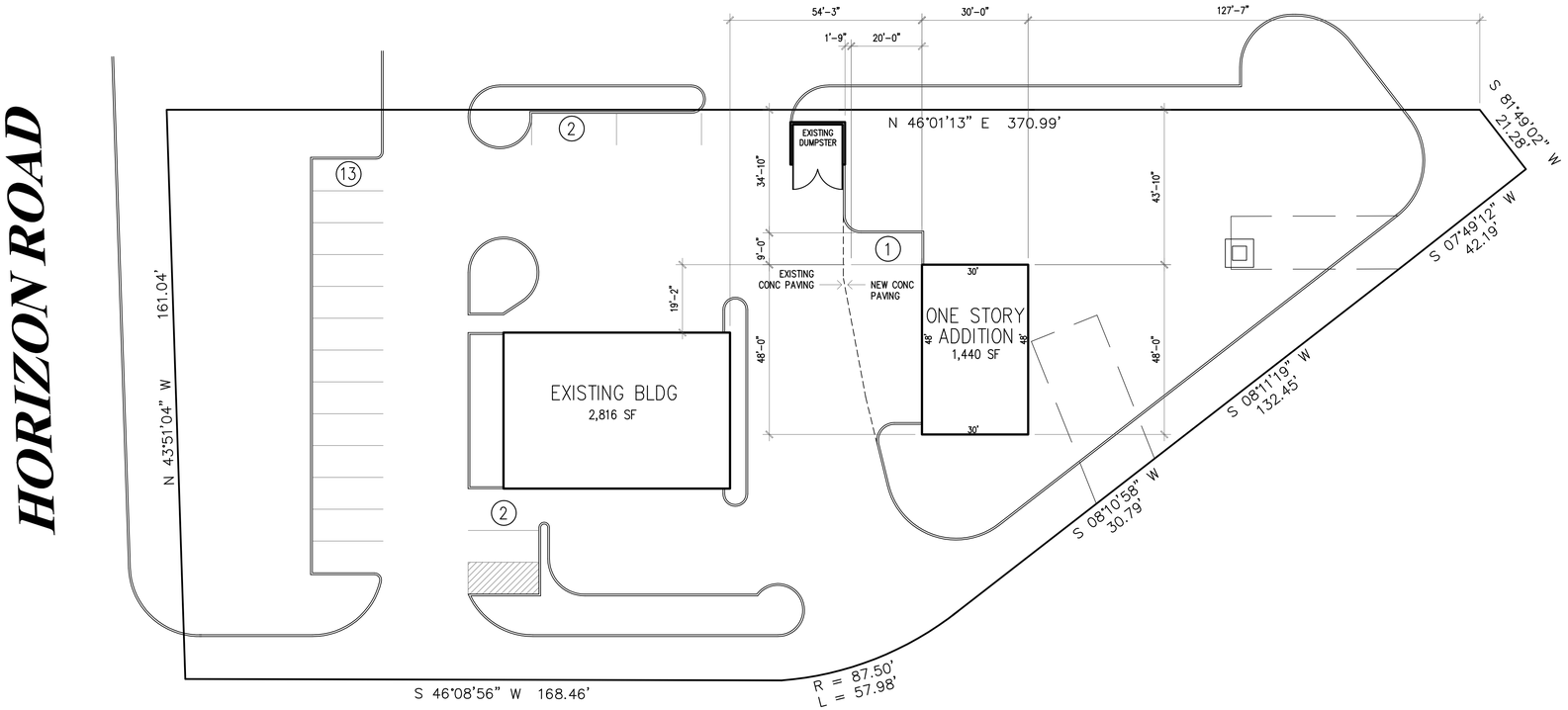


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

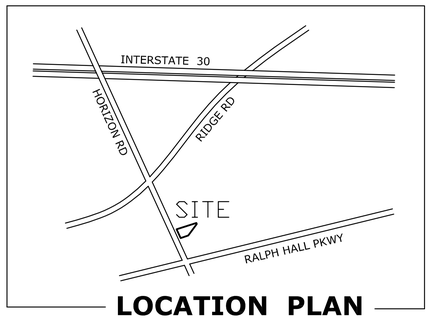
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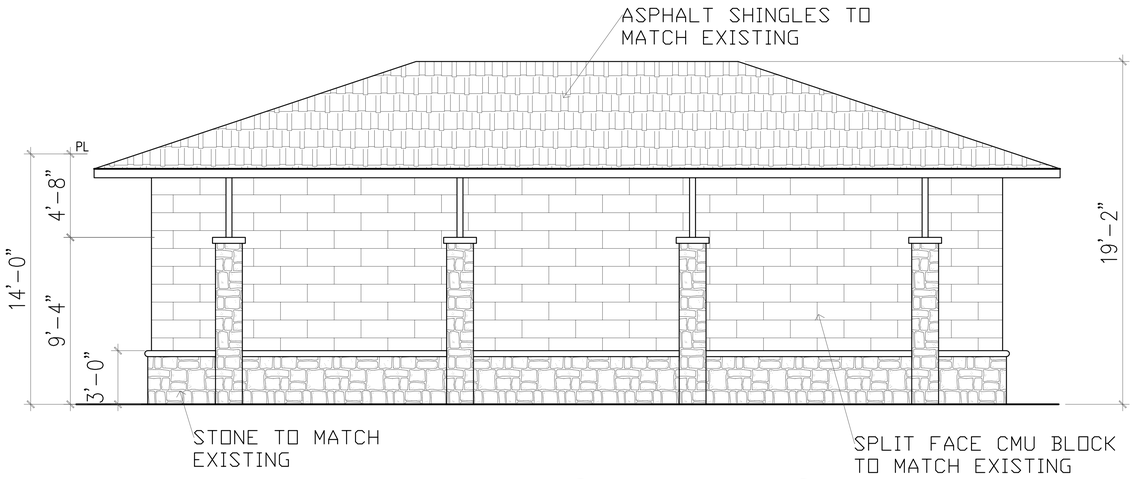
KWIK KAR
ROCKWALL, TEXAS

SITE PLAN

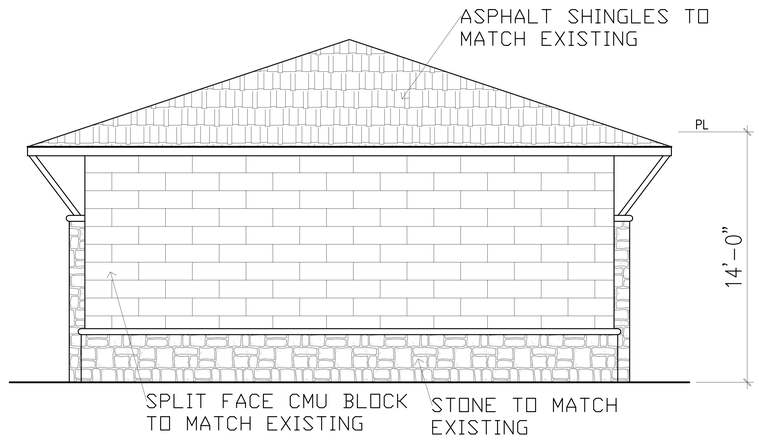
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Designed:	GW
Drawn:	GW
Checked:	WM

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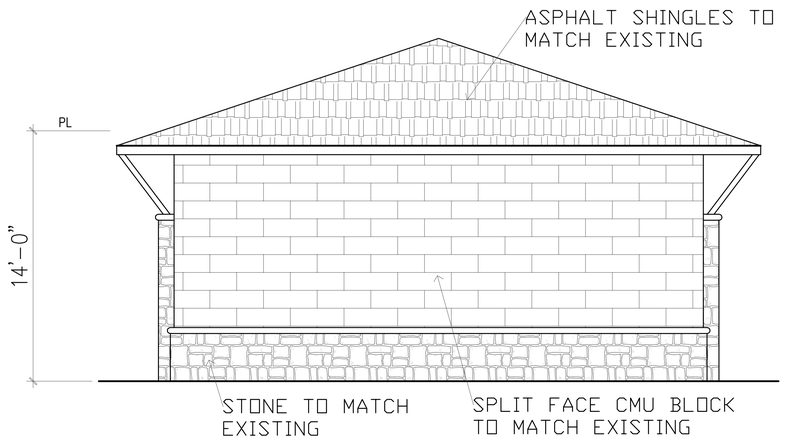
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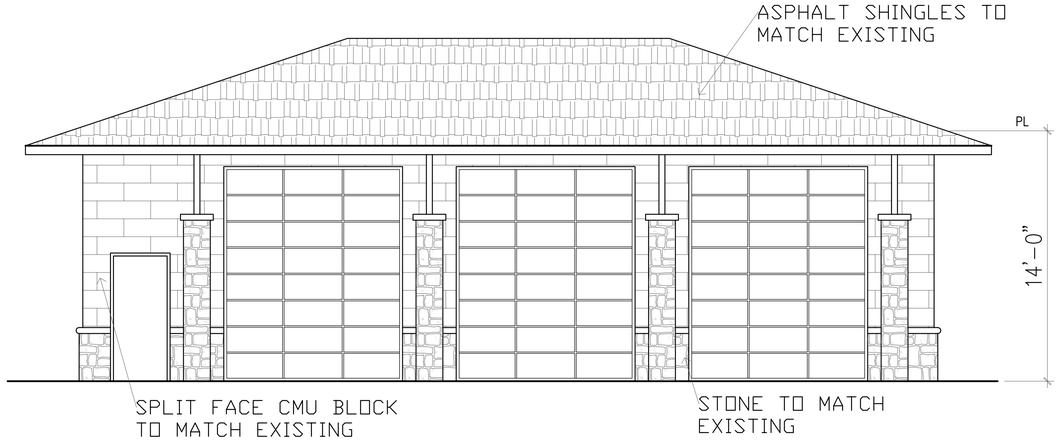
NORTH ELEVATION
100% MASONRY 30% STONE 70% BLOCK



EAST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



WEST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



SOUTH ELEVATION
100% MASONRY 38% STONE 62% BLOCK

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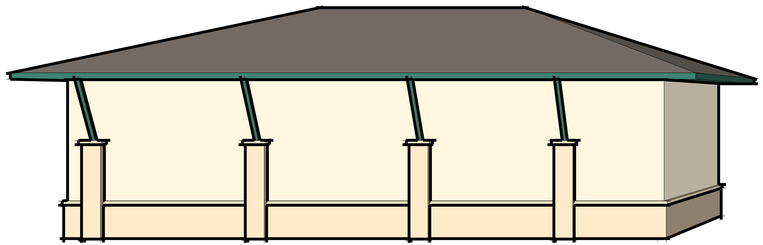
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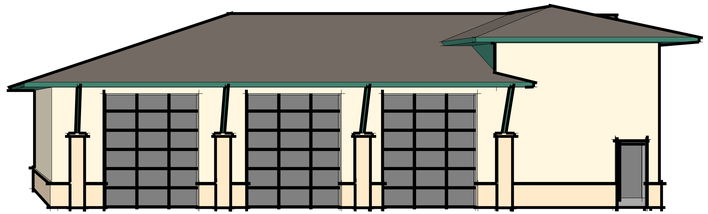
KWIK KAR
ROCKWALL, TEXAS

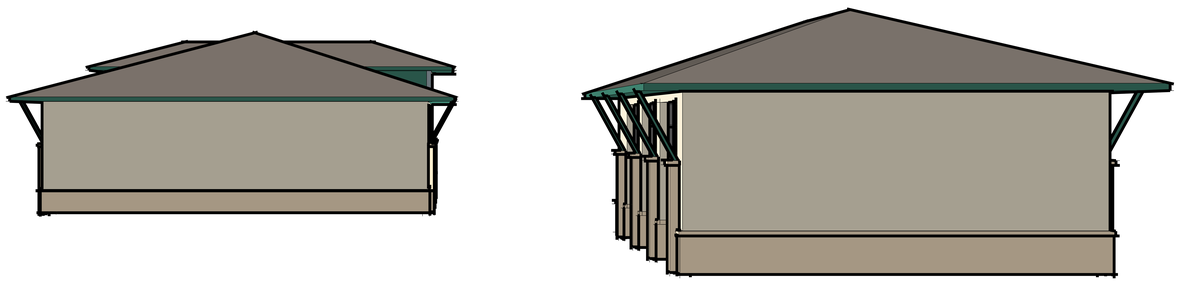
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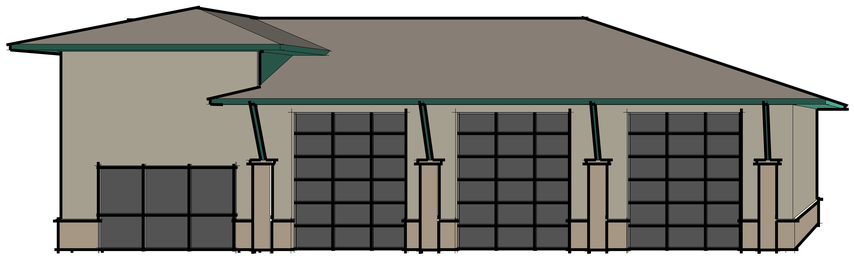
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Checked: WM

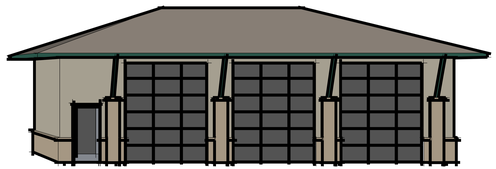
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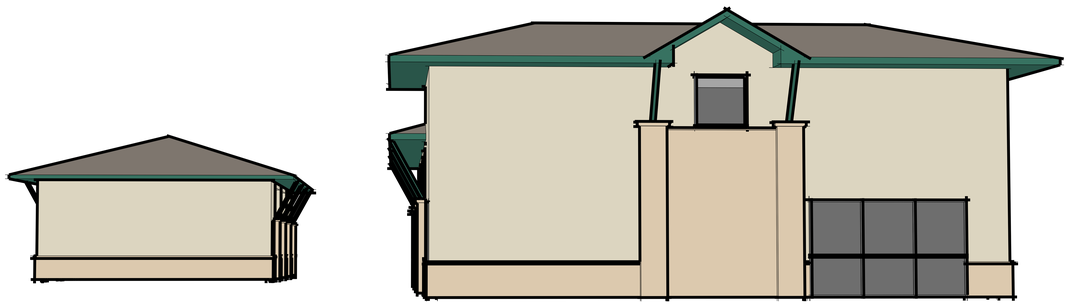


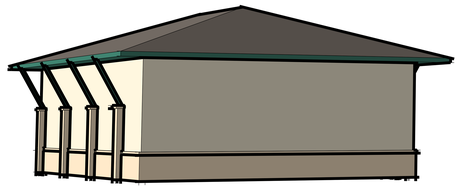


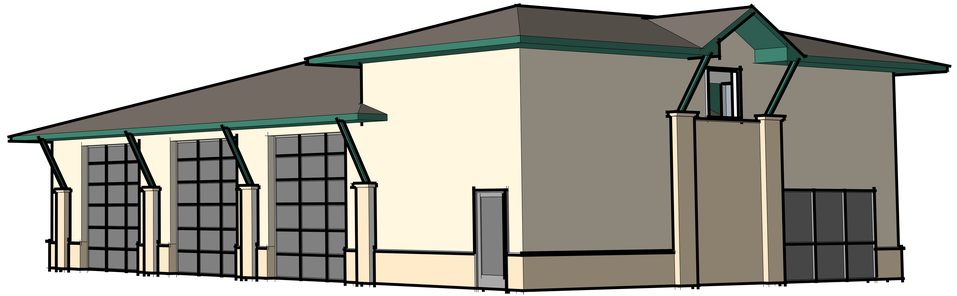


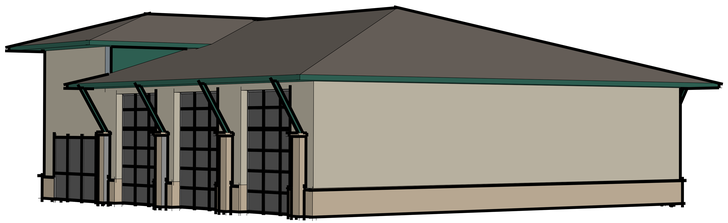


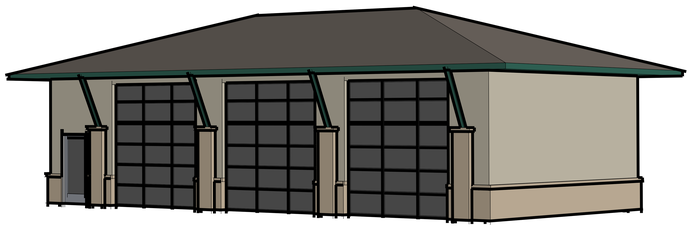




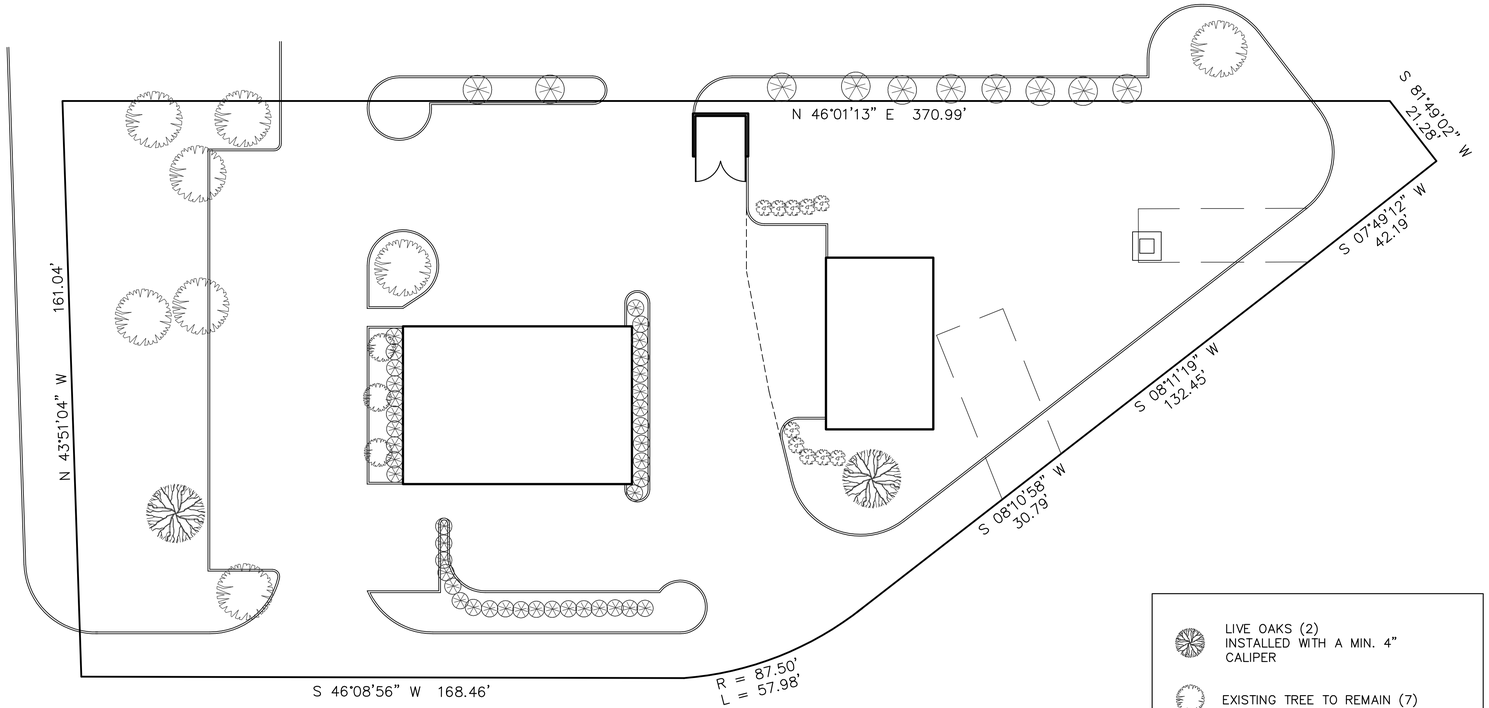








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LIVE OAKS (2)
INSTALLED WITH A MIN. 4" CALIPER

EXISTING TREE TO REMAIN (7)

EXISTING SHRUB (40)

NEW INDIAN HAWTHORNE (10)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

		EXISTING	NEW	REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	4	1	3	5
2.	LANDSCAPE BUFFER			25'	35'
3.	TOTAL LANDSCAPE AREA 15% REQUIRED			7,257 SF	19,817 SF

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2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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MERSHAWN ARCHITECTS
MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS
CHURCHES INSTITUTIONAL
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale: 1" = 20'-0"
Date: MM/DD/YEAR
Project No.: AAAAAA
Designed: GW
Drawn: GW
Checked: WM

SHEET L1 OF 1

City of Rockwall

Project Plan Review History

Project Number	SP2019-037	**Owner**	HUGHES, ROBERT J & PATRICK HUGHES &	**Applied**	9/13/2019	KB
Project Name	Ridge Road Retail Center	**Applicant**	CARILLO ENGINEERING, LLC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	P&Z HEARING			**Status**	9/20/2019	DG

Site Address	**City, State Zip**	**Zoning**
2930 RIDGE RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	26		26	4210-0000-0026-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
ENGINEERING	Sarah Johnston	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(9/20/2019 11:07 AM SJ) M - Parking near the building to be 20'x9'. All other parking to be 18'x9'. Standards of Design 2.19 M - Must dimension the distance from the driveways to the nearest driveway on either side Standards of Design 2.6 M - All fire lane radii to be 20' min. This may remove a parking space on the center aisle. Standards of Design 2.19 M - Driveway radii to be 20' min. Standards of Design 2.19 M - Dumpster and screening wall must be out of easements. M - No structures in easements. This includes retaining walls and footings. Standards of Design 6.4.1 M - "Cemetary Road" will be named Glen Hill Way City Thoroughfare Map M - Must have a public access easement for the property across Glen Hill Way. Standards of Design 2.19 M - Drive across Gelnn Hill Way must be tied in at a90-degree angle. Standards of Design 2.8 M - Glen Hill Way must have 30' radii onto Ridge Road. Standards of Design 2.8 M - The existing fire hydrant must have a20'x20' easement established. Standards of Design 5.3.1 M - The new 8" water line in Glen Hill Way must connect to the existing16" water line in Ridge Road. Water Master Plan M - Must show existing utilities and your planned service connections. M - No trees allowed in the ROW. Standards of Design 4.4 I - Must meet City Standards I - 4% Inspection fee I - Impact fees I - Parking against the building to be 20'x9', all other to be 18'x9' minimum I - Minimum easement is 20' width I - Retaining walls 3' and over must be engineered I - All retaining walls to be rock or stone face. No smooth concrete walls. I - Dumpster to drain to oil/water separator or grease trap before entering the storm lines I - Concrete to have 6.5 sack mix/cy. I - No sand allowed under paving. Add note							
FIRE	Ariana Hargrove	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	
(9/20/2019 9:53 AM AA) FDC shall be: -facing and visible from the fire lane - within 100-feet of a fire hydrant - clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access - installed 18-48 inches above grade. (Ord 16-31)							
GIS	Lance Singleton	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	See comment
(9/17/2019 10:12 AM LS) Cemetery Road is now called GLEN HILL WAY per ordinance 16-17 (3/7/2016)							
PLANNING	David Gonzales	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	See comments

(9/20/2019 8:44 AM DG)
SP2019-037; Site Plan for Ridge Road Retail Center (PD-32)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2019-037) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC); including the regulations pertaining to Planned Development District 32 (PD-32) [i.e. Ordinance No. 17-22], Resolution No. 10-40 (Design Guideline of PD-32), and the Development Standards of Article V, that are applicable to the subject property.

I.5 Please note that the property will require a replat prior to the issuance of a building permit.

I.6 Provide Site Data Table on all revised plans (i.e. landscape, treescape, photometric, and site plan).

I.7 Please relabel the proposed street section to Glen Hill Way (i.e. not Cemetery Road) on all revised plans (i.e. landscape, treescape, photometric, site plan).

M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please relabel the street to Glen Hill Way (i.e. not Cemetery Road).
2) Verify the building square footage. Indicates 7,025 SF. The SF for each unit = 7,195 SF.
3) Please label a 20-foot landscape buffer adjacent to Ridge Road (Sec. 6.02.E; Art. V; UDC).
4) Will there be a dedicated 24-ft firelane in the parking lot? If so, please label.
5) Remove the label "to be abandoned" underneath Cemetery Road.
6) Is the chain link fence being removed? If so, please remove label from all other plans.
7) Under the Construction Schedule legend, No. 7 indicates a detail for the dumpster enclosure is located on the building elevations. The detail was not provided.
8) The proposed dumpster enclosure is facing Glen Hill Way. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, dumpster enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. Variance required if not screened or reoriented.
9) Parking for a retail (4,592 SF) and restaurant (2603 SF) uses requires as follows: A) Retail Facility - a minimum of one (1) parking space per 250-SF (i.e. 1:250 SF = 18 parking spaces) & B) Restaurant - a minimum of one (1) parking space per 100-SF (i.e. 1:100 SF = 26 parking spaces) of gross floor area. Based on these uses, the proposed 7,025 SF facility requires a minimum of 44 parking spaces. Approval of a variance to Section 5, Off-Street Parking Requirements, of Article VI, Parking and Loading is required by the Planning and Zoning Commission.
10) The proposed parking lot has more than one (1) full row of parking (i.e. two rows of parking with a drive aisle) that is between the primary building façade and the right-of-way (i.e. Ridge Road) and requires a variance. (Subsection 6.02.D.2, Art. V, UDC).

M.9 Dumpster Enclosure. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, Trash/Recycling Receptacles and Dumpster Enclosures. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building.

1) Provide detail of dumpster meeting the Scenic Overlay District's minimum standard for height, materials, etc. (Sec. 6.02.D.7, Art. V, UDC)

M.10 Streetscape Plan. Please provide a streetscape plan that shows conformance to the requirements of Ordinance No. 17-22. According to this ordinance the required streetscape plan shall include cut sheets and product specification sheets indicating the proposed products, and a plan indicating the location of all the products.

M.11 Building Elevations. Resolution No. 10-40 lays out three (3) architectural styles (i.e. Tuscan, Traditional, and/or Transitional) that are acceptable within Planned Development District 32 (PD-32). The proposed building elevations do not appear to adhere to any of the recommended architectural styles

M.12 Building Elevations. According to Section 6.2, General Overlay District Standards, of Article V, District Development Standards, of the UDC, each exterior wall of a building's façade shall consist of a minimum of 20% natural or quarried stone. In this case, the submitted building elevations does not appear to have stone incorporated into the building's design. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.13 Building Elevations. Please review the articulation formulas contained in Section 4.01.C of Article V, District Development Standards, of the UDC. The submitted building elevations do not appear to meet all the formulas required for building articulation This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

I.11 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey al of the required elements to the City's boards and commissions:

1) Indicate all HVAC units on the building elevations (i.e. dash-in) so that staff can ensure that they meet the screening requirements dictated by the UDC (Subsection. 1.05.C.3; Art. V; UDC).
2) Please provide a detail for the parapet height to determine screening of RTUs.
3) Please provide a label for each building elevation's facing direction (i.e. north, south, east, west).
4) Provide calculation of building materials as a percentage.

M.14 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please label a 20-foot landscape buffer adjacent to Ridge Road (Sec. 6.02.E; Art. V; UDC).
2) A minimum of two (2) canopy and four (4) accent trees are required in the 20-foot landscape buffer adjacent to Ridge Road (Sec. 6.02.E; Art. V; UDC). Please indicate conformance to this requirement on the landscape plan and relabel where needed
3) Please provide an exhibit showing headlight screening for the head-in parking adjacent to the street (Subsection 5.02(C), Art. VIII, UDC).
4) Please provide an exhibit showing that all parking spaces are located within 80-feet from the trunk of a large canopy tree (Sec. 5.9; Art. VIII, UDC).
5) Parking Lot Landscaping – requires one (1), three (3) inch caliper 65 gallon tree be provided for every eight (8) parking spaces and the trees are to be provided in

5-ft x 5-ft diamond planters or island planters. (Ord. No. 17-22, Exhibit 'F-1', of PD-32) Provide tree leave outs.

6) Parking Lot Landscaping – landscape buffers adjacent to public streets are to consist of trees, shrubs, perennial, and/or ornamental grasses in natural groupings. (Ord. No. 17-22, Exhibit 'F-1', of PD-32) Provide exhibit.

7) Please provide an identifying symbol for each tree type to better identify what is being planted

8) Please ghost-in the existing trees in order to distinguish between proposed plantings.

9) Under General Planting Notes, number 5 indicates the "City of Canyon". Please change to City of Rockwall.

M.15 Treescape Plan. According to Section 3.4, Treescape Plan Review Process, of Article IX, of the UDC, the director of planning and zoning, or his/her designee, shall review the treescape plan and approve the plan per the requirements of this article, or forward any recommendations to the planning and zoning commission As part of the treescape plan review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees The planning and zoning commission will review and approve or disapprove the treescape plan The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted

(1) Adjust mitigation inches due for all landscape trees being provided The minimum size required for planting of a canopy tree is four(4) inches. (Sec. 4.A.2, Art VIII, UDC)

M.16 Photometric Plan. Ordinance No. 17-22 stipulates a design standard for all pedestrian scale street lighting and parking lot light fixtures The proposed pedestrian scale street light does appear to conform to the design standards for this district

M.17 Based on the submittal staff has identified the following variances

1) Building Materials. The proposed addition exceeds the maximum permitted percentage of secondary materials and does not include a minimumof20% stone.
2) Building Articulation. The proposed addition does not meet the articulation standards established by the UDC.
3) Dumpster Enclosure. The proposed relocation of the dumpster enclosure faces a public street.
4) Parking Count. The proposed site does not meet the minimum parking standards.
5) Parking Restrictions. The proposed parking lot has more than one (1) full row of parking (i.e. two (2) rows of parking with a drive aisle) adjacent to Ridge Road and within the Scenic Overlay (SOV) District.

To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two(2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures.

I.18 Please note that failure to address all comments provided by staff by5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.19 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 8, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 24, 2019.

I.20 The Architectural Review Board (ARB) meeting will be held on September 24, 2019 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

forward a recommendation to the Planning and Zoning Commission.

I.21 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.

MEDIUM DUTY PAVEMENT SECTION

REINFORCED PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 3600 PSI AT 28 DAYS.

REINFORCE WITH #3 BARS @ 18" O.C.E.W. WITH CONSTRUCTION JOINTS NOT TO EXCEED 12 FEET IN ANY DIRECTION.

6"

SEE GEOTECHNICAL REPORT

SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS.

6.5 sack/cy

No Sand Allowed

HEAVY DUTY PAVEMENT SECTION

REINFORCED PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

REINFORCE WITH #3 BARS @ 18" O.C.E.W. WITH CONSTRUCTION JOINTS NOT TO EXCEED 12 FEET IN ANY DIRECTION.

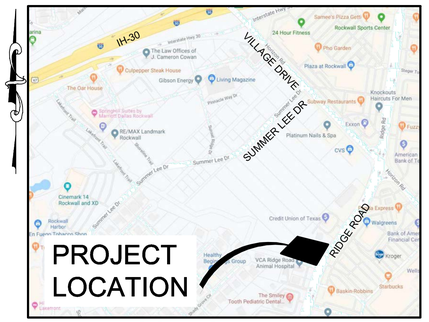
7"

SEE GEOTECHNICAL REPORT

SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS.

Min 6.5 Sack Mix

No Sand Allowed



LOCATION MAP
N.T.S.

N

0 10 20 40

(IN FEET)
1 INCH = 20 FT

Dumpster/Screening wall to not be over Easement

No walls in easements (Including footings)

PROPOSED RETAINING WALL PER CITY STANDARDS

PROP SWITCHBACK RAMP

10' LANDSCAPE BUFFER

10' BUILDING SETBACK

PROPOSED RETAINING WALL. PER CITY STANDARDS

LOT 1, BLOCK A
MURPHY PLAZA NO. 2
CABINET G, PAGE 225 (MRRCT)

EX 15' SANITARY SEWER EASEMENT CITY OF ROCKWALL VOLUME 549, PAGE 88 (RPRRCT)

S 33°33'7" E 56.9'

PROPOSED FIREHYDRANT

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

EX 15' SANITARY SEWER EASEMENT CITY OF ROCKWALL VOLUME 549, PAGE 88 (RPRRCT)

N 44°10'52" E

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

EXISTING ROW 15' Cedar

PROPOSED ROW 18" Elm

N 73°53'04" W

Public Access Easement

25'R

25.3'

24' F.E.

Center off Drive way to come in a 90 Degree

CEMETERY ROAD (40' ROW) (TO BE ABANDONED)

Leave

Glen Hill Way

CEMETERY ROAD (PROP 50' ROW)

S 77°43'01" E 200.21'

RETAIL 7,025 SF

HWF
3,504 SF
FFE=555.85

BARBER
1,088 SF

RESTAURANT
2,603 SF

PROPOSED FDC
PROPOSED RETAINING WALL PER CITY STANDARDS

10' LANDSCAPE BUFFER

PROPOSED CENTER LINE

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

Δ= 15°09'38"
R = 225.00'
L = 53.3'
D = 13°34'35"
T = 26.78'

8" PROPOSED WATERLINE

10' BUILDING SETBACK

15' B.B
3.0' B.B

S 47°7'42" E, 59.7'

Δ= 18°38'58"
R = 225.00'
L = 73.2'
D = 18°38'58"
T = 36.94'

Need Dimension

S 65°46'40" E 14.1'

New 8" wtr to connect to existing 16"

EXISTING FIREHYDRANT

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

Need 20' WL Easement

Needs to be 30' wide and 30' curb return radius's

LOT 3, BLOCK A
WILLIS–SEALOCK ADDITION
CABINET E, PAGE 248 (MRRCT)

LOT 2, BLOCK A
WILLIS–SEALOCK ADDITION
CABINET E, PAGE 248 (MRRCT)

LOT 26R
LAKE RIDGE ESTATES
CABINET A, PAGE 10 (MRRCT)
1.162 ACRES 50,615 SF

20'R min only if a Firelane

20'

262.03'

S 38°25'29" W 19.15'

71 L.F. FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH CONSTRUCTION JOINT. INSTALL COMMERCIAL DRIVE APPROACH PER TxDOT STANDARDS & SPECIFICATIONS.

PROPOSED MONUMENT SIGN (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

10' LANDSCAPE BUFFER

Δ= 15°09'38"
R = 613.69'
A = 162.38'
CB = S 30°49'31" W

EXISTING SIDEWALK

15' BUILDING SETBACK

RIDGE ROAD (F.M. 740) (VARIABLE WIDTH ROW)

EXISTING CENTER LINE

EX STATE OF TEXAS VOLUME 5738, PAGE 268 (RPRRCT)

EXISTING SIDEWALK

S 64°15'27" W 29.78'

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

EXISTING BFR

25 L.F. FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH CONSTRUCTION JOINT.

Show existing and proposed utilities and your service connection

EXISTING CENTER LINE

EXISTING FIREHYDRANT

24' Fire Lane, Access and Utility Easement

- Must meet City Standards
- 4% Inspection fee
- Impact fees
- Parking against the building to be 20'x9', all other to be 18'x9' minimum
- Minimum easement is 20' width

- Retaining walls 3' and over must be engineered
- All retaining walls to be rock or stone face. No smooth concrete walls.
- Dumpster to drain to oil/water separator or grease trap before entering the storm lines.

SITE DATA	
PROPOSED ZONING	PLANNED DEVELOPMENT COMMERCIAL
PROPOSED LAND USE	RETAIL / RESTAURANT
LOT AREA (GROSS)	1.162 ACRES (50,615 SQ FT)
LOT AREA (NET)	0.8319 ACRES (36,239.12 SQ FT)
TOTAL BUILDING AREA	7,025 SQUARE FEET
FLOOR AREA RATIO	7,025 / 36,239 : 19%
OPEN SPACE	8,792 / 36,239 : 24%
TOTAL IMPERVIOUS AREA	27,447 / 36,239 : 76%
REQUIRED PARKING (1/100 SF RESTAURANT) (1/250 RETAIL)	44 SPACES
PARKING PROVIDED	42 SPACES
PARKING PROVIDED (ACCESSIBLE)	2 SPACES
BUILDING HEIGHT	1 STORY, 28'-10" TOTAL HEIGHT

LEGEND

- EXISTING CURB
- PROPOSED CURB
- 9 — PARKING SPACES IN A ROW
- PROPOSED 4000 PSI 7" REINFORCED, HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 3600 PSI 6" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- PROPOSED LIGHT FIXTURE (REFER TO MEP PLAN FOR EXACT LOCATION, TYPE, AND SPECIFICATIONS
- PROPOSED PEDESTRIAN–SCALE STREET LIGHT PER CITY STANDARDS AND SPECIFICATIONS

CONSTRUCTION SCHEDULE	
1	HANDICAP RAMPS, BFRs PER CITY STANDARDS AND SPECS.
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	4' SIDEWALK
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP
7	DUMPSTER WITH 7' MASONRY ENCLOSURE PER DETAILS ON ARCHITECTURAL ELEVATIONS.

APPLICANT:

CARRILLO ENGINEERING, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NO. F-15893
301 COMMERCE STREET, SUITE 1410
FORT WORTH, TEXAS 76102
PHONE NO.: 817-697-4996
CONTACT: ANNA C. BLACKWELL, P.E.

OWNER / DEVELOPER:
RETAIL PARTNERS, LLC
550 BAILEY AVENUE, SUITE 550
FORT WORTH, TEXAS
PHONE: (817) 870-9147
EMAIL: JRM@RETAILPARTNERSLLC.COM
CONTACT: EDDIE MARTIN

PROJECT BENCHMARK:

CITY OF ROCKWALL CONTROL MONUMENTATION MONUMENT NUMBER RESET #1.

POSTED ELEV=567.704 (NAVD88)

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-697-4996 - Firm Registration #F-15893

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DRAWING IS SUBMITTED FOR REVIEW PURPOSES ONLY. IT IS NOT INTENDED FOR PERMITTING OR BIDDING
ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

ROCKWALL RETAIL
2930 SOUTH RIDGE ROAD
LAKERIDGE ESTATES, LOT 26
ROCKWALL, TEXAS

SITE PLAN

Issue Dates:
SEP 13, 2019

Date
Revisions

Scale:
Drawn By:
Checked By:

Sheet
SP-1

CASE NUMBER #

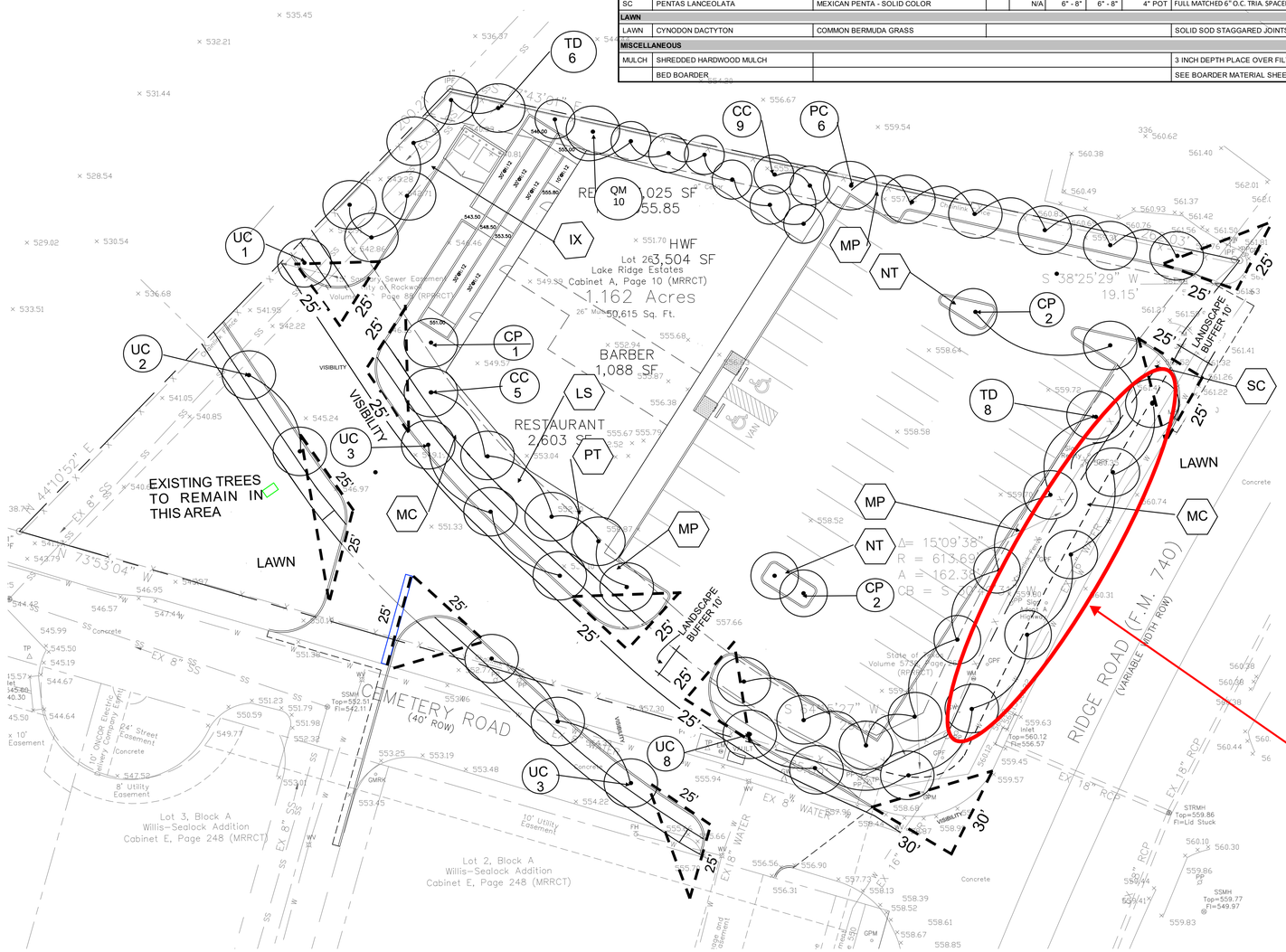
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Drawing: X:\19-139-001 - Rockwall Retail\CAD\19-139-001 SITE PLAN.dwg Saved By: Angel Save Time: 9/10/2019 9:46:09 AM

LANDSAPE REQUIREMENTS

STREETSCAPE 10 - LANDSCAPE BUFFER	REQUIRED TREES	PROPSED TREES
CEMETERY ROAD		
STREET TRESS 1 PER 30 LF	11	11
RIDGE ROAD		
STREET TREES 1 PER 50 LF 165 LF	*4*	6

PLANT LIST (IN SECTION 6)

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HEIGHT	SPREAD	ROOT BALL	REMARKS
LARGE SIZE TREE								
QM	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	1	3" CAL.	12' - 14'	6' - 8'	CONTAINER	SINGLE TRUNK AND FULL
TD	TAXODIUM DISTICUM	BALD CYPRESS	14	3" CAL.	12' - 14'	6' - 8'	CONTAINER	SINGLE TRUNK AND FULL
UC	ULMUS CRASSIFOLIA	CEDAR ELM	17	3" CAL.	10' - 12'	6' - 8'	CONTAINER	SINGLE TRUNK - BRANCHED TO GROUND
MEDIUM SIZE TREE								
CC	CERCIS CANADENSIS 'TEXENSIS'	TEXAS REDBUD	9	3" CAL.	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
PC	PISTACHE CHINENSIS	CHINESE PISTACHE	11	3" CAL.	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
SHRUBS			52					
AG	AZALEA INDICA 'MRS. G. G. GERBING	MRS. G. G. GERBING AZALEA		N/A	18" - 24"	18" - 24"	5 GALLON	PLACED AS SHOWN ON PLAN
AX	AZALEA X 'GEORGE L. TABER'	GEORGE L. TABER AZALEA		N/A	3'	3'	15 GALLON	PLACED AS SHOWN ON PLAN
IX	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVEN'S HOLLY		N/A	3'	24"	7 GALLON	PLACED AS SHOWN ON PLAN
IS	ILEX ATTENUATA 'SAVANAH	SAVANNAH HOLLY		N/A	4'	18" - 24"	15 GALLON	PLACED AS SHOWN ON PLAN
LS	LEUCOPHYLLUM VAR. DWARF SILVERADO	SILVERADO DWAF TEAS SAGE		N/A	18"	18"	3 GALLON	PLACED AS SHOWN ON PLAN
MP	MIRICA PUSILLA	DWARF WAX MYRTLE		N/A	18"	18"	4 GALLON	PLACED AS SHOWN ON PLAN
PT	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	WHEELER'S DWARF JAPANESE MOCK ORANGE		N/A	18"	18"	5 GALLON	PLACED AS SHOWN ON PLAN
GROUND COVERS								
OI	OPPHIOPOGAN INTERMEDIA	AZTEC GRASS		N/A	6" - 8"	6" - 8"	4" POT	FULL MATCHED 6" O.C. TRIA. SPACED
GRASSES								
MC	MUHLENBERGIA CAPLLARIS 'LENCA'	REGAL MIST® PINK MUHLY GRASS		N/A	12" - 18"	12" - 18"	3 GALLON	FULL MATCHED 6" O.C. TRIA. SPACED
NT	NASSELLA TNEULSSIMA	MEXICAN FEATHER GRASSS		N/A	6" - 8"	6" - 8"	1 GALLON	FULL MATCHED 6" O.C. TRIA. SPACED
ANNUALS								
SC	PENTAS LANCEOLATA	MEXICAN PENTA - SOLID COLOR		N/A	6" - 8"	6" - 8"	4" POT	FULL MATCHED 6" O.C. TRIA. SPACED
LAWN								
LAWN	CYNODON DACTYTON	COMMON BERMUDA GRASS						SOLID SOD STAGGARED JOINTS
MISCELLANEOUS								
MULCH	SHREDDED HARDWOOD MULCH							3 INCH DEPTH PLACE OVER FILTER FABRIC
	BED BOARDER							SEE BOARDER MATERIAL SHEET L-1



GENERAL PLANTING NOTES

1. CONTRACTOR SHALL ADHERE TO CITY CONSTRUCTION REQUIREMENTS INCLUDING BUT NOT LIMITED TO ANY PERMITS, INSPECTIONS, AND METHODS OF MATERIAL INSTALLATION.
2. CONTRACTOR SHALL ADHERE TO ALL AGENCY REQUIREMENTS MEANS AND METHODS OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE, AS WELL AS FINDING OUT EACH COMPANY'S RESTRICTIONS ON WORKING WITHIN THEIR EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IMPROVEMENTS AND TO NOT DISTURB THOSE THAT ARE OUTSIDE OF THE SCOPE OF WORK. ANY STRUCTURES THAT ARE TO REMAIN WITHIN THE SCOPE OF WORK AREA SHALL NOT BE DAMAGED. PHOTOGRAPHS AND NOTES SHOULD BE MADE FOR ANY EXISTING DAMAGED CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND DISTRIBUTED TO OWNERS REPRESENTATIVE.
5. A LANDSCAPE IRRIGATION PLAN SHALL BE PREPARED PRIOR TO LANDSCAPE CONSTRUCTION AND WILL BE DESIGNED BY A TEXAS LICENSED IRRIGATION DESIGNER. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE AND RAIN SENSOR. THE SYSTEM SHALL BE DESIGNED TO MEET THE CITY OF CANYON AND THE STATE OF TEXAS IRRIGATION REQUIREMENTS. THE IRRIGATION INSTALLER SHALL BE A STATE OF TEXAS LICENSED IRRIGATION DESIGNER.
6. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IF ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.
7. QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS AT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND SHOW THE ADDED OR REDUCED COST.
8. CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
9. CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO INSTALLATION.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
11. ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM SIX (6") INCHES OF BED PREPARATION.
12. LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILLED 4" DEEP.
13. GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE.
14. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
15. MULCHING OF SHRUB AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED HARDWOOD MULCH.
16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
17. THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE CONSIDERED LANDSCAPING.

LANDSCAPE LEGEND

- LARGE CANOPY TREE
- LARGE NON-CANOPY TREE
- SHRUB MASSING
- LAWN AND IRRIGATED AREAS
- STEEL EDGING

1 **LANDSCAPE PLAN**
1"=20'-0"

0' 5' 10' 20' 40'
SCALE IN FEET

BERKENBILE
LANDSCAPE ARCHITECTS
DALLAS OFFICE
2001 N Lamar Suite 290 (214) 922-9946
Dallas, TX 75202
SOUTHLAKE OFFICE
2355 Johnson Rd (817) 379-9853
Southlake, TX 76092

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-697-4996 - Firm Registration #F-15893

Carrillo Engineering

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THIS DRAWING IS SUBMITTED FOR REVIEW PURPOSES ONLY. IT IS NOT INTENDED FOR PERMITTING OR BIDDING ENGINEER OF RECORD: ANNA C. BLACKWELL, P.E. TX. REG. NO. 97350

ROCKWALL RETAIL
2930 SOUTH RIDGE ROAD
LAKERIDGE ESTATES, LOT 26
ROCKWALL, TEXAS

Issue Dates:
09/13/2019

Revisions
Date

Scale: AS NOTED
Drawn By: DLB
Checked By: SCB

Sheet
ASSELLA

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Plotted by: Steve Plot Date: 9/11/2019 4:52 PM
Drawing: C:\Users\Steve\Dropbox (BLA,Inc)\BLA,Inc Team Folder\Cre Carrillo Engineering\Cre-190801 Rockwall Retail\04-CD DD\Sheet Files\CD\Cre-190801 Rockwall Retail Planting.dwg Saved By: Steve



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

MEDIUM DUTY PAVEMENT SECTION

REINFORCED PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 3600 PSI AT 28 DAYS.

REINFORCE WITH #3 BARS @ 18" O.C.E.W. WITH CONSTRUCTION JOINTS NOT TO EXCEED 12 FEET IN ANY DIRECTION.

6"

SEE GEOTECHNICAL REPORT

SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS.

HEAVY DUTY PAVEMENT SECTION

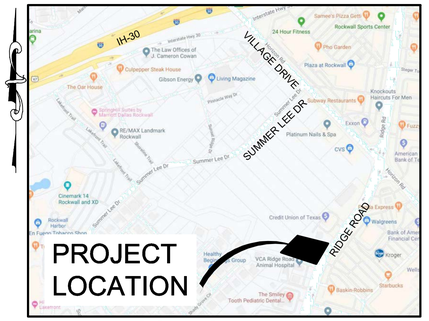
REINFORCED PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

REINFORCE WITH #3 BARS @ 18" O.C.E.W. WITH CONSTRUCTION JOINTS NOT TO EXCEED 12 FEET IN ANY DIRECTION.

7"

SEE GEOTECHNICAL REPORT

SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS.



LOCATION MAP
N.T.S.

N

0 10 20 40

(IN FEET)
1 INCH = 20 FT

PROP SWITCHBACK RAMP

10' LANDSCAPE BUFFER

10' BUILDING SETBACK

PROPOSED RETAINING WALL. PER CITY STANDARDS

LOT 1, BLOCK A
MURPHY PLAZA NO. 2
CABINET G, PAGE 225 (MRRCT)

PROPOSED RETAINING WALL PER CITY STANDARDS

EX 15' SANITARY SEWER EASEMENT CITY OF ROCKWALL VOLUME 549, PAGE 88 (RPRRCT)

S 33°33'7" E 56.9'

PROPOSED FIREHYDRANT

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

EX 15' SANITARY SEWER EASEMENT CITY OF ROCKWALL VOLUME 549, PAGE 88 (RPRRCT)

S 77°43'01" E 200.21'

RETAIL 7,025 SF

HWF
3,504 SF
FFE=555.85

BARBER
1,088 SF

RESTAURANT
2,603 SF

PROPOSED FDC
PROPOSED RETAINING WALL PER CITY STANDARDS

10' LANDSCAPE BUFFER

PROPOSED CENTER LINE

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

LOT 26R
LAKE RIDGE ESTATES
CABINET A, PAGE 10 (MRRCT)
1.162 ACRES 50,615 SF

262.03'

S 38°25'29" W
19.15'

71 L.F. FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH CONSTRUCTION JOINT. INSTALL COMMERCIAL DRIVE APPROACH PER TxDOT STANDARDS & SPECIFICATIONS.

PROPOSED MONUMENT SIGN (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

10' LANDSCAPE BUFFER

Δ= 15°09'38"
R = 613.69'
A = 162.38'
CB = S 30°49'31" W

EXISTING SIDEWALK

15' BUILDING SETBACK

N 44°10'52" E

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

CEMETERY ROAD (PROP 50' ROW)

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

Δ=15°09'38"
R = 225.00'
L = 53.3'
D = 13°34'35"
T = 26.78'

EXISTING ROW 15" Cedar
PROPOSED ROW 18" Elm

8" PROPOSED WATERLINE

10' BUILDING SETBACK

N 73°53'04" W 285.09'

S 47°7'42" E, 59.7'

Δ= 18°38'58"
R = 225.00'
L = 73.2'
D = 18°38'58"
T = 36.94'

CEMETERY ROAD (40' ROW) (TO BE ABANDONED)

EXISTING CENTER LINE

LOT 3, BLOCK A
WILLIS-SEALOCK ADDITION
CABINET E, PAGE 248 (MRRCT)

LOT 2, BLOCK A
WILLIS-SEALOCK ADDITION
CABINET E, PAGE 248 (MRRCT)

EX STATE OF TEXAS VOLUME 5738, PAGE 268 (RPRRCT)

RIDGE ROAD (F.M. 740) (VARIABLE WIDTH ROW)

EXISTING CENTER LINE

EXISTING SIDEWALK

S 64°15'27" W
29.76'

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

EXISTING BFR

S 65°46'40" E
14.1'

EXISTING FIREHYDRANT

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

25 L.F. FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH CONSTRUCTION JOINT.

24' Fire Lane, Access and Utility Easement

SITE DATA	
PROPOSED ZONING	PLANNED DEVELOPMENT COMMERCIAL
PROPOSED LAND USE	RETAIL / RESTAURANT
LOT AREA (GROSS)	1.162 ACRES (50,615 SQ FT)
LOT AREA (NET)	0.8319 ACRES (36,239.12 SQ FT)
TOTAL BUILDING AREA	7,025 SQUARE FEET
FLOOR AREA RATIO	7,025 / 36,239 : 19%
OPEN SPACE	8,792 / 36,239 : 24%
TOTAL IMPERVIOUS AREA	27,447 / 36,239 : 76%
REQUIRED PARKING (1/100 SF RESTAURANT) (1/250 RETAIL)	44 SPACES
PARKING PROVIDED	42 SPACES
PARKING PROVIDED (ACCESSIBLE)	2 SPACES
BUILDING HEIGHT	1 STORY, 28'-10" TOTAL HEIGHT

LEGEND

- EXISTING CURB
- PROPOSED CURB
- 9 — PARKING SPACES IN A ROW
- PROPOSED 4000 PSI 7" REINFORCED, HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 3600 PSI 6" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- PROPOSED LIGHT FIXTURE (REFER TO MEP PLAN FOR EXACT LOCATION, TYPE, AND SPECIFICATIONS
- PROPOSED PEDESTRIAN-SCALE STREET LIGHT PER CITY STANDARDS AND SPECIFICATIONS

CONSTRUCTION SCHEDULE	
1	HANDICAP RAMPS, BFRs PER CITY STANDARDS AND SPECS.
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	4' SIDEWALK
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP
7	DUMPSTER WITH 7' MASONRY ENCLOSURE PER DETAILS ON ARCHITECTURAL ELEVATIONS.

APPLICANT:

CARRILLO ENGINEERING, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NO. F-15893
301 COMMERCE STREET, SUITE 1410
FORT WORTH, TEXAS 76102
PHONE NO.: 817-697-4996
CONTACT: ANNA C. BLACKWELL, P.E.

OWNER / DEVELOPER:
RETAIL PARTNERS, LLC
550 BAILEY AVENUE, SUITE 550
FORT WORTH, TEXAS
PHONE: (817) 870-9147
EMAIL: JRM@RETAILPARTNERSLLC.COM
CONTACT: EDDIE MARTIN

PROJECT BENCHMARK:

CITY OF ROCKWALL CONTROL MONUMENTATION MONUMENT NUMBER RESET #1.

POSTED ELEV=567.704 (NAVE88)

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-697-4996 - Firm Registration #F-15893

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TX. REG. NO. 97350

ROCKWALL RETAIL
2930 SOUTH RIDGE ROAD
LAKERIDGE ESTATES, LOT 26
ROCKWALL, TEXAS

SITE PLAN

Issue Dates:
SEP 13, 2019

Date
Revisions

Scale:
Drawn By:
Checked By:

Sheet
SP-1

CASE NUMBER #

Drawing: X:\19-139-001 - Rockwall, Retail\CAD\19-139-001 SITE PLAN.dwg Saved By: Angel Rios Date: 9/12/2019 10:13 AM
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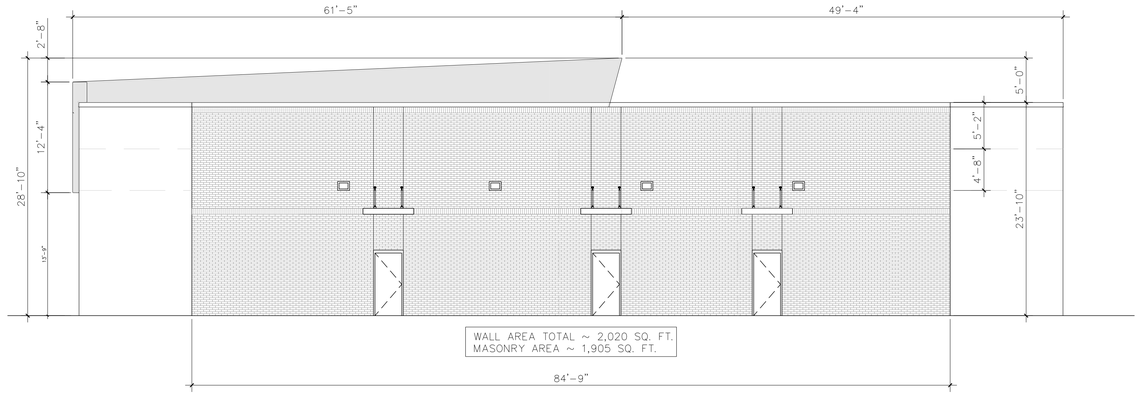
1 A3.0 **FRONT ELEVATION**
SCALE: 1/8"=1'-0"

0 2' 4' 8'

DESIGN INTENT

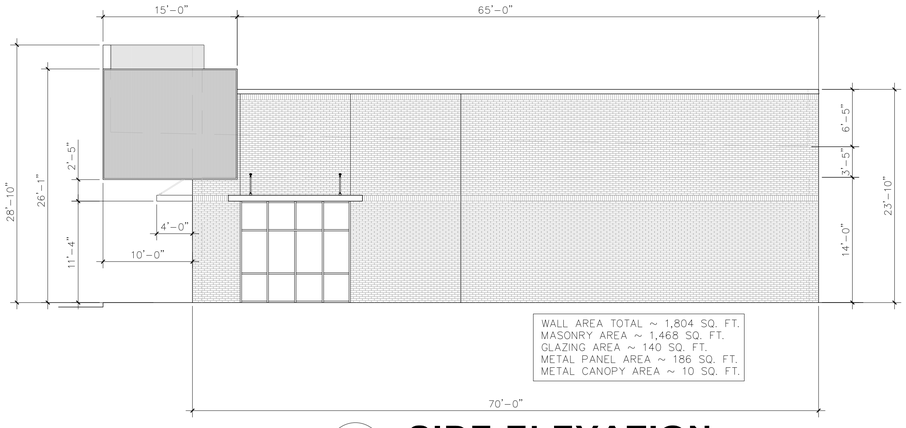
ALL HVAC EQUIPMENT TO BE ON THE ROOF AND SCREENED BY THE PARAPET WALL AND LOCATION ON THE ROOF TO CUT THE VIEW ANGLE TO THE UNITS

RETAINING WALLS TO BE FACED WITH CHOPPED LIMESTONE VENEER



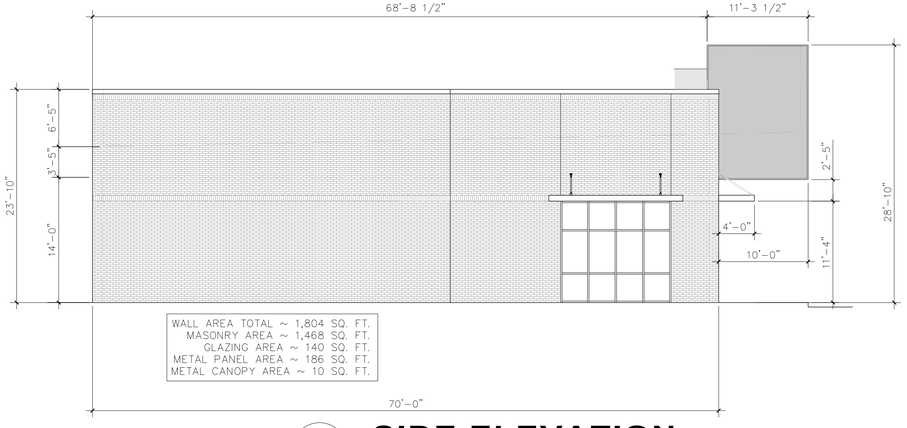
2 A3.0 **BACK ELEVATION**
SCALE: 1/8"=1'-0"

0 2' 4' 8'



3 A3.0 **SIDE ELEVATION**
SCALE: 1/8"=1'-0"

0 2' 4' 8'



4 A3.0 **SIDE ELEVATION**
SCALE: 1/8"=1'-0"

0 2' 4' 8'

SH COPYRIGHT 2019

NOT FOR CONSTRUCTION REVIEW ONLY
JIM HERCKT
TX ARCH
19007

STUDIO HERCKT, LLC.
1716 VIRGINIA PLACE
FORT WORTH, TX 76107
817.919.6574
JHERCKT@GMAIL.COM

CONCEPTUAL ARCHITECTURAL ELEVATIONS

RIDGE ROAD RETAIL CENTER
CORE AND SHELL
2930 RIDGE ROAD
ROCKWALL, TX 75032

DEVELOPMENT SUBMITTAL

2019.09.12

ISSUE	DATE

SHEET

A3.0

DURANAR® SUNSTORM® Coatings

2-Coat System: Primer & Mica-Containing Color Coat



36. Anodic Clear
UC110423F
SRI 53

METAL PANEL, METAL PARAPET CAP, STOREFRONT, CANOPIES

CUSTOM PAINT COLOR FOR HOLLOW METAL DOORS AND FRAMES TO MATCH FIELD BRICK COLOR



ACME BRICK - DENTON PLANT
ACCENT BRICK COLOR
SOLDIER COURSE



BURNT PUMPKIN

Modular Size
Velour Texture
Blend DTP100, item #125786
Also made as: Modular tB

ACME BRICK - DENTON PLANT
FIELD BRICK COLOR
MODULAR RUNNING BOND

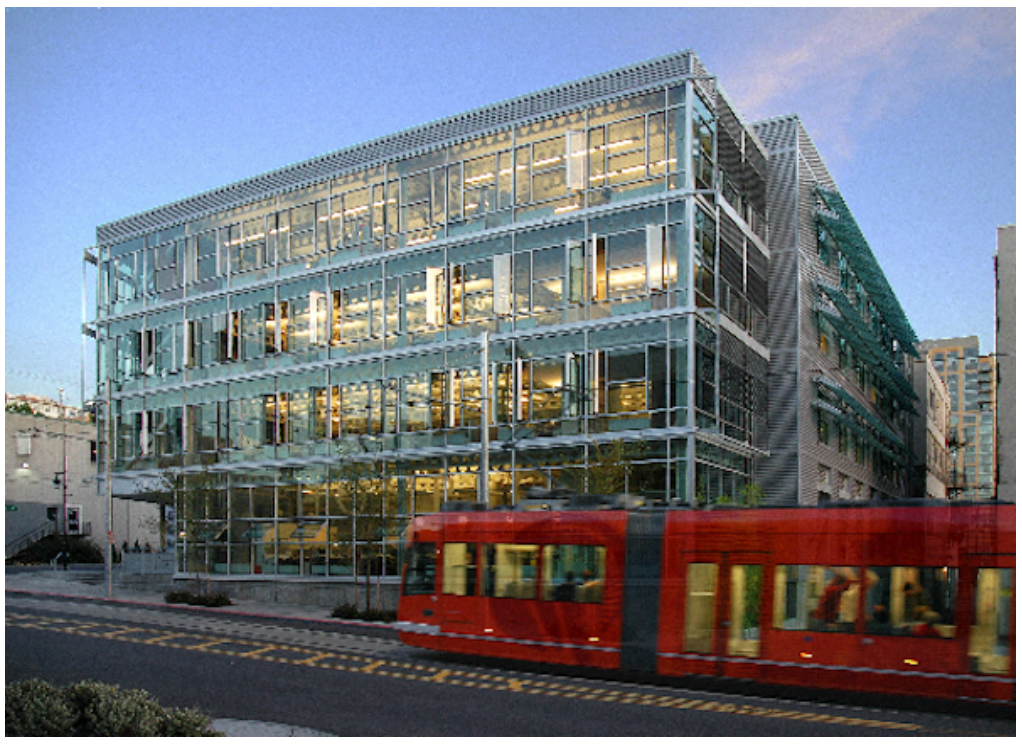


EBONY

Modular Size
Velour Texture
Blend DTP153, item #128389
Also made as: Modular tB

BRICK MORTAR TO BE COLOR MATCHED TO THE BRICK FOR EACH COLOR TO PRESENT AS A MONOLITHIC LOOK FOR EACH ELEMENT

SITE WALLS TO BE THE STONE ELEMENT IN THE SITE COMPOSITION - BASIS OF DESIGN IS CHOPPED TEXAS LINESTONE



GLAZING
1" INSULATED PANEL:
1/4" Solarban® 70XL Low-E ON CLEAR #2
1/2" ARGON FILLED AIR GAP
1/4" CLEAR

ROOF MATERIAL TO BE GAF 45 MIL TPO WHITE SINGLE PLY OR EQUIVALENT OR BETTER, AGED SRI >80

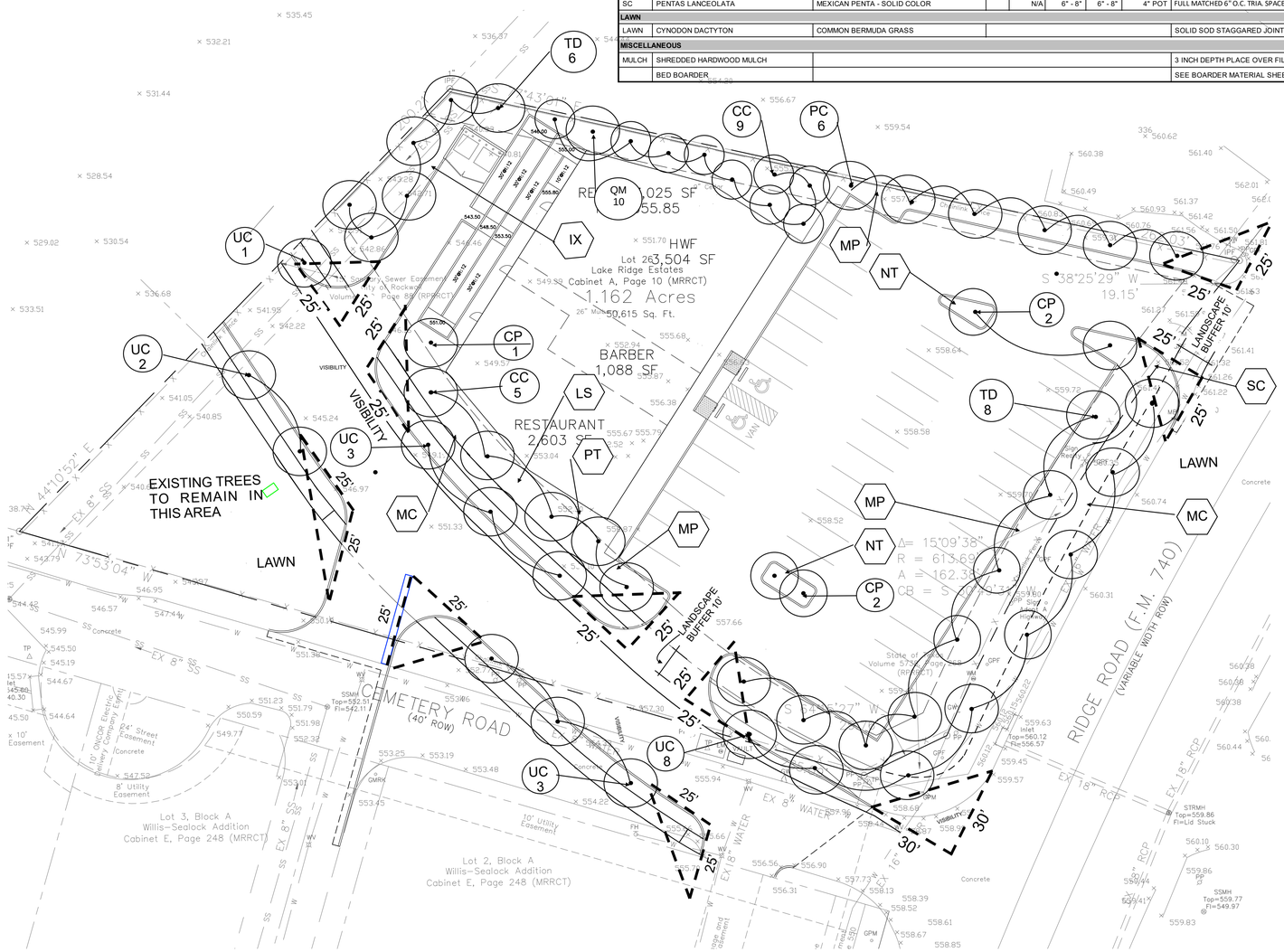
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Plotted by: Steve Plot Date: 9/11/2019 4:52 PM

LANDSAPE REQUIREMENTS

STREETSCAPE 10 - LANDSCAPE BUFFER	REQUIRED TREES	PROPSED TREES
CEMETERY ROAD		
STREET TRESS 1 PER 30 LF	11	11
RIDGE ROAD		
STREET TREES 1 PER 50 LF 165 LF	*4*	6

PLANT LIST (IN SECTION 6)

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HEIGHT	SPREAD	ROOT BALL	REMARKS
LARGE SIZE TREE								
QM	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	1	3" CAL.	12' - 14'	6' - 8'	CONTAINER	SINGLE TRUNK AND FULL
TD	TAXODIUM DISTICUM	BALD CYPRESS	14	3" CAL.	12' - 14'	6' - 8'	CONTAINER	SINGLE TRUNK AND FULL
UC	ULMUS CRASSIFOLIA	CEDAR ELM	17	3" CAL.	10' - 12'	6' - 8'	CONTAINER	SINGLE TRUNK - BRANCHED TO GROUND
MEDIUM SIZE TREE								
CC	CERCIS CANADENSIS 'TEXENSIS'	TEXAS REDBUD	9	3" CAL.	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
PC	PISTACHE CHINENSIS	CHINESE PISTACHE	11	3" CAL.	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
SHRUBS			52					
AG	AZALEA INDICA 'MRS. G. G. GERBING	MRS. G. G. GERBING AZALEA		N/A	18" - 24"	18" - 24"	5 GALLON	PLACED AS SHOWN ON PLAN
AX	AZALEA X 'GEORGE L. TABER'	GEORGE L. TABER AZALEA		N/A	3'	3'	15 GALLON	PLACED AS SHOWN ON PLAN
IX	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVEN'S HOLLY		N/A	3'	24"	7 GALLON	PLACED AS SHOWN ON PLAN
IS	ILEX ATTENUATA 'SAVANAH	SAVANNAH HOLLY		N/A	4'	18" - 24"	15 GALLON	PLACED AS SHOWN ON PLAN
LS	LEUCOPHYLLUM VAR. DWARF SILVERADO	SILVERADO DWAF TEAS SAGE		N/A	18"	18"	3 GALLON	PLACED AS SHOWN ON PLAN
MP	MIRICA PUSILLA	DWARF WAX MYRTLE		N/A	18"	18"	4 GALLON	PLACED AS SHOWN ON PLAN
PT	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	WHEELER'S DWARF JAPANESE MOCK ORANGE		N/A	18"	18"	5 GALLON	PLACED AS SHOWN ON PLAN
GROUND COVERS								
OI	OPPHIOPOGAN INTERMEDIA	AZTEC GRASS		N/A	6" - 8"	6" - 8"	4" POT	FULL MATCHED 6" O.C. TRIA. SPACED
GRASSES								
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NT	NASSELLA TNEULSSIMA	MEXICAN FEATHER GRASSS		N/A	6" - 8"	6" - 8"	1 GALLON	FULL MATCHED 6" O.C. TRIA. SPACED
ANNUALS								
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LAWN								
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MISCELLANEOUS								
MULCH	SHREDDED HARDWOOD MULCH							3 INCH DEPTH PLACE OVER FILTER FABRIC
	BED BOARDER							SEE BOARDER MATERIAL SHEET L-1



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5. A LANDSCAPE IRRIGATION PLAN SHALL BE PREPARED PRIOR TO LANDSCAPE CONSTRUCTION AND WILL BE DESIGNED BY A TEXAS LICENSED IRRIGATION DESIGNER. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE AND RAIN SENSOR. THE SYSTEM SHALL BE DESIGNED TO MEET THE CITY OF CANYON AND THE STATE OF TEXAS IRRIGATION REQUIREMENTS. THE IRRIGATION INSTALLER SHALL BE A STATE OF TEXAS LICENSED IRRIGATION DESIGNER.
6. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IF ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.
7. QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS AT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND SHOW THE ADDED OR REDUCED COST.
8. CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
9. CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO INSTALLATION.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
11. ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM SIX (6") INCHES OF BED PREPARATION.
12. LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILLED 4" DEEP.
13. GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE.
14. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
15. MULCHING OF SHRUB AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED HARDWOOD MULCH.
16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
17. THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE CONSIDERED LANDSCAPING.

LANDSCAPE LEGEND

- LARGE CANOPY TREE
- LARGE NON-CANOPY TREE
- SHRUB MASSING
- LAWN AND IRRIGATED AREAS
- STEEL EDGING

1 LANDSCAPE PLAN

1"=20'-0"

0' 5' 10' 20' 40'
SCALE IN FEET

BERKENBILE
LANDSCAPE ARCHITECTS
DALLAS OFFICE
2001 N Lamar Suite 290 (214) 922-9946
Dallas, TX 75202
SOUTHLAKE OFFICE
2355 Johnson Rd (817) 379-9853
Southlake, TX 76092

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-697-4996 - Firm Registration #F-15893

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ROCKWALL RETAIL
2930 SOUTH RIDGE ROAD
LAKERIDGE ESTATES, LOT 26
ROCKWALL, TEXAS

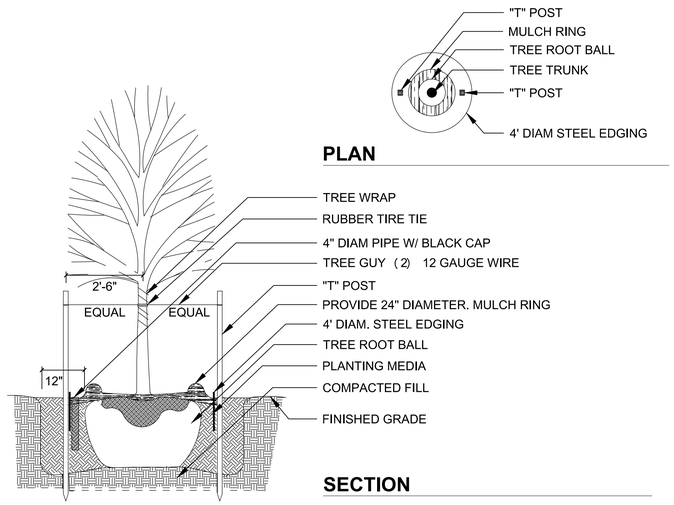
Issue Dates:
09/13/2019

Date
Revisions

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Drawn By: DLB
Checked By: SCB

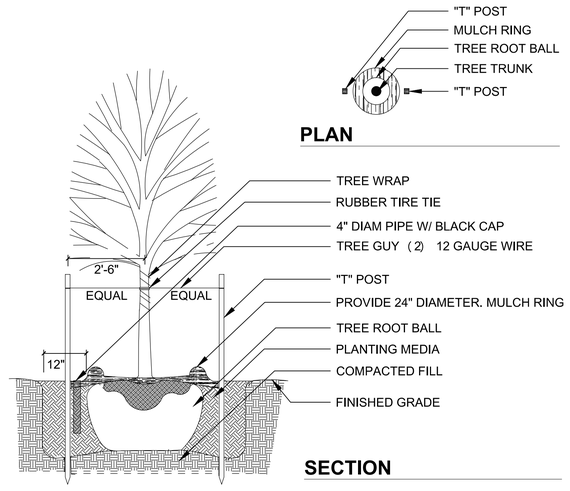
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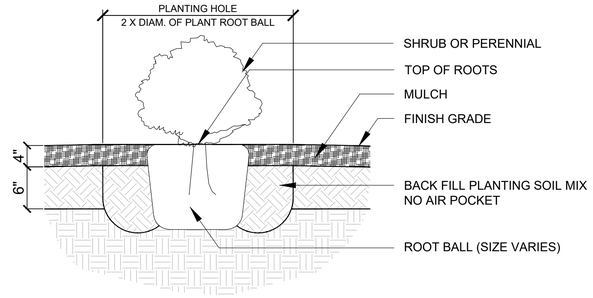
1 TREE PLANTING IN LAWN WITH 4' DIAMETER STEEL EDGING

NOT TO SCALE



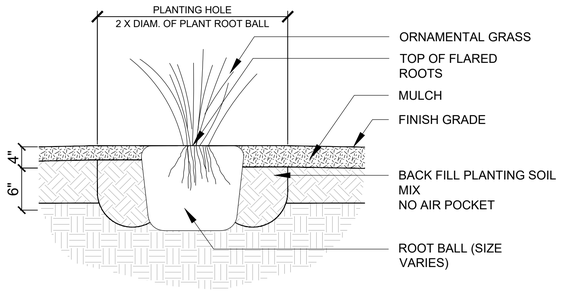
2 TREE PLANTING IN MULCH

NOT TO SCALE



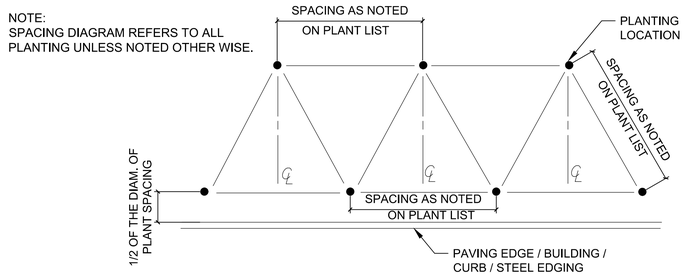
3 SHRUB PLANTING DETAIL

NOT TO SCALE



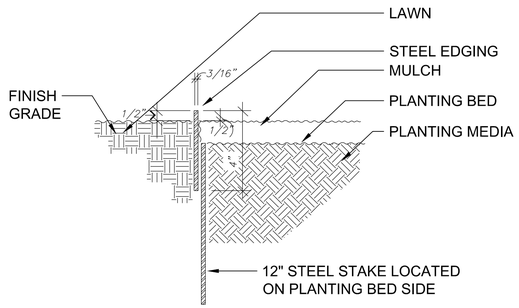
4 GRASS PLANTING DETAIL

NOT TO SCALE



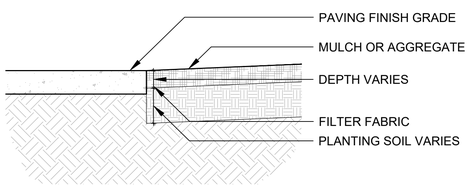
5 TRIANGULAR SPACING

NOT TO SCALE



6 STEEL EDGING DETAIL

NOT TO SCALE



7 BED AT EDGE OF PAVING

NOT TO SCALE

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301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-697-4996 - Firm Registration #F-15893

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2930 SOUTH ROCKWALL
LAKERIDGE ESTATES, LOT 26
ROCKWALL, TEXAS

Issue Dates:
09/13/2019

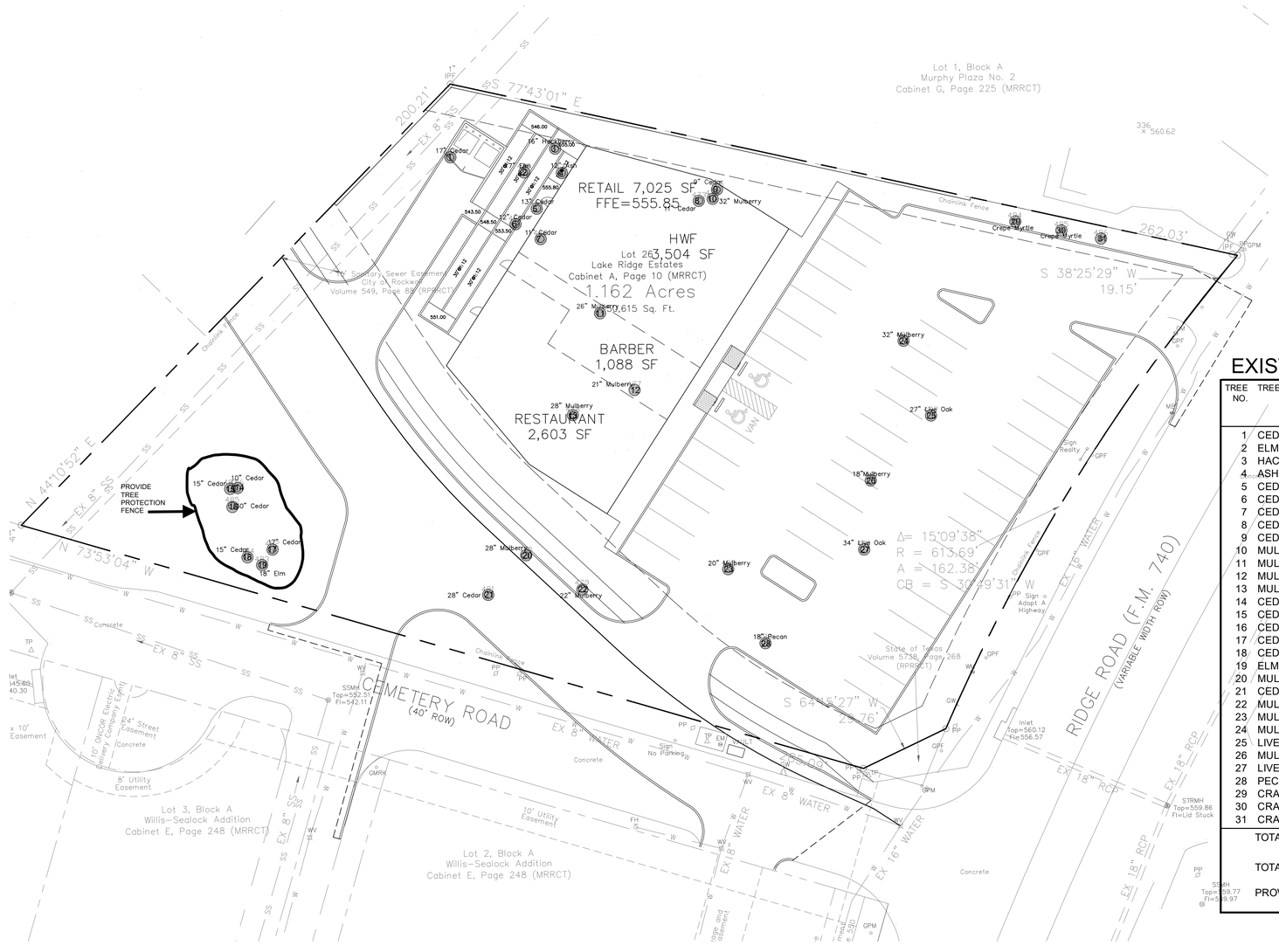
Date
Revisions

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EXISTING LANDSCAPE LEGEND

(21) EXISTING TREE TO BE REMOVED

EXISTING TREE CHART

TREE NO.	TREE NAME	TREE LOCATION	CALIPER INCHES	PROTECTED TREES PRESERVED	PROTECTED TREES REMOVED NOT REQUIRING MITIGATION	PROTECTED TREES REMOVED REPLACE INCH PER INCH	SECONDARY PROTECTED TREE 11-25" 1/2 CAL REPLACE	TREE GREATER 25" CAL. 1:2 REPLACE
1	CEDAR	LOAD DOCK	17				8.5	
2	ELM	RAMP	17			17.0		
3	HACKBERRY	RAMP	16				8.0	
4	ASH	RAMP	12			12.0		
5	CEDAR	RAMP	13				6.5	
6	CEDAR	RAMP	12				6.0	
7	CEDAR	BUILDING	11				5.5	
8	CEDAR	BUILDING	11				5.5	
9	CEDAR	BUILDING	9			9.0		
10	MULBERRY	BUILDING	32					64.0
11	MULBERRY	BUILDING	26					52.0
12	MULBERRY	BUILDING	21					42.0
13	MULBERRY	BUILDING	28					56.0
14	CEDAR	LANDS AREA	10	10				
15	CEDAR	LANDS AREA	15	15				
16	CEDAR	LANDS AREA	30	30				
17	CEDAR	LANDS AREA	17	17				
18	CEDAR	LANDS AREA	15	15				
19	ELM	LANDS AREA	18	18				
20	MULBERRY	CEMETERY ST.	28					56.0
21	CEDAR	CEMETERY ST.	28					56.0
22	MULBERRY	CEMETERY ST.	22			22.0		
23	MULBERRY	PARKING LOT	20			20.0		
24	MULBERRY	PARKING LOT	32					64.0
25	LIVE OAK	PARKING LOT	27					54.0
26	MULBERRY	PARKING LOT	18			18.0		
27	LIVE OAK	PARKING LOT	34					68.0
28	PECAN	PARKING LOT	18			18.0		
29	CRAPE MYRTLE	LANDS AREA	< 4		LESS THAN 4"			
30	CRAPE MYRTLE	LANDS AREA	< 4		LESS THAN 4"			
31	CRAPE MYRTLE	LANDS AREA	< 4		LESS THAN 4"			
	TOTALS		557	105		116	40	512

TOTAL REQUIRED TREE MITIGAITON CALIPER INCHES 668.0

PROVIDED REPLACEMENT 52 TREES AT 3" CALIPER 156.0

1 **TREESCAPE PLAN**

1"=20'-0"

0 10' 20' 80'
SCALE IN FEET

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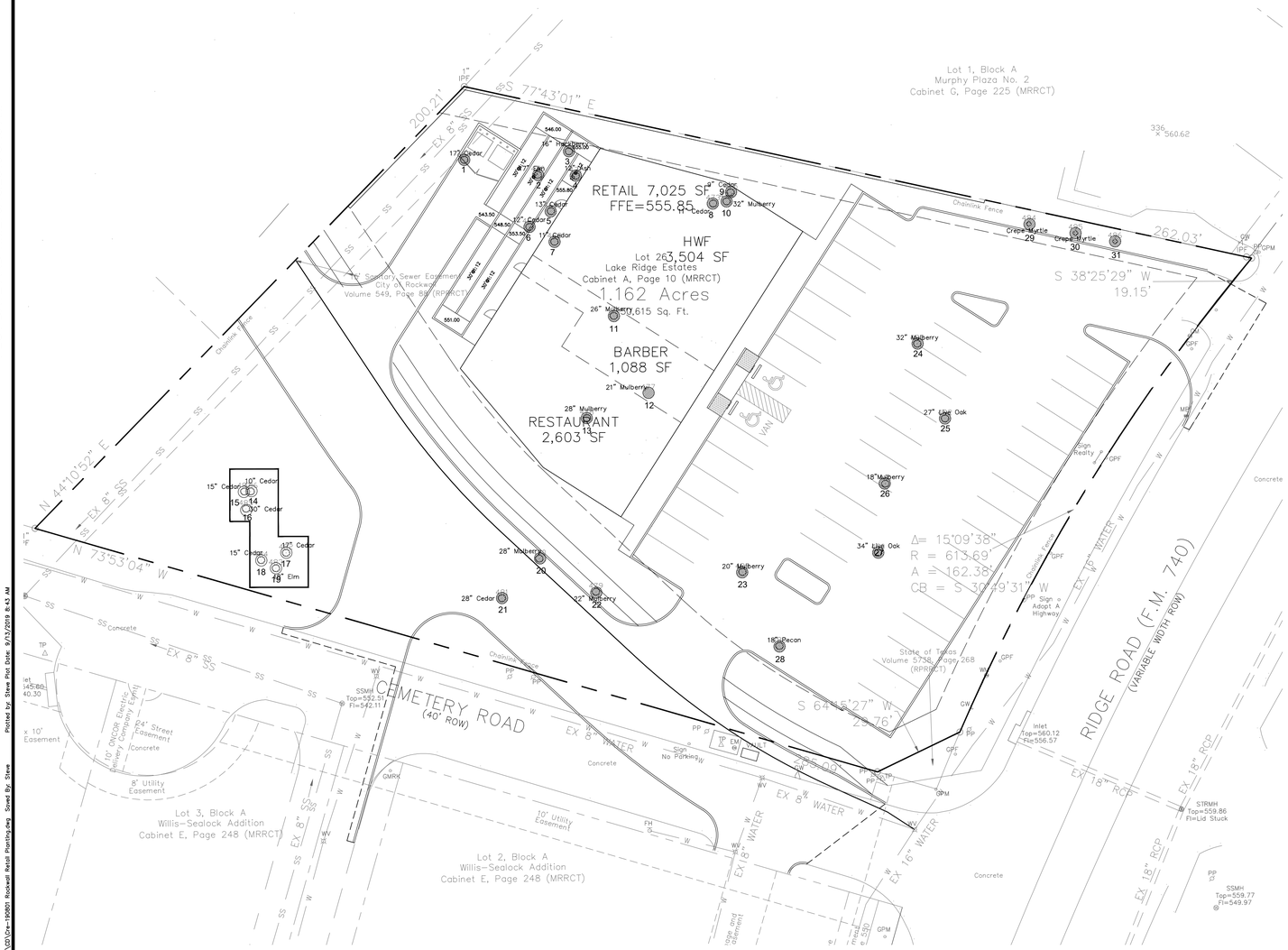
ROCKWALL RETAIL
2930 SOUTH RIDGE ROAD
LAKERIDGE ESTATES, LOT 26
ROCKWALL, TEXAS

Issue Dates:
09/13/2019

Revisions Date

Scale: AS NOTED
Drawn By: DLB
Checked By: SCB

Sheet
L-0



TREESCAPE PLAN

1 — 1"=20'-0"

SCALE IN FEET: 0, 10', 20', 80'

EXISTING TREE CHART

TREE NO.	TREE NAME	TREE LOCATION	CALIPER INCHES	PROTECTED TREES PRESERVED	PROTECTED TREES REMOVED NOT REQUIRING MITIGATION	PROTECTED TREES REMOVED REPLACE INCH PER INCH	SECONDARY PROTECTED TREE 11-25" 1/2 CAL REPLACE	TREE GREATER 25" CAL 1:2 REPLACE
1	CEDAR	LOAD DOCK	17				8.5	
2	ELM	RAMP	17			17.0		
3	HACKBERRY	RAMP	16				8.0	
4	ASH	RAMP	12			12.0		
5	CEDAR	RAMP	13				6.5	
6	CEDAR	RAMP	12				6.0	
7	CEDAR	BUILDING	11				5.5	
8	CEDAR	BUILDING	11				5.5	
9	CEDAR	BUILDING	9			9.0		
10	MULBERRY	BUILDING	32					64.0
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14	CEDAR	LANDS AREA	10	10				
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17	CEDAR	LANDS AREA	17	17				
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	TOTALS		557	105		116	40	512

TOTAL REQUIRED TREE MITIGAITON CALIPER INCHES: 668.0

PROVIDED REPLACEMENT 52 TREES AT 3" CALIPER: 156.0

PRIMARY PROTECTED TREES - 4 INCHES - 25 INCHES - REPLACED WITH INCH FOR INCH REMOVED

SECONDARY PROTECTED TREES - HACKBERRY & CEDAR TREES MEASEURE 11 INCHES - 25 INCHES DBH - REPLACED WITH 1/2 INCH FOR EVERY INCH REMOVED.

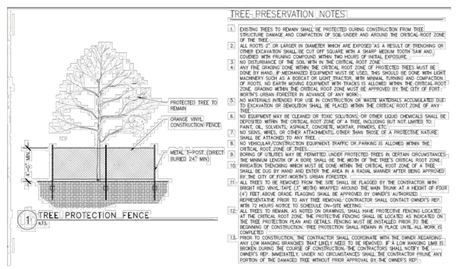
FEATURED TREEES - ALL TREES GREAT THAN 25 INCHES SAHLL BE REPLACED WITH TWICE THE NUMBER OF INCHES BEING REMOVED.

EXISTING LANDSCAPE LEGEND

21 EXISTING TREE TO BE REMOVED

21 SAVED TREE

TREE PROTECTION FENCE



TREE PROTECTION DETAIL

2 — NOT TO SCALE

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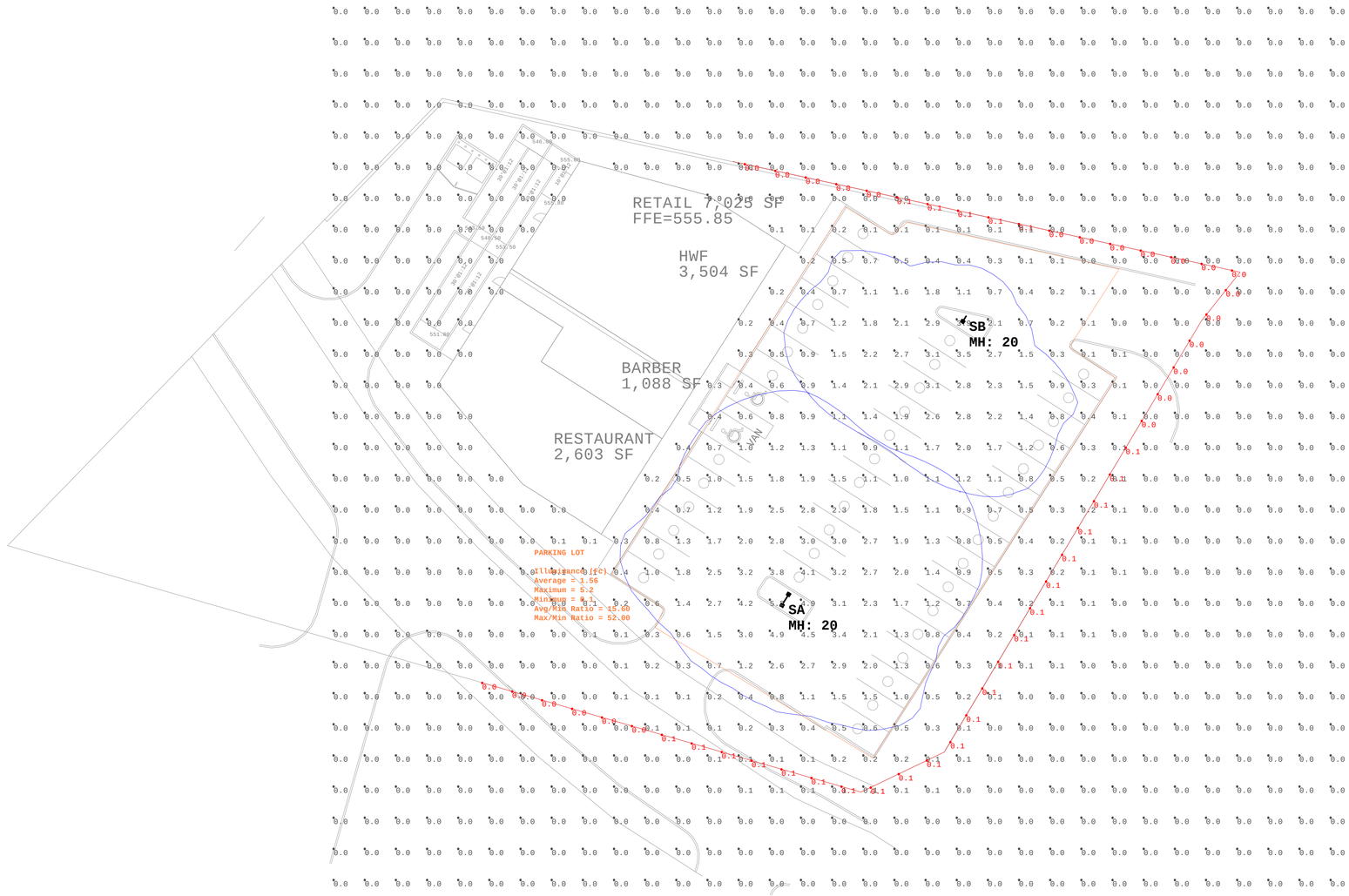
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Luminaire Schedule							
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Lost Factor	User Defined Factor
⊡	SA	1	LITHONIA (1)DSX1 LED P4 40K TFTM + (1)DSX1 LED P1 40K T1S DM28AS RFD 20' MOUNTING HEIGHT	21443	179	0.850	N.A.
—⊡	SB	1	LITHONIA DSX1 LED P4 40K TFTM MVOLT HS DM19AS 20' MOUNTING HEIGHT	11312	125	0.850	1.000

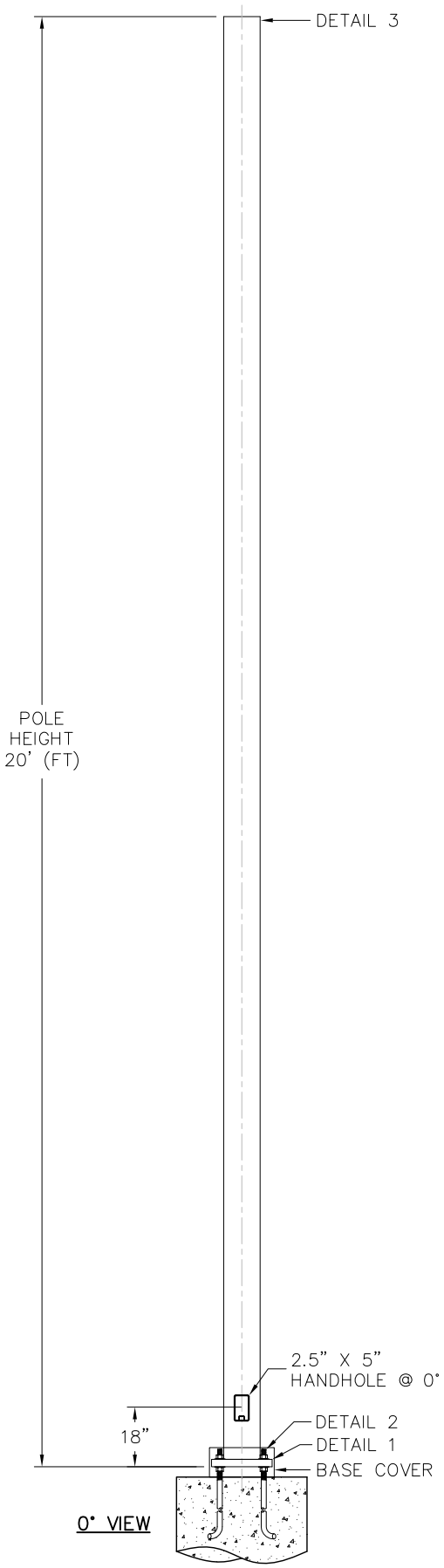
Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CalcPts@Property Line	N.A	Fc	0.05	0.1	0.0	N.A.
PARKING LOT		Fc	1.56	5.2	0.1	15.60

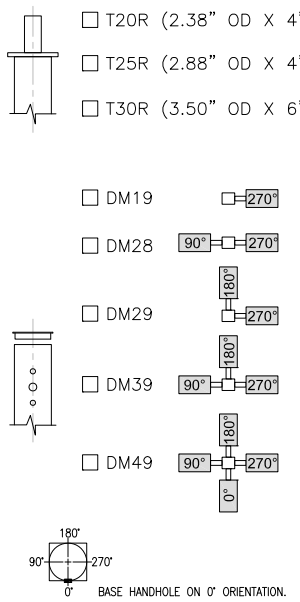
Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values are at height indicated in summary table.
3. Mounting heights are designated on drawing with "MH."
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: RETAIL SITE IN ROCKWALL TX
SALESPERSON: BILL GALVIN
SCALE: 1" = 20'-0"
CALC BY: JK
FILE: 190912_RETAIL SITE IN ROCKWALL_V2

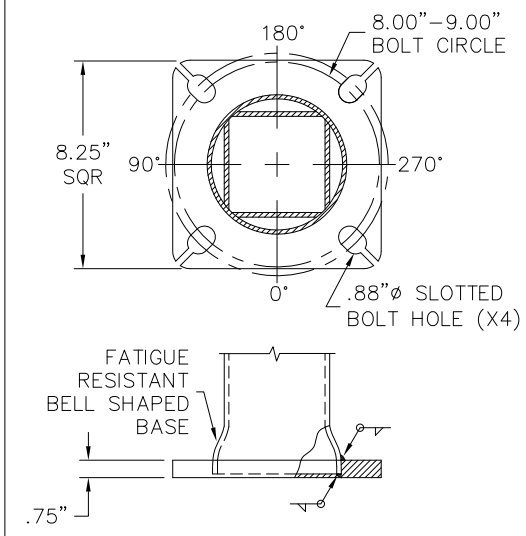
2019-09-12

Architectural Lighting Alliance
101 Turtle Creek Blvd. Dallas TX 75207
O 214-658-9000 | F 214-658-9002
www.alatx.com

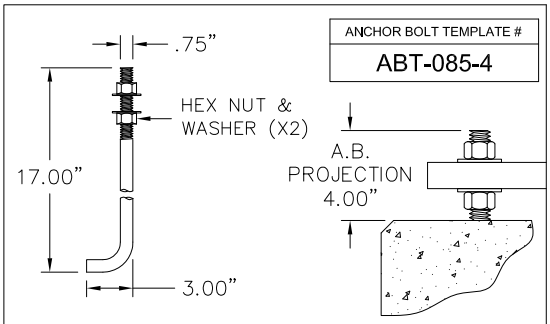




DETAIL 3 | POLE TOP



DETAIL 1 | BASE PLATE



DETAIL 2 | ANCHOR BOLT

1) HARDWARE TO BE GALVANIZED TO: ASTM A153
2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER ASTM A153.
3) ALL WELDING TO CONFORM TO: AWS D1.1 MOST RECENT EDITION.
4) FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) QUALITY CERTIFICATION.
5) PROVISIONS FOR GROUNDING LOCATED AT BASE HAND HOLE.
6) VIBRATION DISCLAIMER: ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USERS MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE. ALP WARRANTY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE POLE.

LOADING DATA								
DESIGN CRITERIA:	COMMERCIAL STANDARD							
WIND SPEED (mph) 1.3 GUST	80	90	100	110	120	130	140	150
EPA FT²	9.6	6.7	4.5	3.5	2.0	0.8	–	–
WEIGHT (lbs)	240	167	150	88	50	20	–	–

FINISH
TBD

MATERIAL DATA	
COMPONENT	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A36

POLE DIMENSION DATA						
TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS–20–40–11–AB	20	4.00	4.00	11–GA (.1196")	140

DETAIL | GENERAL NOTES

AMERICAN LITE POLE
2800 S. HULEN, SUITE 200
FORT WORTH, TX 76109
817-924-3682 PH.
817-924-7049 FAX

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REV.	DATE	BY	REVISION DESCRIPTION

PROJECT NAME:

DESCRIPTION:
SQUARE STRAIGHT STEEL ANCHOR BASE
20' x 4.0" x 11 GA

PO NUMBER:	DATE: 101112	DWG BY: BM
QUOTE NUMBER:	SCALE: NTS / QTY:	CHKD BY: CKR
DRAWING NUMBER: SNS-20-40-11-AB		REV:



D-Series Size 1
LED Area Luminaire

Catalog Number

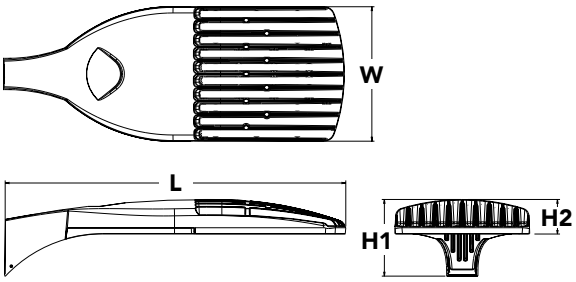
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33″ (83.8 cm)
Width:	13″ (33.0 cm)
Height H1:	7-1/2″ (19.0 cm)
Height H2:	3-1/2″
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1	P4	P7
P2	P5	P8
P3	P6	P9

Rotated optics

P10[1]	P12[1]
P11[1]	P13[1]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short	T5VS	Type V very short
T2S	Type II short	T5S	Type V short
T2M	Type II medium	T5M	Type V medium
T3S	Type III short	T5W	Type V wide
T3M	Type III medium	BLC	Backlight control[2]
T4M	Type IV medium	LCCO	Left corner cutoff[2]
TFTM	Forward throw medium	RCCO	Right corner cutoff[2]

Voltage

MVOLT[3]
120[4]
208[4]
240[4]
277[4]
347[4,5]
480[4,5]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting
WBA	Wall bracket
SPUMBA	Square pole universal mounting adaptor[6]
RPUMBA	Round pole universal mounting adaptor[6]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[7]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[8]
PIRHN	Network, high/low motion/ambient sensor[9]
PER	NEMA twist-lock receptacle only (controls ordered separate)[10]
PER5	Five-pin receptacle only (controls ordered separate)[10,11]
PER7	Seven-pin receptacle only (controls ordered separate)[10,11]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[12]
DS	Dual switching[12,13,14]
PIR	High/low, motion/ambient sensor, 8-15′ mounting height, ambient sensor enabled at 5fc[15,16]
PIRH	High/low, motion/ambient sensor, 15-30′ mounting height, ambient sensor enabled at 5fc[15,16]
PIR1FC3V	High/low, motion/ambient sensor, 8-15′ mounting height, ambient sensor enabled at 1fc[15,16]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30′ mounting height, ambient sensor enabled at 1fc[15,16]
FAO	Field adjustable output[14]

Other options

Shipped installed

HS	House-side shield[17]
SF	Single fuse (120, 277, 347V)[4]
DF	Double fuse (208, 240, 480V)[4]
L90	Left rotated optics[1]
R90	Right rotated optics[1]

Shipped separately

BS	Bird spikes[18]
EGS	External glare shield[18]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [19]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [19]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [19]
DSHORT SBK U	Shorting cap [19]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [17]
DSX1HS 40C U	House-side shield for P6 and P7 [17]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [17]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [20]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [6]

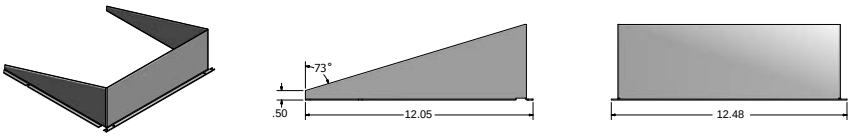
For more control options, visit DTL and ROAM online.

NOTES

1 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
2 Not available with HS.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
5 Not available in P1 or P10.
6 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
7 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
8 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
9 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
10 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
11 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
12 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
13 Requires (2) separately switched circuits with isolated neutrel. See Outdoor Control Technical Guide for details.
14 Reference Motion Sensor table on page 4.
15 Reference controls options table on page 4 to see functionality.
16 Not available with other dimming controls options
17 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
18 Must be ordered with fixture for factory pre-drilling.
19 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
20 For retrofit use only.

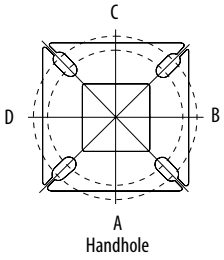
Options

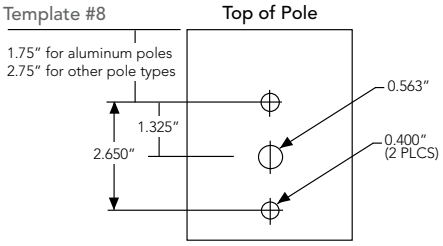
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter **

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @120	3 @ 90	4 @ 90
2-3/8"	SPA/RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
	SPUMBA	AS3-5 190	AS3-5 280	AS4-5 290	AS3-5 320	AS4-5 390	AS4-5 490
	RUPUMBA	AS3-5 190	AS3-5 280		AS3-5 320		
2-7/8"	SPA/RPA	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
	SPUMBA	AST25-190	AST25-280		AST25-320		
	RUPUMBA	AST25-190	AST25-280		AST25-320		
4"	SPA/RPA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	SPUMBA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	RUPUMBA	AST35-190	AST35-280		AST35-320		

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

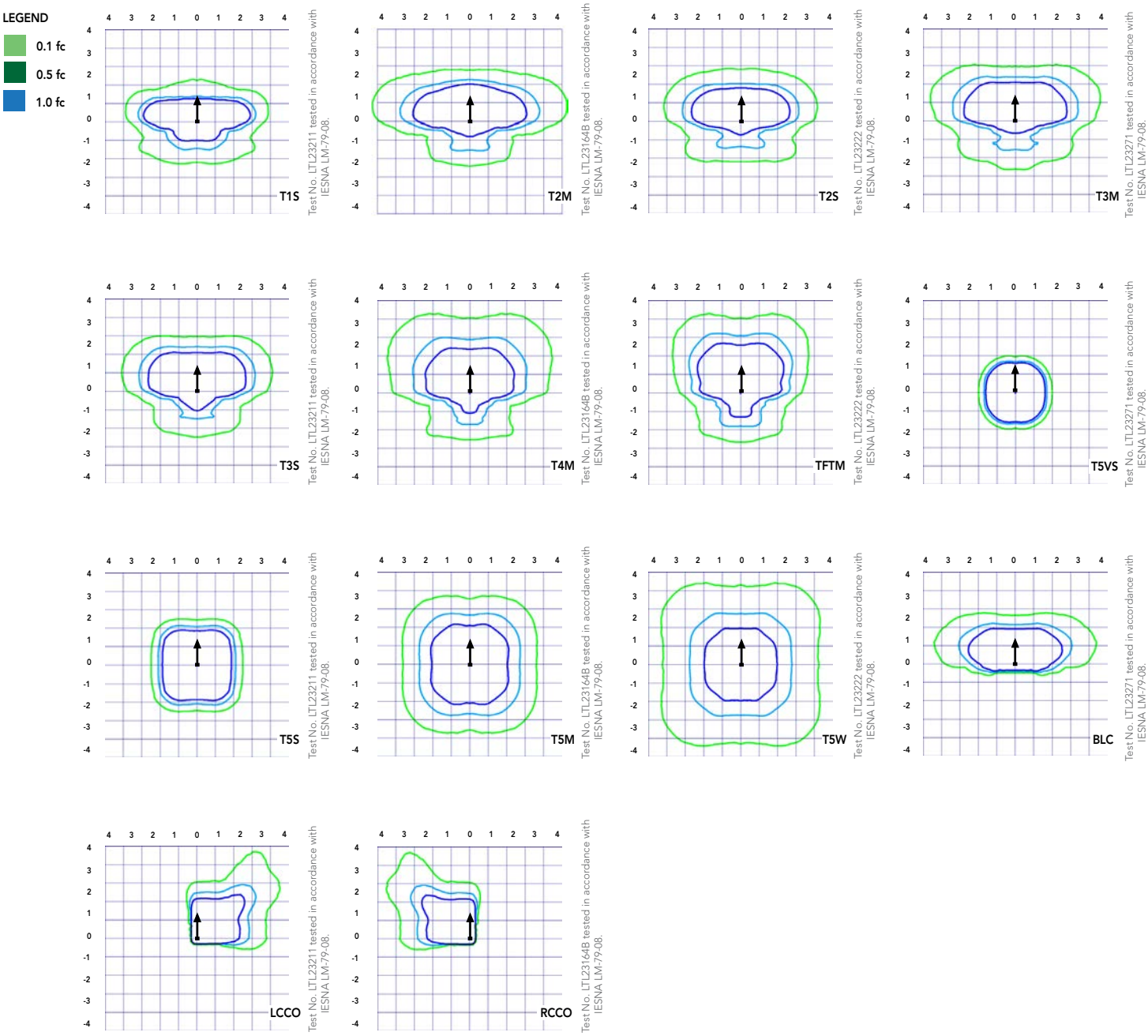
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	Descripton	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows the lumiaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independantly for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40ºC minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product.
Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 8, 2019
6:00 P.M.

CALL TO ORDER

OPEN FORUM

APPOINTMENTS

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

2. **Z2019-021** **(David)**
   Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

3. **Z2019-022** **(Korey)**
   Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

4. **Z2019-024** **(David)**
   Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [*N. Goliad Street*], and take any action necessary.

ACTION ITEMS

5. **SP2019-035** **(Korey)**
   Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [*FM-3097*], and take any action necessary.

DISCUSSION ITEMS

6. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 4th day of October 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	10/08/2019
APPLICANT:	Pat Atkins; *KPA Consulting, Inc.*
CASE NUMBER:	Z2019-024; *Amendment to Planned Development District 79 (PD-79)*

SUMMARY

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

BACKGROUND

On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [*Case No. Z2015-034; Ordinance No. 16-07*], which rezoned a 45.292-acre portion of the subject property from an Agricultural (AG) District to a Planned Development District establishing an entitlement for a single-family residential subdivision consisting of 113 single-family lots. On May 16, 2019, the applicant voluntarily annexed an additional 11.121-acre tract of land [*A2016-001*] and amended Planned Development District 79 (PD-79) [*Z2016-015; Ordinance No. 16-39*], incorporating this property into the subdivision. The annexation created a 55.413-acre residential subdivision. The amendment to PD-79 also increased the lot count from 113 to 138 lots, and granted an increase in the maximum front entry garages from 0% to 50%. On January 22, 2019, the applicant voluntarily annexed an additional 14.995-acre tract of land [*A2018-004*] with the intent of incorporating it into Planned Development District 79 (PD-79).

PURPOSE

On September 13, 2019, the applicant submitted an application requesting to amend PD-79 [*Ordinance No. 16-39*] for the purpose of amending the development standards and concept plan by incorporating the additional 14.995-acre tract of land into the existing 55.413-acre tract of land to create an additional phase (*i.e. Phase III*) for the Saddle Star Estates Subdivision. This amendment would increase the total acreage of the subdivision to 70.408-acres.

ADJACENT LAND USES AND ACCESS

The subject property is located on the north side of John King Boulevard south of Featherstone Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the corporate boundaries of the City of Rockwall followed by two (2) single-family homes on large tracts of land situated within the City's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a 67.50-acre tract of land (*i.e. Tracts 2-01, 2-04 & 2-05, of the P. B. Harrison Abstract No. 97*) zoned Agricultural (AG) District.

East: Directly east of the subject property is the corporate limits of the City of Rockwall followed by Park Ridge Estates and Windmill Valley Subdivisions. Both subdivisions are situated within the City's Extraterritorial Jurisdiction (ETJ).

West: Directly south of the subject property is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this arterial is a vacant property zoned Planned Development District 70 (PD-70) for Single Family 10 (SF-10) District land uses. This is scheduled to be the final phase of the Stone Creek Subdivision.

CHARACTERISTICS OF THE REQUEST

Currently, Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] allows the applicant to construct 138, 70' x 125' single-family lots on 55.413-acres. The proposed amendment would increase the size of the proposed subdivision to 70.408-acres (*i.e. adding an additional 14.995-acres*) and add an addition 38, 80' x 125' single family lots. The new lot product would be subject to all of the same standards as the existing lot type; however, the applicant would be incorporating 100% j-swing or traditional swing garages as opposed to the 50% flat front entry currently permitted on the 138, 70' x 125' lot product. A summary of the resulting lot mix and development standards is as follows:

Table 2: Lot Dimensional Requirements

Lot Type >	*A*	*B*
Minimum Lot Width [1]	70'	80'
Minimum Lot Depth	125'	125'
Minimum Lot Area	8,750 SF	10,000 SF
Minimum Front Yard Setback [2] & [5]	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	10'	10'
Minimum Length of Driveway Pavement	25'	25'
Maximum Height [3]	30'	30'
Minimum Rear Yard Setback [4]	20'	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF	2,700 SF
Maximum Lot Coverage	65%	65%
Permitted Encroachment into Required Setbacks [5]	Allowed	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

INFRASTRUCTURE

Based on the applicant's request to rezone the subject property, the following infrastructure will be required to be constructed in order to provide adequate public services to the subject property:

Water: The City does not currently have the rights to serve the proposed 14.995-acre addition to Planned Development District 79 (PD-79). The applicant will need to work with Mt. Zion Water Supply Corporation to secure the right for the City of Rockwall to serve the additional acreage.

Wastewater: The lift station located at John King Boulevard and FM-552 is not currently sized to serve the proposed 14.995-acre addition to Planned Development District 79 (PD-79). The applicant will be required to perform an infrastructure study to determine the upgrades necessary to meet the required capacity.

All proposed infrastructure improvements must meet the Engineering Department's *Standards of Design and Construction*.

CONFORMANCE WITH THE CITY'S CODES

The changes to Planned Development District 79 (PD-79) do not change the conformance of the proposed subdivision with regards to the City's existing codes.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

Since the applicant's request does not change the underlying use of the majority of the property and the additional 14.995-acre tract of land being incorporated into the PD is being rezoned in conformance with the Future Land Use Map (*i.e. to a Low Density Residential designation*) the request does not change Planned Development District 79 (PD-79) conformance to the OURHometown Vision 2040 Comprehensive Plan. With regard to the goals and policies contained in this document, the following goals and policies apply to the applicant's request:

(1) *Chapter 8; Section 2.03; Goal 3; Policy 3:* In cases where flat front entry garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development, no greater than 20% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

In this case, Planned Development District 79 (PD-79) was approved with 50% flat front entry garages. The proposed amendment would actually reduce the number of flat front entry garages in the subdivision to 39.20% bringing it closer to conforming to the current goals and policies of the Comprehensive Plan. With this being said the applicant's request to amend the existing Planned Development District is a discretionary decision for the Planning and Zoning Commission and City Council.

NOTIFICATIONS

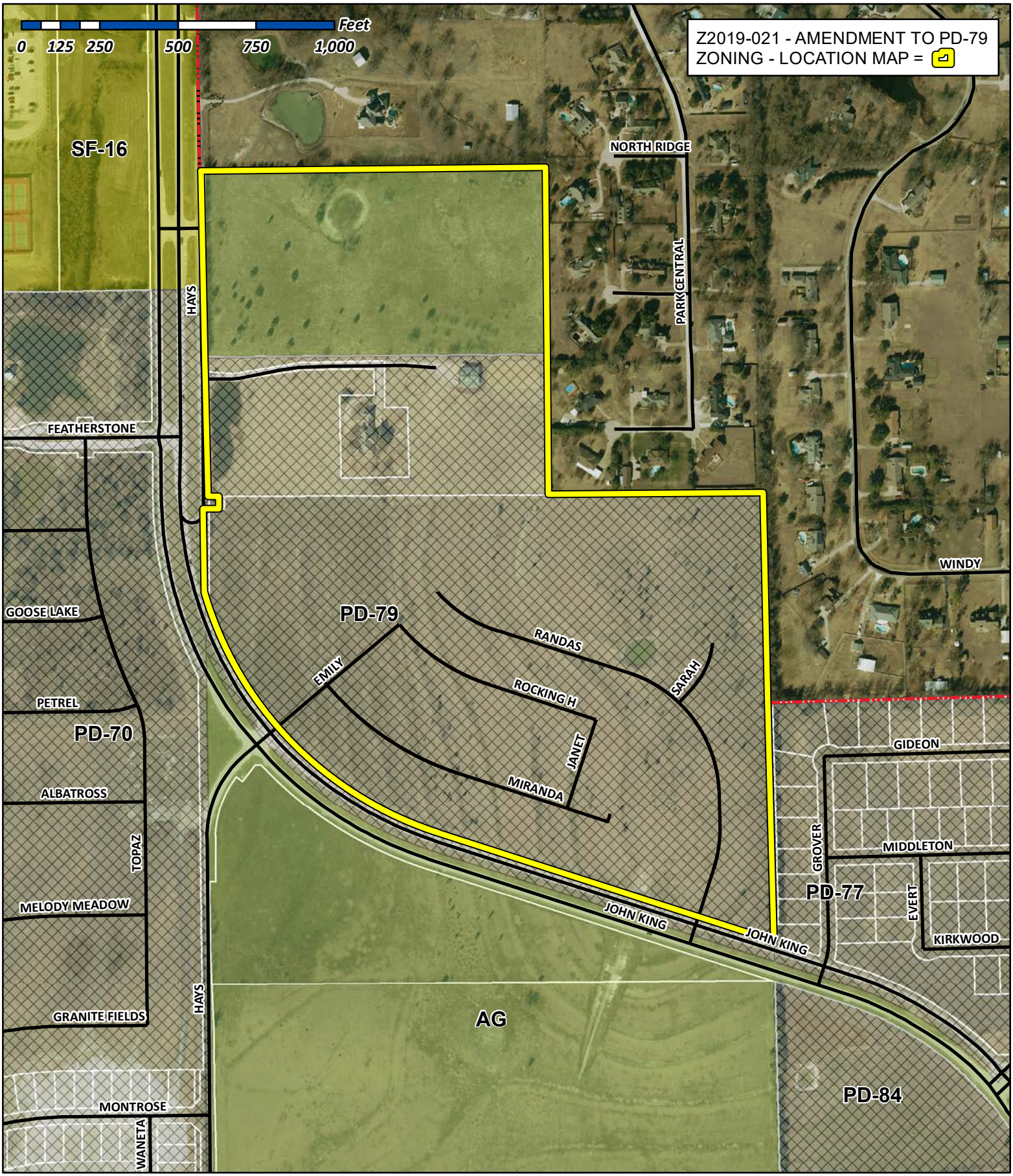
On September 20, 2019, staff mailed nine (9) notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Stone Creek and Stoney Hollow Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property participating in the notification program. Additionally, staff posted a sign adjacent to the subject property along N. Goliad Street [*SH-205*] and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 79 (PD-79), then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

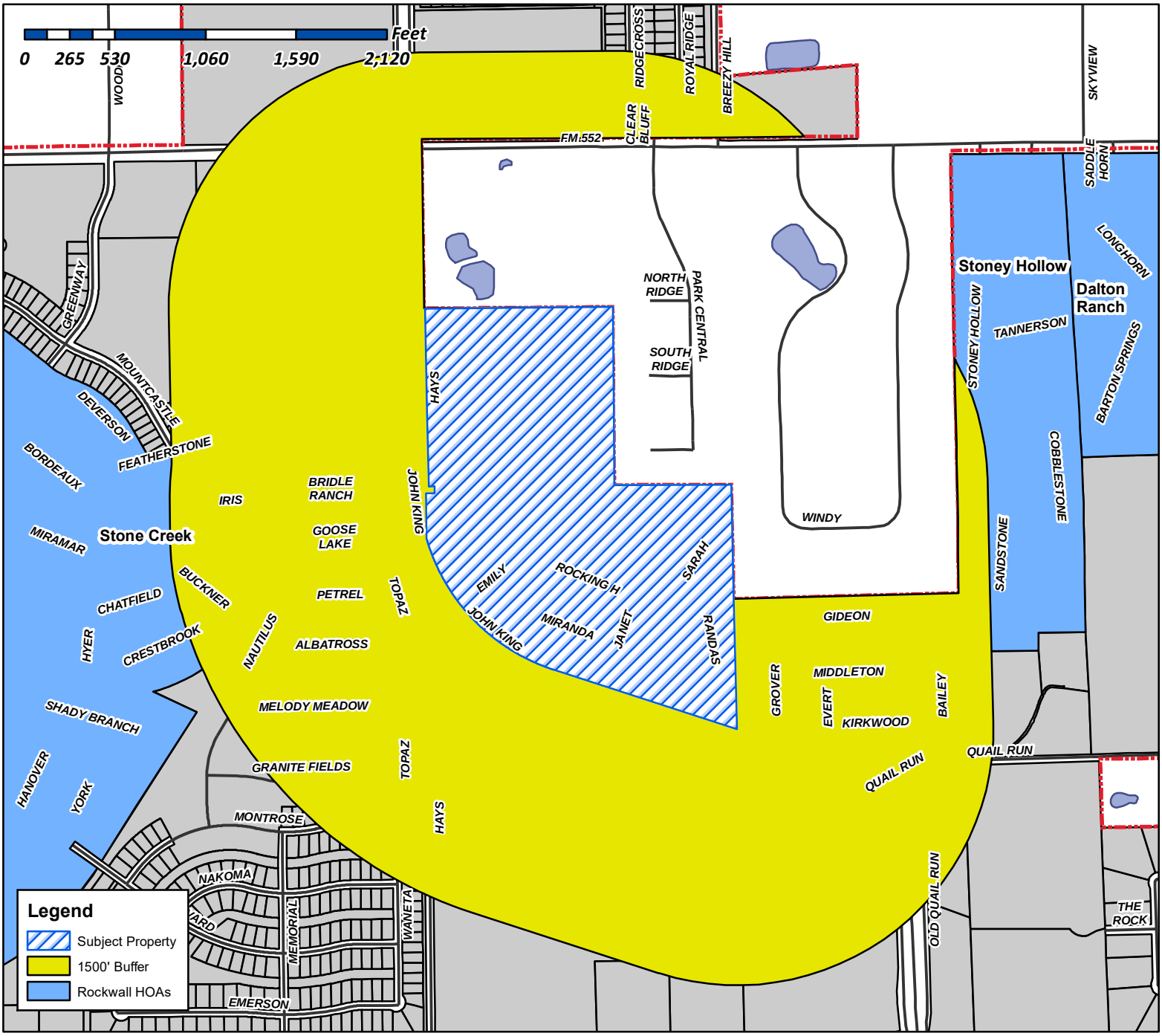
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

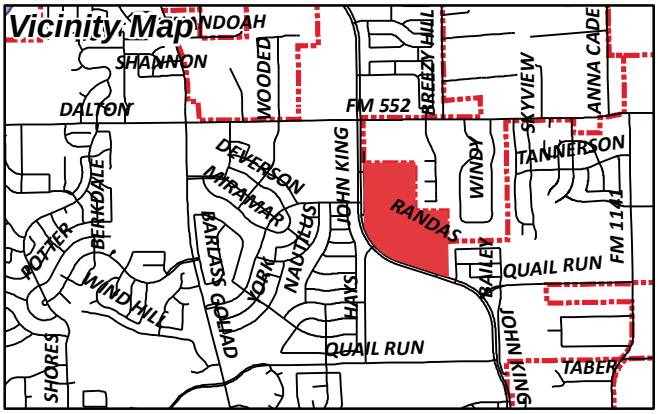
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Case Number: Z2019-021
Case Name: Amendment to PD-79
Case Type: Zoning
Zoning: Planned Development District
Case Address: East of John King & South of FM 552

Date Created: *9/13/2019*

For Questions on this Case Call (972) 771-7745



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, September 20, 2019 4:36:24 PM
Attachments: HOA Map.pdf
PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attach ed a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***September 20, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 10/8/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 10/21/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-021- Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

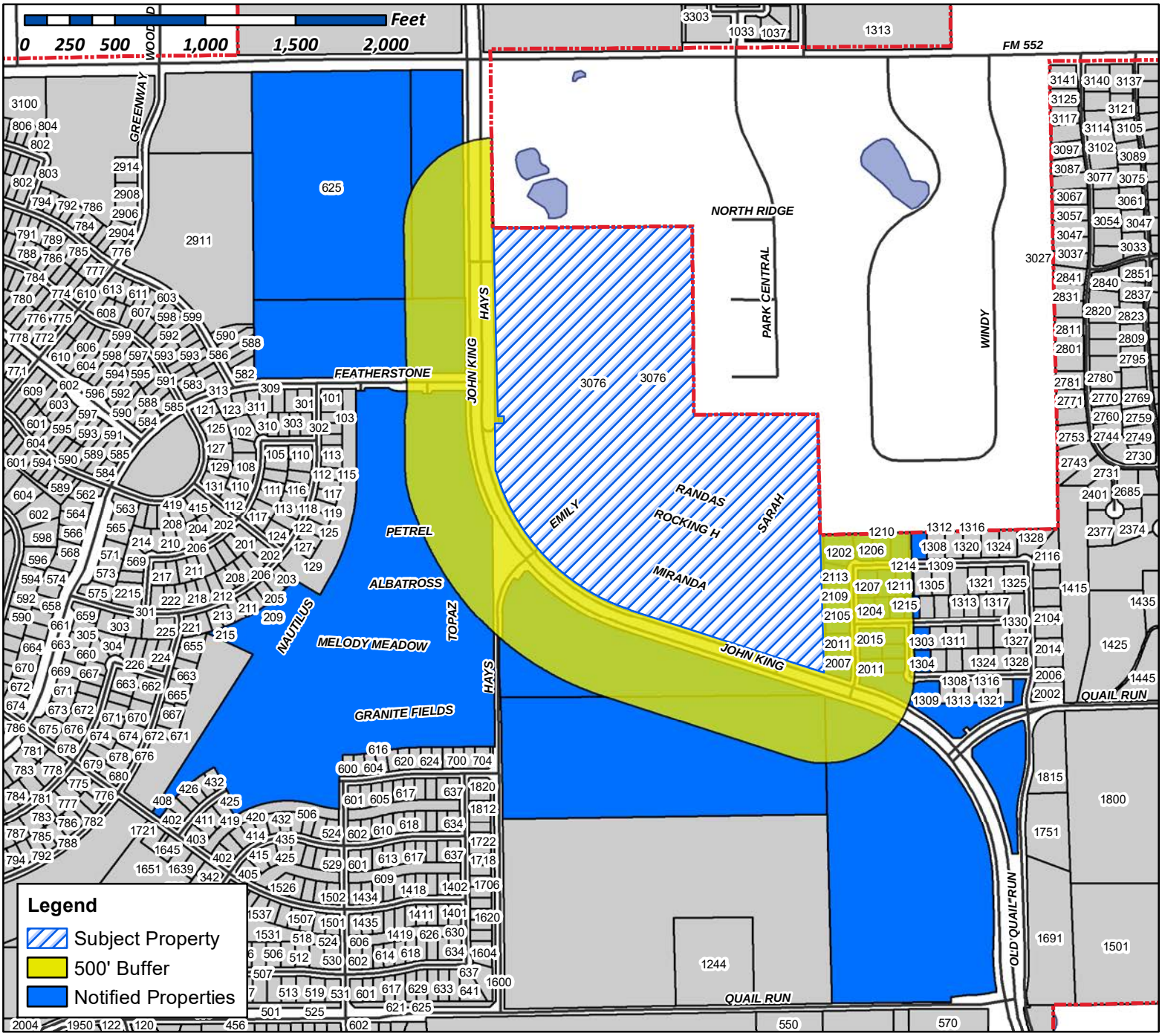
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

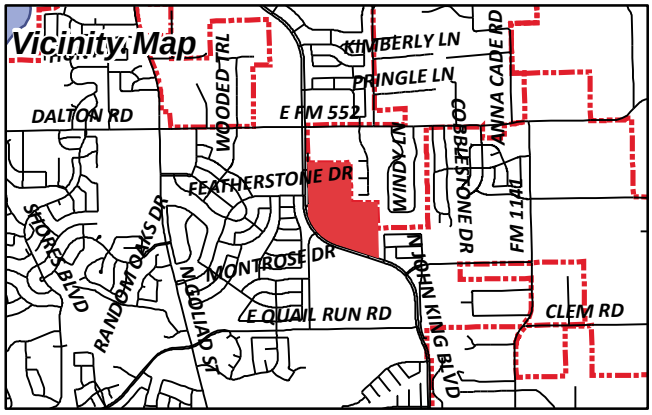
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2019-021
Case Name: Amendment to PD-79
Case Type: Zoning
Zoning: Planned Development District
Case Address: East of John King & South of FM 552

Date Created: ***9/13/2019***

For Questions on this Case Call (972) 771-7745



PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

REED GWENDOLYN
3076 HAYS RD
ROCKWALL, TX 75087

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 75087

ROCKWALL I S D
625 FM552
ROCKWALL, TX 75087

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

SKORBURG CO.
ATTN: JOHN ARNOLD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

RANDA BARTON HANCE LIVING TRUST AND
LARRY HANCE
963 W YELLOW JACKET LN APT 107
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
963 W YELLOW JACKET LN
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-021: Saddle Star South

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/8/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 10/21/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/21/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-021: Saddle Star South

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SADDLE STAR LAND DEVELOPMENT L.L.C.

3076 HAYS LN.-ROCKWALL,TEXAS 75087-PAT ATKINS-DIRECTOR

9-13-19

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

LETTER OF EXPLANATION

RE: SADDLE STAR SOUTH-70.408 ACRES –OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC And Gwendolyn Reed

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

WE ARE THE SAID AUTHORIZED REPRESENATIVES OF THE OWNERS OF THE 70.408 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C.,TO PURSUE APPROVAL OF OUR PLANNED DEVELOMENT REQUEST . OUR REQUEST IS ADDING THE ADDITIONAL 14.995 ACRES TO THE OVERALL SADDLE STAR SOUTH DEVELOPMENT .

THIS ADDITION WILL REPRESENT THE 80’X125’ PRODUCT ALL OTHER REQUIREMENTS WITHIN THE ORIGINAL PLANNED DEVELOPMENT WILL REMAIN THE SAME.

SINCERELY

Pat Atkins

PAT ATKINS-DIRECTOR-SADDLE STAR

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 0°38'27" W	40.00'
L3	S 89°38'05" W	34.29'

STONE CREEK SF, LTD
VOLUME 5011, PAGE 9

FEATHERSTONE DRIVE
98' R.O.W.
CABINET H, PAGE 33

CITY OF ROCKWALL
STONE CREEK PHASE VI
CABINET I, PAGE 161

JOHN KING BOULEVARD
(APPARENT 120' RIGHT-OF-WAY)

Monument Entry

10' Hike & Bike Trail

N 0°38'27" W 261.96'

N 1°19'17" W 442.88'

N 1°10'15" W 596.15'

CITY OF ROCKWALL
ROCKWALL COUNTY

HAYS ROAD

C.A. 5
(H.O.A./OPEN SPACE)

C.A. 6
(H.O.A./OPEN SPACE)

RANDAS WAY
75' RIGHT-OF-WAY

MIRANDA LANE
50' RIGHT-OF-WAY

Δ=56°09'19"
L=1117.31'
R=1140.00'
CB=N 44°02'06" W
CD=1073.12'

PHASE ONE
PHASE TWO
PHASE THREE

EMILY DRIVE
50' RIGHT-OF-WAY

ROYS DRIVE
50' RIGHT-OF-WAY

C.A. 4
(H.O.A./OPEN SPACE)

AMENITY CENTER

RANDAS WAY
75' RIGHT-OF-WAY

JENNIFER LANE
75' RIGHT-OF-WAY

JUDITH DRIVE
50' RIGHT-OF-WAY

N 89°38'05" E 1099.11'

MICHAEL & STACY
MILLER
CC #20170000011122

REMAINDER OF
R & R HANCE INVESTMENTS, L.P.
("FIRST TRACT")
VOLUME 5433, PAGE 49

10' Hike & Bike Trail

JOHN KING BOULEVARD
(120' RIGHT-OF-WAY)

N 72°06'44" W 1128.56'

MIRANDA LANE
50' RIGHT-OF-WAY

ROCKING H TRAIL
50' RIGHT-OF-WAY

C.A. 3
(H.O.A./OPEN SPACE)

RANDAS WAY
75' RIGHT-OF-WAY

JANET DRIVE
50' RIGHT-OF-WAY

PHASE ONE
PHASE TWO

LAUREL DRIVE
50' RIGHT-OF-WAY

CITY OF ROCKWALL
ROCKWALL COUNTY

S 89°38'05" E 669.56'

S 0°30'07" E 446.60'

S 0°32'13" E 596.04'

CITY OF ROCKWALL
ROCKWALL COUNTY

PARK RIDGE ESTATES
CABINET A, PAGE 390

PARK RIDGE CENTRAL
60' RIGHT-OF-WAY

Monument Entry

C.A. 2
(H.O.A./OPEN SPACE)

RANDAS WAY
80' RIGHT-OF-WAY

SARAH DRIVE
50' RIGHT-OF-WAY

10' Hike & Bike Trail

C.A. 2
(H.O.A./OPEN SPACE)

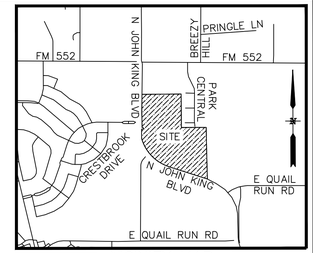
S 1°30'45" E 761.52'

S 1°17'27" E 669.75'

CITY OF ROCKWALL
ROCKWALL COUNTY

GIDEON GROVE LTD.
CC #20150000014609
Proposed GIDEON GROVE NORTH

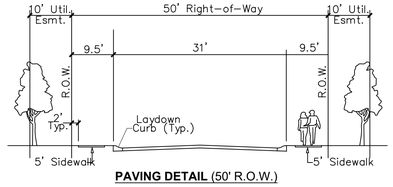
BLOCK A
WINDMILL VALLEY
SUBDIVISION
CABINET A, PAGE 157



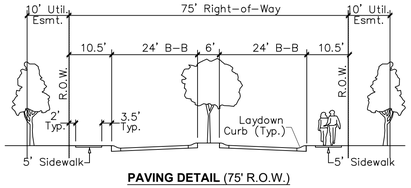
VICINITY MAP
NOT TO SCALE

0' 50' 100' 200'
Graphic scale (in feet): 1" = 100'

NOTE:
DETENTION TO BE PROVIDED PER CITY OF ROCKWALL DRAINAGE SPECIFICATIONS AND STANDARDS



PAVING DETAIL (50' R.O.W.)
SECTION 'A - A'



PAVING DETAIL (75' R.O.W.)
SECTION 'B - B'

LAND USE DATA
TOTAL AREA ~ 70.408 ACRES / 3,066,972 SQ. FT.
TOTAL OPEN SPACE ~ 13.725 ACRE / 597,865 SQ. FT.
TYPICAL LOT SIZE ~ 70' x 125'
TOTAL LOTS ~ 178
DENSITY ~ 2.5 DWELLING UNITS / ACRE

EXHIBIT B
CONCEPT PLAN

CONCEPT PLAN

SADDLE STAR SOUTH

70.408 ACRES SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT No. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN L.P.
ENGINEERING / SURVEYING / PROJECT MANAGEMENT
201 WINDCO CIRCLE, SUITE 200 WYLIE, TX 75098
(972) 941-8400

DEVELOPER
K P A CONSULTING, INC.
3076 HAYS LANE ROCKWALL, TEXAS 75087
PAT ATKINS: 972-388-6383

OWNERS

SADDLE STAR SOUTH HOLDINGS LLC.
2200 ROSS AVENUE
SUITE 4200W
DALLAS, TEXAS 75201

CDT ROCKWALL/2017 LLC
6925 F.M. 2515
KAUFMAN, TEXAS 75142

GWENDOLYN REED
3076 HAYS LANE
ROCKWALL, TEXAS 75087

DATE: SEPTEMBER 12, 2019

TRACT ONE

BEING 44.292 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "First Tract" being a called 32.5 acres and the "Second Tract" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, L.P., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John Kind Boulevard (variable width right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John Kind Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44°02'06" West, a distance of 1,073.12 feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31 feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John Kind Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185 acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT TWO

BEING 11.121 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point also being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52 feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described in a Special Warranty Deed to R & R Hance Investments, L.P., as "Second Tract," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19 feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88 feet to the PLACE OF BEGINNING and Containing 11.121 acres, or 484,450 square feet, of land.

TRACT THREE

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2” iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2” iron rod with a yellow cap stamped “5034” bears South 68°26'26" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [*ORDINANCE NO. 16-39*] FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS AND CONCEPT PLAN ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-03, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] in order to change the development standards and concept plan for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and John King Boulevard, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [*Ordinance No. 16-39*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-39*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.

(e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.

(f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

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Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 21, 2019*

2nd Reading: *November 4, 2019*

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Exhibit 'A':
Legal Description and Survey

TRACT 1:

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "*First Tract*" being a called 32.5 acres and the "*Second Tract*" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Vol u me 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the com mon north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract com mon to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the com mon east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

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Exhibit 'A':
Legal Description and Survey

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "*Second Tract*," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

TRACT 3:

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

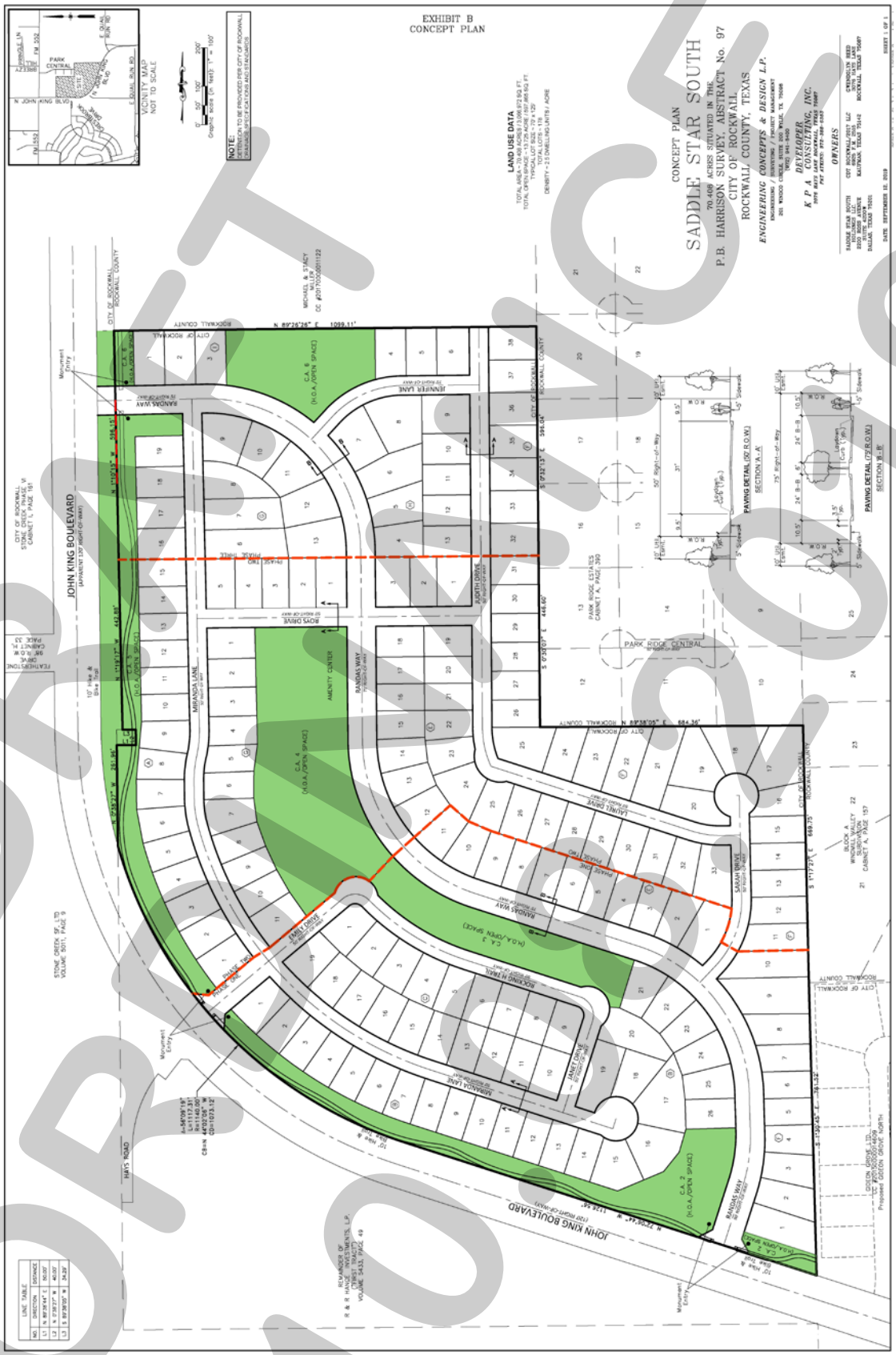
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THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

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Exhibit 'B':
Concept Plan



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Exhibit 'C':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	70' x 125'	8,750 SF	138	78.41%
B	80' x 125'	10,000 SF	38	21.59%
		Maximum Permitted Units:	*176*	*100.00%*

3. *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.50* dwelling units per gross acre of land; however, in no case should the proposed development exceed *176* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Lot Type >	*A*	*B*
Minimum Lot Width [1]	70'	80'
Minimum Lot Depth	125'	125'
Minimum Lot Area	8,750 SF	10,000 SF
Minimum Front Yard Setback [2] & [5]	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	10'	10'
Minimum Length of Driveway Pavement	25'	25'
Maximum Height [3]	30'	30'
Minimum Rear Yard Setback [4]	20'	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF	2,700 SF
Maximum Lot Coverage	65%	65%
Permitted Encroachment into Required Setbacks [5]	Allowed	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

4. *Building Standards.* All development shall adhere to the following building standards:

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(a) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.

(b) Roof Pitch. A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation.* A minimum of 50% of the garages for the *Type A* lots and 100% of the *Type B* lots shall be oriented in a *traditional swing* (*or j-swing*) configuration. The remainder of garages maybe configured in a front entry configuration with a minimum setback of 20-feet (*i.e. allowing the garage to be flush with the front façade of the primary structure*). In this case the front façade of the primary structure does not include a permitted encroachment (*e.g. a porch, sunroom, etcetera*) allowed in *Table 2* above. All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code.

5. Anti-Monotony Restrictions. The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Table 3 : Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	70' x 125'	(1), (2), (3), (4)
B	80' x 125'	(1), (2), (3), (4)

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Permitted Encroachment Type and Layout
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) Permitted encroachments (*i.e. porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient

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dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.

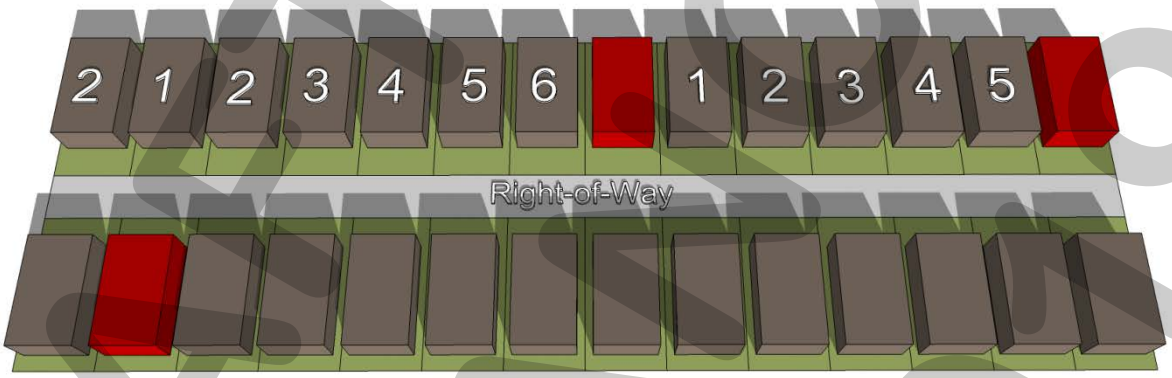
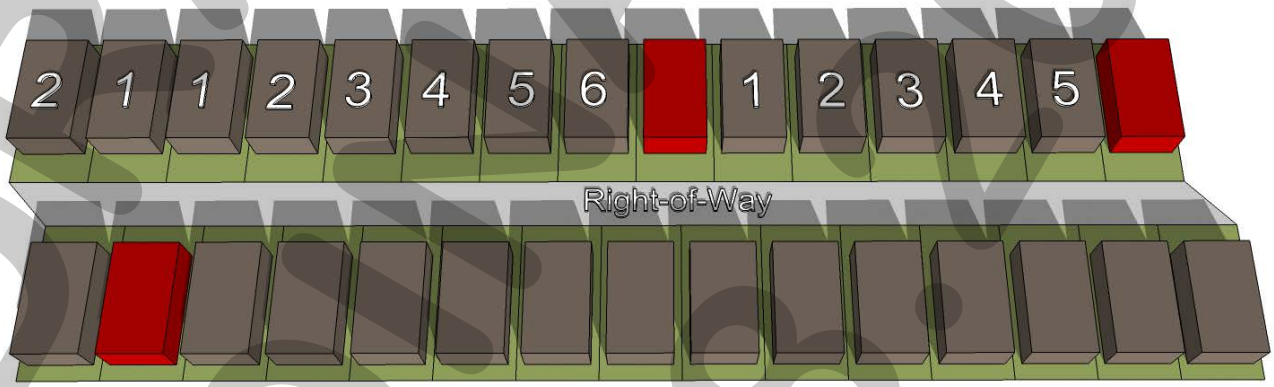


Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) Wood Fences. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

(b) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

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(c) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(d) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. Landscape and Hardscape Standards.

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

(a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot curvilinear sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

(3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

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ORDINANCE
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(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(4) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

(5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

12. *Open Space.* The development shall consist of a minimum of *20%* open space (*or 14.082-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

Continued on Next Page …

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13. *Trail Rest Area.* The developer shall be responsible for the construction of a *Trail Rest Area* that generally conforms to the rest area depicted in *Figure 1* (*below*).

Figure 1: *Trail Rest Area Concept*



14. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

15. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

16. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 10.08.2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	October 8, 2019
APPLICANT:	Marty Wright
CASE NUMBER:	Z2019-022; *Specific Use Permit (SUP) for an Accessory Building*

SUMMARY

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for a detached garage on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

BACKGROUND

The subject property was annexed in 1999 [*Ordinance No. 99-33*], is zoned single-family 16 (SF-16) District, and is addressed as 2340 Saddlebrook Lane. On November 11, 2001, the City Council approved a change in zoning [*Case No. PZ2008-102; Ordinance No. 01-102*], from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for the Saddlebrook Estates #2 Addition. On October 21, 2002, the City Council approved a replat [*Case No. PZ2002-71-01*] for the Saddlebrook Estates #2 Addition.

PURPOSE

The applicant is requesting approval of a Specific Use Permit (SUP) to allow a detached garage that exceeds the maximum allowable size for a property in a Single-Family 16 (SF-16) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2340 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property there are several single-family homes located within the Saddlebrook Estates #2 Addition, followed by the corporate limits of the City of Rockwall. These homes are zoned Single-Family 16 (SF-16) District. Beyond this is E. Quail Run Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Following this, there is a large vacant tract of land zoned Agricultural (AG) District.

South: Directly south of the subject property, are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District, followed by the corporate limits of the City of Rockwall. Beyond this is FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property there are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District. Beyond this is FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan and delineates the corporate limits of the City of Rockwall.

West: Directly west of the subject property are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District. Beyond this are several single-family homes zoned Agricultural (AG) District followed by John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting approval of a Specific Use Permit (SUP) for a detached garage that exceeds the maximum allowable size for properties located within a Single-Family 16 (SF-16) District. Currently situated on the subject property, there is a 3,397 SF brick single-family home and a 216 SF accessory building that is clad with wood. The proposed building will be situated behind the main structure, will be 13' 8" in height, and will be constructed of metal. The building will include a 24' x 40' (*i.e. 960 SF*) detached garage and a 6' x 40' (*i.e. 240 SF*) porch that will be on the front of the building. The total footprint of the building will be 1,200 SF (*i.e. 35% of the size of the home*). The porch will incorporate windows with shutters, double walk-in doors, and wooden posts. The applicant has stated that the purpose of the porch is to blend the building with the neighborhood by incorporating architectural elements that are typically seen on a single-family home. The building will have two (2) roll-up doors located on each of the side façades (*i.e. north and south façade*) and the applicant has stated that detached garage will be utilized to store several antique vehicles. The existing 12' x 18' (*i.e. 216 SF*) accessory building will be relocated and will be situated adjacent to the northern side façade of the proposed detached garage. The applicant has provided a site plan and proposed building elevations to be reviewed by the Planning and Zoning Commission.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), in a Single-Family 16 (SF-16) District a detached garage is permitted provided that it is no larger than 625 SF. The detached garage shall include a minimum of one (1) garage bay door large enough to accommodate a standard size motor vehicle and shall be architecturally compatible with the primary structure. In this case, the proposed detached garage is 960 SF and the porch is 240 SF (*i.e. a total building footprint of 1,200 SF*), which exceeds the maximum allowable size of a detached garage. Although the proposed building exceeds the maximum allowable size, the applicant has provided additional architectural elements (*i.e. the front porch, windows and shutters, and the double walk-in doors*) on the building in order for the building to be consistent with the main structure. Additionally, the proposed building incorporates two (2) roll-up doors that are large enough to accommodate a standard passenger vehicle. Based on the proposed design of the building, the applicant's request appears to be in conformance with the requirements stipulated by the Unified Development Code (UDC) with regard to detached garages; however, the Planning and Zoning Commission and City Council are tasked with determining if the proposed building is architecturally compatible with the primary structure.

STAFF ANALYSIS

When looking at the applicant's request, it was observed that a large majority of property owners *(i.e. 26 of the 44 homes or roughly 60%*) currently have a detached garage and/or accessory building on their properties. Of the existing accessory buildings within the Saddlebrook Estates #2 Addition, several are roughly the same size or larger than (*i.e. 900-1,300 SF*) the proposed detached garage. It should be noted that most of the accessory buildings that are visible from the street utilize exterior materials similar to the main structure (*i.e. a combination of brick and cementitious lap siding*). Staff was able to determine that 30 building permits have been for accessory buildings within the Saddlebrook Estates #2 Addition and 27 of the permits are still active (*i.e. not expired, voided, or withdrawn*). A vast majority of the permits were issued between 2002 (*i.e. shortly after this area was annexed*) and 2009. In this case, the proposed detached garage is larger than the maximum allowable

detached garage; however, the design of the structure (*i.e. inclusion of a front entryway door, windows, shutters, and front porch*) appears to be architecturally compatible with the main house and would resemble a residential building. The building will sit more than 100-feet from the front property line and be approximately four (4)-feet higher than the street. Due to this, visibility of the garage bay doors will be limited from the front of the property line. Should the detached garage be visible from of the front of the property, the garage would likely resemble the existing detached garages on the surrounding properties (*i.e. the bay doors would be visible from the street*). Given that a majority of the surrounding homes have a detached garage, an accessory building, and/or a portable building approval of this request does not appear to negatively impact the subject property or surrounding properties. Staff should note, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved, a total of two (2) accessory buildings will be located on the subject property.

NOTIFICATIONS

On September 20, 2019, staff sent 30 notices to all residents/property owners within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations located within 1,500-feet of the subject property and are participating in the Neighborhood Notification Program. At the time this report was written, staff had received three (3) emails and one (1) notice in favor of this request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

(1) The following conditions pertain to the operation of a *detached garage* on the *Subject Property* and conformance to these conditions are required for continued operations:

  (a) The detached garage shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the attached ordinance;

  (b) The detached garage shall not exceed a maximum size of 1,200 SF;

  (c) The detached garage shall not exceed an overall height of 15-feet;

  (d) The subject property shall not have more than two (2) accessory buildings;

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

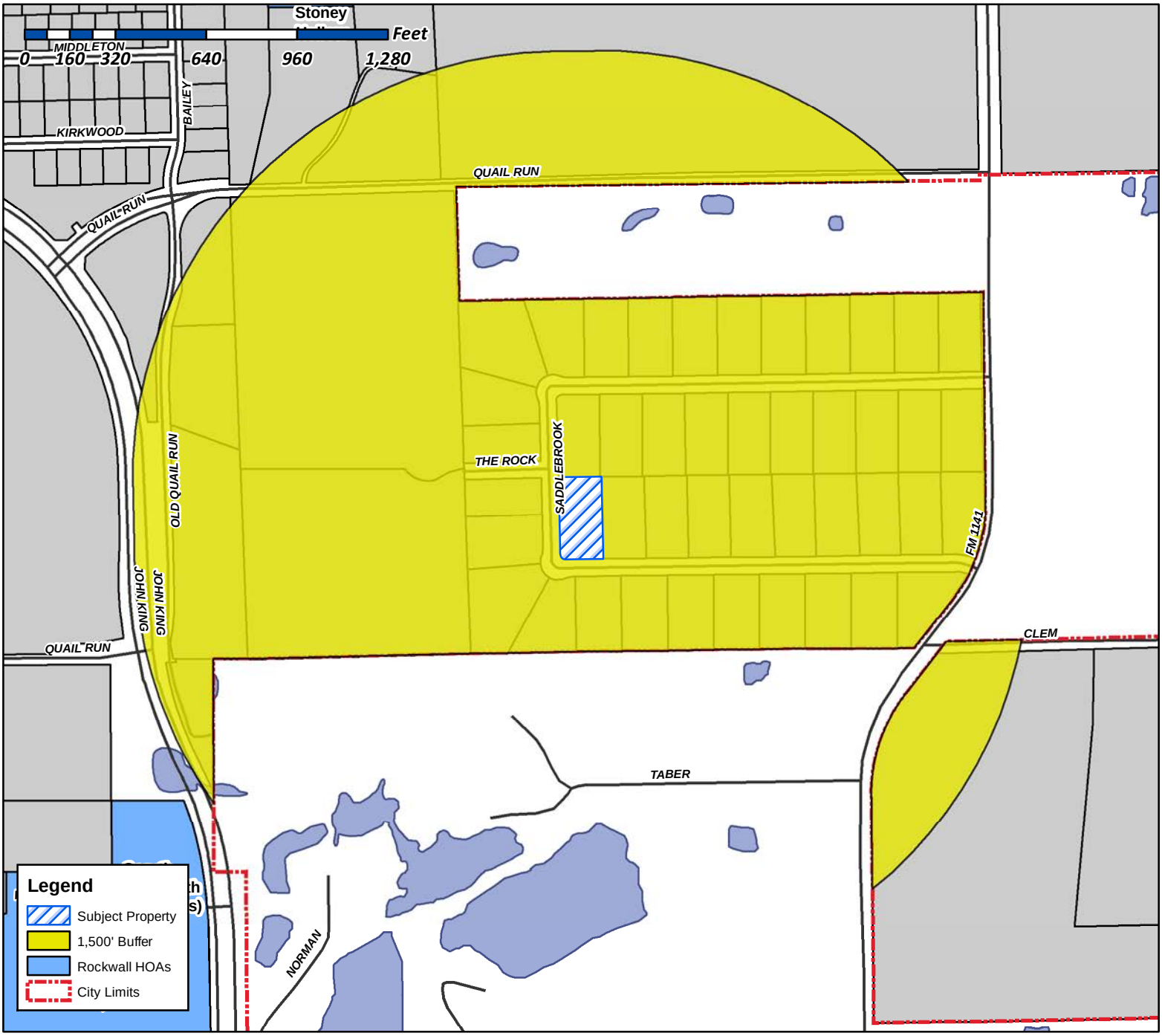
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

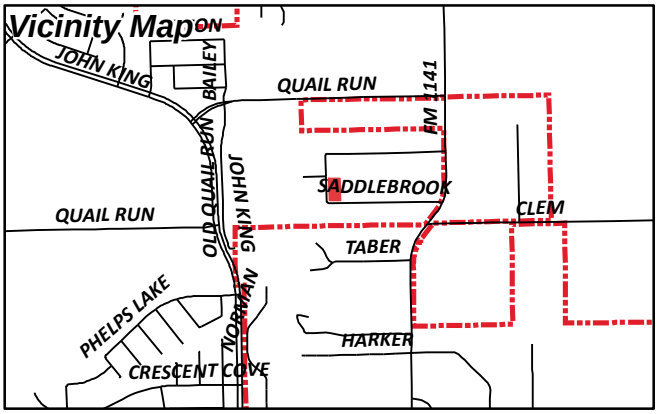
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2019-022
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 16 (SF-16) District
Case Address: 2340 Saddlebrook Lane

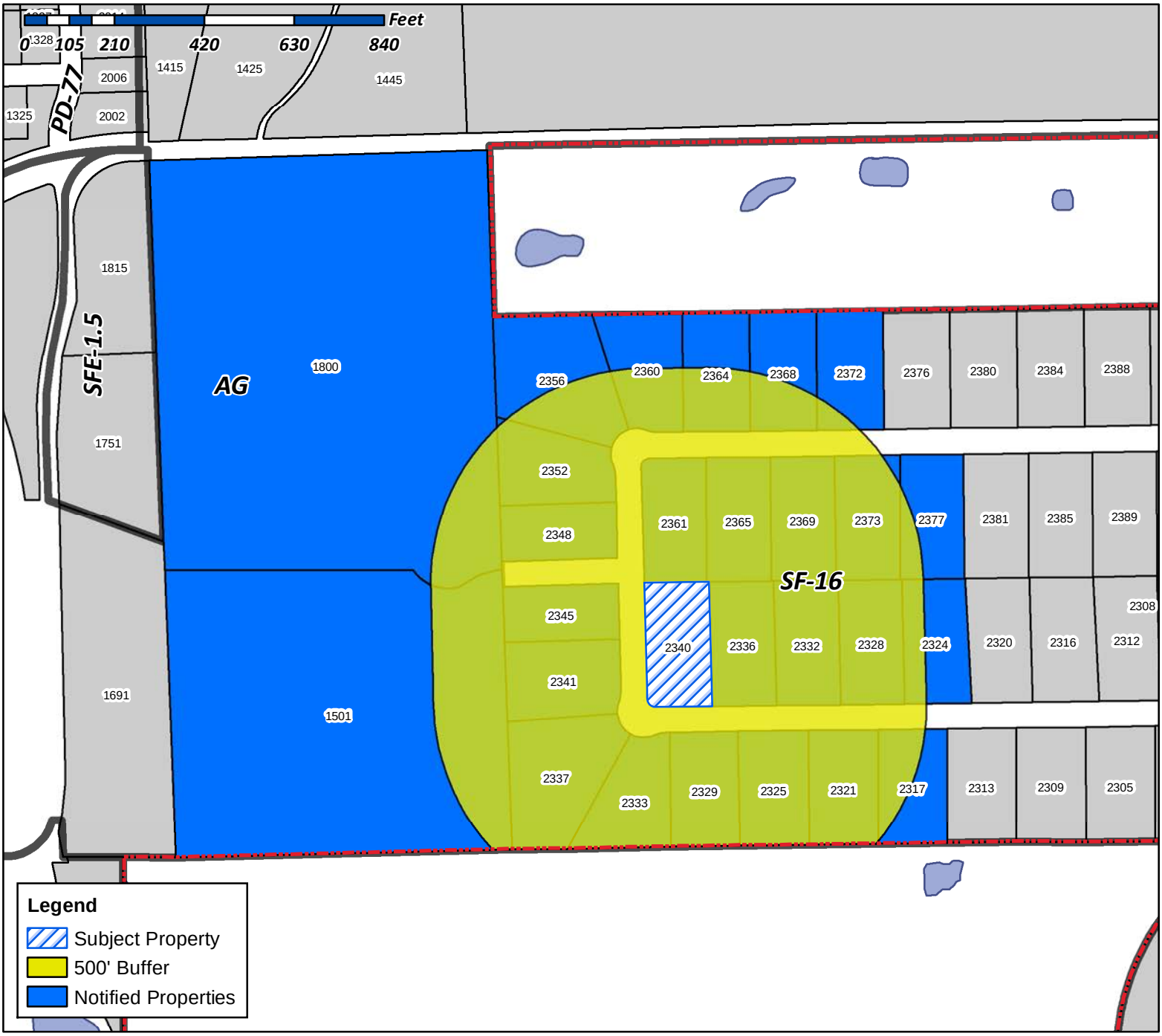
Date Created: *9/17/2019*
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

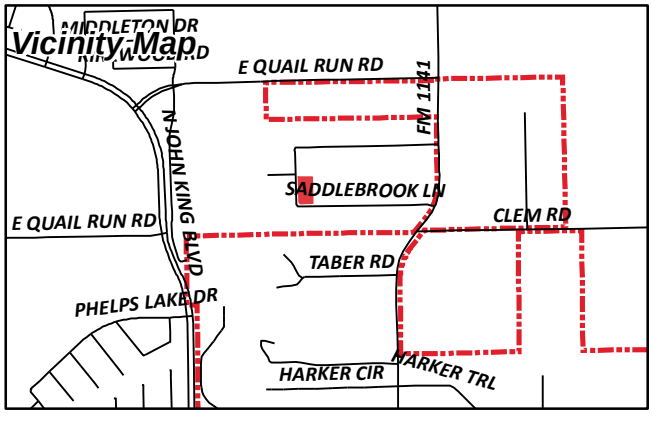
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Case Number: Z2019-022
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 16 (SF-16) District
Case Address: 2340 Saddlebrook Lane

Date Created: ***9/17/2019***

For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
1501 THE ROCK
ROCKWALL, TX 75087

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

CURRENT RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

YODER DEBRA AND BYRON M GILLORY JR
2333 SADDLEBROOK LANE
ROCKWALL, TX 75087

SHACK RANDY & JAMIE
2336 SADDLEBROOK LANE
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA MAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

GRIFFIN STEPHEN J
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

HARVEY GARY G & KENETA L REVOCABLE LIVING TRUST
2352 SADDLEBROOK LN
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR & SANDRA
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

ARENAS SEVERIANO & KRISTI L
2377 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
3150 HAYS LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
PO BOX 8432
GREENVILLE, TX 75404

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-022: SUP for Accessory Building

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/8/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 10/21/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/21/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-022: SUP for Accessory Building

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From: Planning
To: Brooks, Korey
Subject: FW: Case No. Z2019-022
Date: Tuesday, October 01, 2019 4:11:53 PM

From: Berger, Kevin [redacted]
Sent: Thursday, September 26, 2019 7:36 AM
To: Planning <planning@rockwall.com>
Subject: Case No. Z2019-022

This is in regards to the above SUP request for 2340 Saddlebrook Lane.

First of all, we are 100% in favor of the request to build an accessory building in excess of 900 square feet which we assume is the reason for the SUP.

We know from building our own workshop in 2006 that at that time, the city required that the exterior cladding contains the same materials, excluding glass, as found on the main structure which in our case meant that we needed to brick the accessory building. I can think of at least 7 accessory buildings in Saddlebrook Estates that have been built and all of them comply with this requirement. From looking at the request and viewing the renderings, it appears that this structure is a 100% steel building.

Is this SUP just for the structure being greater than 900 square feet?

Is there an additional variance being applied for not using the same cladding material as the main residence?

Has the Rockwall UDC changed since 2006 that allows for a metal accessory building not allowed previously?

We know that bricking an accessory building is more expensive than not, but up to this point everyone in our neighborhood has had to comply. And honestly it has kept the neighborhood looking much better than if we had all built metal buildings.

Thanks for any clarification you can provide,

Kevin & Debbie Berger
2364 Saddlebrook Lane
Rockwall, TX 75087
214-534-6594

From: Planning
To: Brooks, Korey
Subject: FW: Case number Z2019022:SUP for accessory building
Date: Tuesday, October 01, 2019 4:10:08 PM

-----Original Message-----
From: Peggy Thomas [redacted]
Sent: Monday, September 30, 2019 2:08 PM
To: Planning <planning@rockwall.com>
Subject: Case number Z2019022:SUP for accessory building

Our names are Willard and Peggy Thomas and we are in favor of the request for the zoning change. It is our belief that the inhabitants of the home will build an appropriate structure for our neighborhood, as their home is one of the nicest ones in the neighborhood and so very well-kept thank you very much.

Willard and Peggy Thomas
2337Saddlebrook Ln., Rockwall, TX 75087

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Planning
To: Brooks, Korey
Subject: FW: Case No. Z2019-022. Marty Wright
Date: Tuesday, October 01, 2019 4:10:47 PM

From: cbrown3552@att.net [redacted]
Sent: Friday, September 27, 2019 2:12 PM
To: Planning <planning@rockwall.com>
Subject: Case No. Z2019-022. Marty Wright

In reference to Case number Z2019-022 I am in favor of the request to build the new building on the property. I am Marty's neighbor and I have looked at his plans for the new building. I think its going to be a very nice building as proposed. If there are any questions just let me know.

Chris Brown
2329 Saddlebrook Ln.
Rockwall, TX 75087
214-926-6969
Cbrown3552@att.net

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PLEASE RETURN THE BELOW FORM

Case No. Z2019-022: SUP for Accessory Building

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

While I recognize the fact that no one wants their neighborhood to become a warehouse district, I think Mr. Wright's request should be approved. If anyone will keep it looking nice, he will. He and his wife and son are always out doing yard work & landscaping. Best yard in the neighborhood! I'm sure it will be done tastefully to fit in and maintained to look great.

Name: Stephen Griffin

Address: 2348 Saddlebrook Ln Rockwall 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Planning and zoning:

The situs address is 2340 Saddlebrook Ln. Rockwall, Texas 75087. We hope to build a storage building on our property. The property is 1 acre and currently has our home, pool, cabana, accessory building and all fence is wrought iron and a 8 foot wood fence on the east side that belongs to my neighbor.

What we plan to do is move our current accessory building to the north end of the property and add a storage building just of south of that structure. The proposed storage building will have a slab 30x40. The structure will include 24x40 of storage and a 6x40 porch on the west side. All windows and walk-in doors will be on the porch side and it will include overhead roll up door on the north and south end of the building. Maximun height will be 13 foot 8 inches. Colors will be Sandstone, Brown and wainscot trim on the bottom. No plumbing will be added and electricity will be added at a later time. A 90 foot driveway will be added to meet up with the proposed building at a later time.

We have a building quote from Eversafe Buildings for a total of $14,245.52 not including the slab. Eversafe has also included the concrete slab recommendations, which I have included in this packet. The slab cost is estimated to be approx. $9600.00, for a total project cost of approx. $23,850.00.

In our neighborhood we have other projects that also went past the maximum square footage and one having a second floor and going well above the 15-foot maximum height requirement.

Our use of this building to store several antique cars. The reason for the porch was my wife's idea.

I have included:

Site map of my property indicating proposed building site and feet between borders

Building quote

Recommendation of concrete slab

3D models of proposed storage building

Two photos of current accessory building to be moved

Two photos of proposed site of building

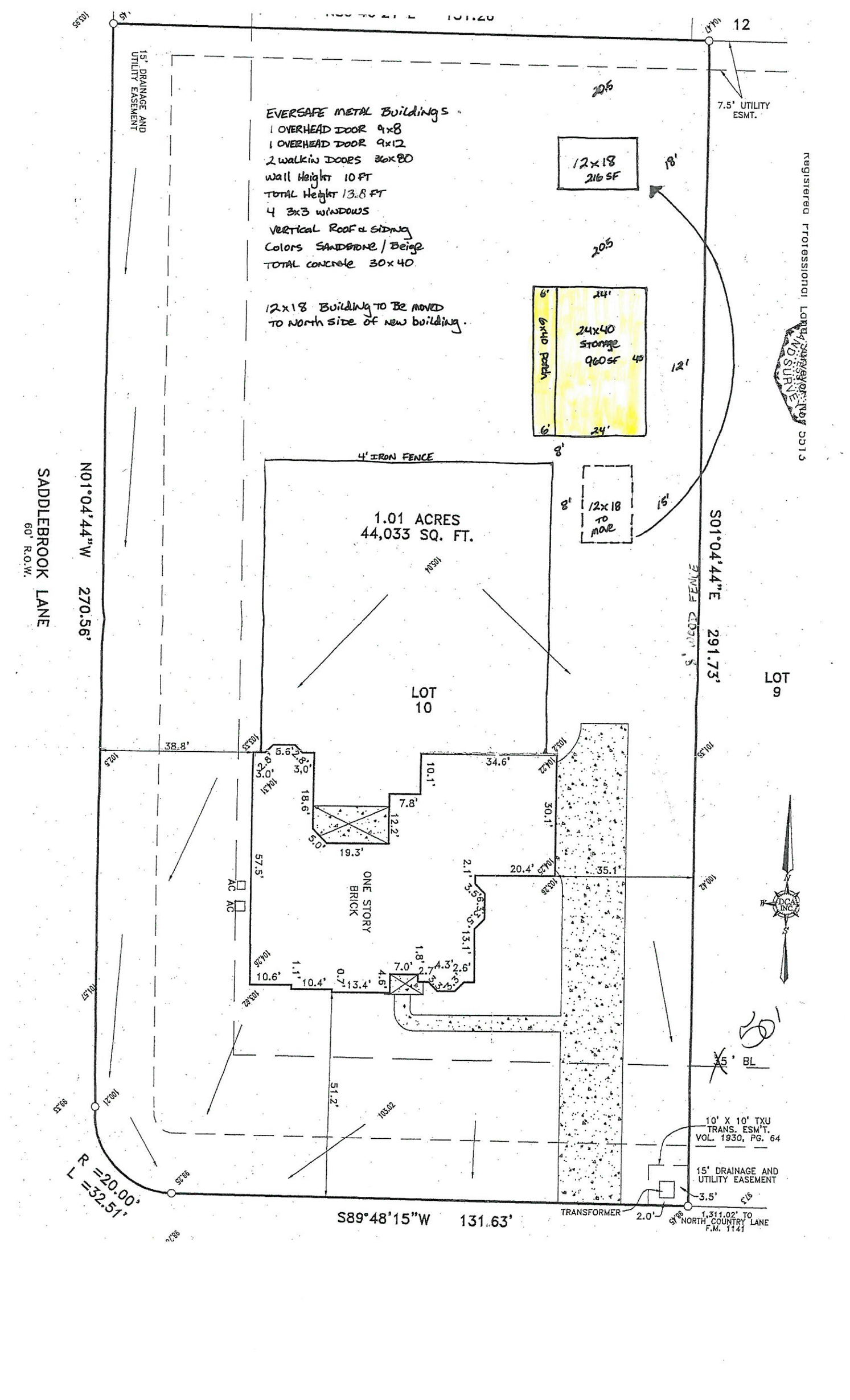
If you need any other information, please call me or email anytime.

Thanks for your time,

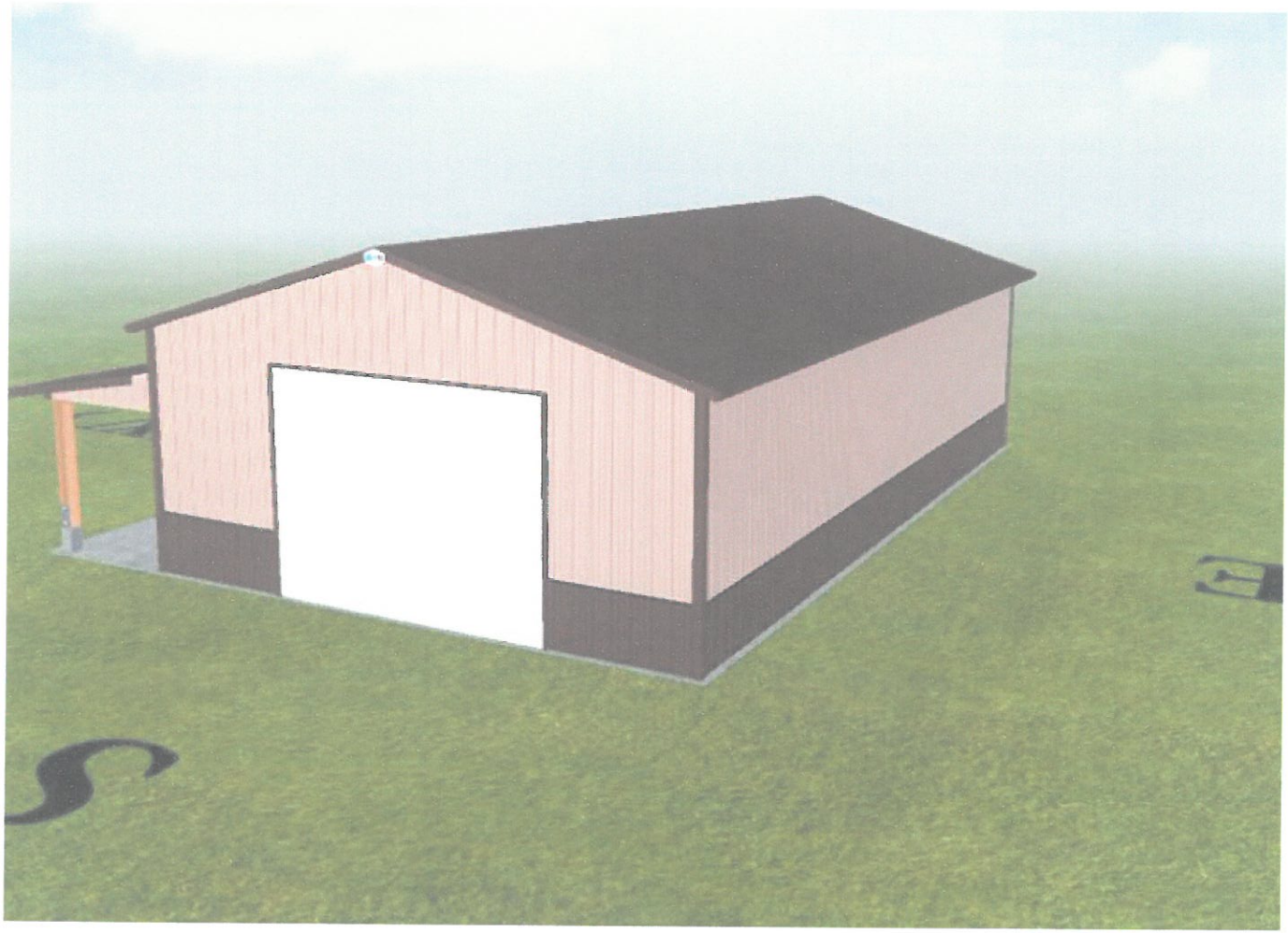
Marty and Debra Wright

(214) 717-8203

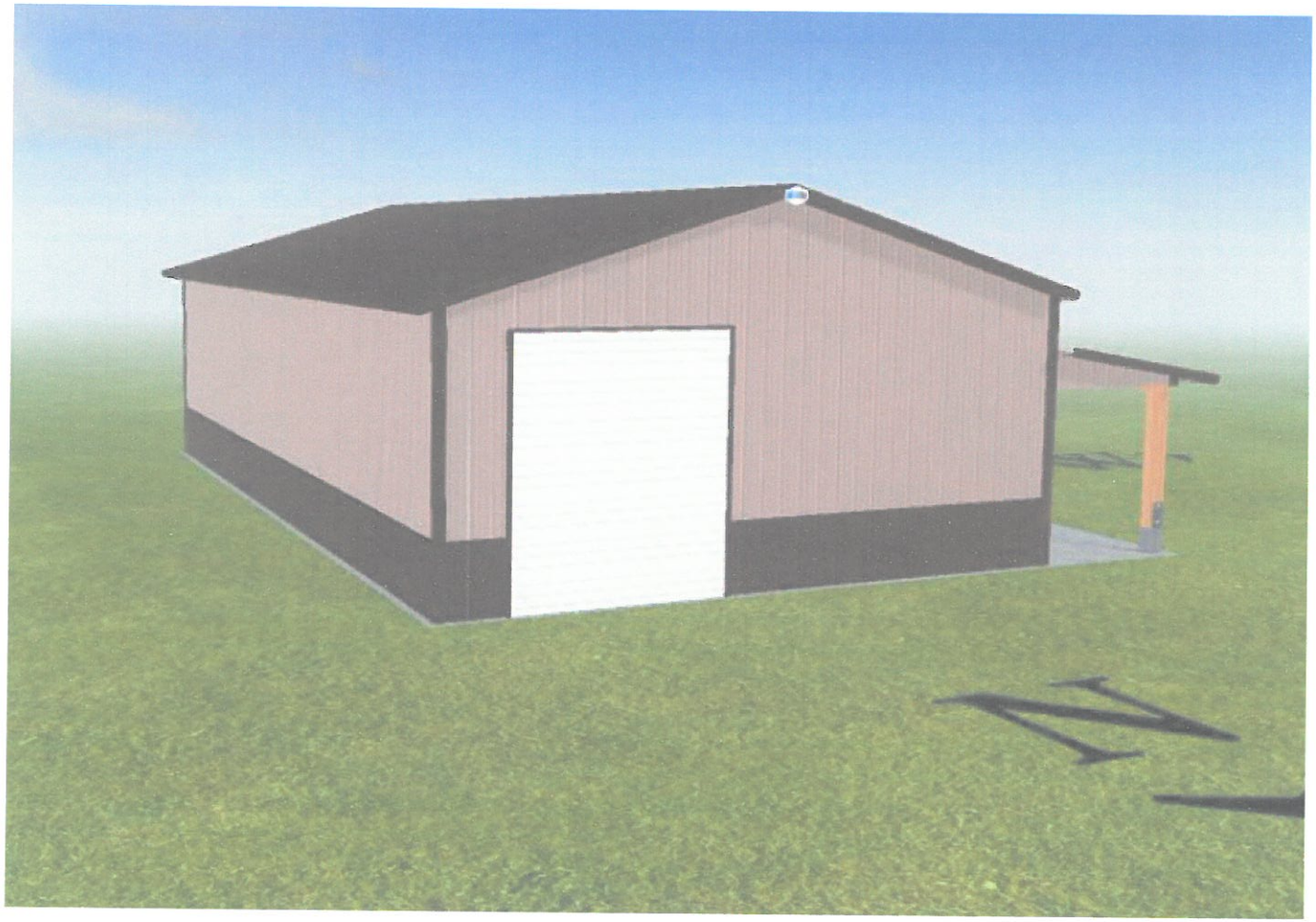
mwright-1@att.net


EVERSAFE METAL BUILDINGS
1 OVERHEAD DOOR 9x8
1 OVERHEAD DOOR 9x12
2 walk in DOORS 36x80
wall Height 10 FT
TOTAL Height 13.8 FT
4 3x3 WINDOWS
VERTICAL ROOF & SIDING
Colors SANDSTONE / Beige
TOTAL CONCRETE 30x40
12x18 Building TO BE MOVED TO North side of new building.
12x18 216 SF
24x40 STORAGE 960 SF
6x40 Porch
12x18 TO MOVE
4' IRON FENCE
1.01 ACRES
44,033 SQ. FT.
LOT 10
LOT 9
ONE STORY BRICK
AC
AC
15' DRAINAGE AND UTILITY EASEMENT
7.5' UTILITY ESMT.
SADDLEBROOK LANE
60' R.O.W.
N01°04'44"W 270.56'
S01°04'44"E 291.73'
S89°48'15"W 131.63'
R =20.00'
L =32.51'
10' X 10' TXU TRANS. ESM'T. VOL. 1930, PG. 64
15' DRAINAGE AND UTILITY EASEMENT
TRANSFORMER
1,311.02' TO NORTH COUNTRY LANE F.M. 1141
12
205
205
18'
12'
8'
8'
15'
24'
40'
6'
6'
38.8'
34.6'
30.1'
20.4'
35.1'
57.5'
51.2'
10.6'
10.4'
13.4'
19.3'
18.6'
12.2'
7.8'
10.1'
5.6'
3.0'
3.0'
2.8'
7.0'
4.3'
2.6'
13.1'
2.1'
1.8'
1.1'
0.7'
4.6'
2.7'
3.5'
3.5'
3.5























Building Colors

Eversafe Steel Buildings offers a variety of standard colors for your steel building. You can select from 13 different colors for the roof, the sides and the trim. Make your choices from the selections below:



*Colors shown represent finish colors as accurately as possible, however color may vary slightly on actual building. Due to monitor and screen variations on different devices, digital depictions of colors may vary. Not all colors are available in every state and colors may vary by state. Non-standard colors, color matching and two-tone wall color wainscoting available in certain states. Please ask your representative for details.

Eversafe steel building quote

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Thursday, September 12, 2019, 9:44 AM CDT

Hi Marty,

Here is the updated quote for the new building size we spoke about. Let me know if you need anything else.

Thanks,

Bob Fuerstenau
Regional Account Manager

EVERSAFE

Eversafe Buildings
A Longlife Steel Buildings company
Phone 1-800-374-7106 x387
Fax 1-866-609-5390
bfuerstenau@eversafebuildings.com
http://www.eversafebuildings.com/



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Eversafe Steel Building Proposal (Marty Wright 24x40x10 with 6x40 lean to).pdf
167.9kB

image011.png
487.3kB

EVERSAFE
BUILT SAFE BUILT STRONG BUILT TO LAST
A Longlife Steel Buildings company

STEEL BUILDING PROPOSAL

EVERSAFE BUILDINGS | 3415 CUSTER RD. SUITE 101 | PLANO, TX 75023
PH: 1-800-374-7106 | FAX: 1-800-374-4694 | WWW.EVERSAFEBUILDINGS.COM

CUSTOMER:
Marty Wright

DATE:
9/12/2019

ADDRESS:
TBD

CITY/STATE:
Rockwall, TX

ZIP:
75087

COUNTY:
Rockwall

PHONE:
(214) 717-8203

E-MAIL:
mwright-1@att.net

BUILDING TYPE:
Garage

ROOF SIZE:
24' x 41'

BUILDING SIZE:
24' x 40'

WALL HEIGHT:
10'

ROOF PITCH:
3/12

ROOF TYPE:
Upgraded Vertical Roof With 6" Overhang

FRAME TYPE:
Heavy Duty 14 Gauge Galvanized Steel

FRAME SPACING:
5' On Center

SHEETING TYPE:
Heavy Duty 29 Gauge Galvanized Steel

CERTIFICATION:
140 mph/30 psf

QUANTITY	DESCRIPTION
	BUILDING DETAILS
	24' x 40' x 10' Garage
2	Upgraded Vertical Sidewalls
1	Full End - Upgraded Vertical Sheeting
1	Full End - Upgraded Vertical Sheeting
	Upgraded Vertical Roof With 6" Overhang (Vertical Roof Includes Hat Channels & Ridge Cap)
	LEAN-TO BUILDING DETAILS
1	6' x 40' x 8' Roof Only Lean-To (2/12 Pitch Roof)
1	Sidewall (No Sheeting) - Includes Sidewall Hat Channels
	Upgraded Vertical Roof With 6" Overhang
	ACCESSORIES
1	9' x 8' Heavy Duty Lockable Roll Up Door
1	12' x 9' Heavy Duty Lockable Roll Up Doors (With Chain Hoist)
2	Header Seal for Roll Up Door
2	Heavy Duty Walk Doors With Keyed Lock - 36" x 80" (Solid)
4	30'' x 30'' Single Hung Windows
	Concrete Anchors
Roof Only	1/4 Inch Double Bubble Insulation (R10.1) - $1,040.00 (Option-Not included in price below)
1	Fee to Connect Lean-To To Main Building
	Foam Enclosures - Ridge and Eaves
	MISCELLANEOUS
	Certified Building
	Generic Stamped Drawings
	FREE DELIVERY TO JOBSITE
	FREE INSTALLATION ON YOUR PAD

12 MONTH WORKMANSHIP WARRANTY ON BUILDING INSTALLATION
20 YEAR RUST THROUGH WARRANTY ON FRAMING MATERIALS
10 YEAR WARRANTY ON SHEETING

Note: Discount Good Until:
9/19/2019

Building Price (Before Discount)	$14,827.50
Discount	-$1,482.75
Miscellaneous	$0.00
BUILDING PRICE (AFTER DISCOUNT)	**$13,344.75**
Sales Tax (6.75%)	$900.77
Drawings	$0.00
Total	$14,245.52
Due Now**	$2,135.16
Remaining Balance after "Due Now" paid (COD)	$12,110.36

PREPARED BY:
Bob Fuerstenau

*Note: Roll up doors installed on the eave side of the building will require a header for an additional fee.

Concrete Specifications

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Friday, September 6, 2019, 10:41 AM CDT

Marty,

The concrete slab that we recommend should be/have:

- 4" thick ***(minimum)*** w/ a 12"x12" continuous footer
- same exact dimensions as your building frame (e.g. 24'x35')**
- 2,500 PSI concrete ***(minimum)***
- two #5 rebar continuous
- NO wet-set anchors (anchors will be provided at installation)

**If pulling a permit using our generic engineer-stamped drawings, foundation should be 5 5/8" wider than the building frame with a ¾" step down all around.

This e-mail is strictly for the purposes of budgeting and obtaining estimates. Please do not use the information herein as sole guidelines for pouring concrete slab.

Let me know if you have any questions or concerns.

Sincerely,

Bob Fuerstenau

Regional Account Manager

EVERSAFE

Eversafe Buildings

A Longlife Steel Buildings company

Phone 1-800-374-7106 x387

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *DETACHED GARAGE BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A ONE (1)-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 10, BLOCK B, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Marty Wright for the approval of a Specific Use Permit (SUP) to allow a *detached garage* that exceeds the maximum allowable size on a one (1)-acre parcel of land being described as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *detached garage* as stipulated by Subsection 7.04, *Accessory Structure Development Standards,* of Section 7, *District Development Standards*, of Article V, *District Development Standards*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards,* of Article V, *District Development Standards*, of the Unified

EXHIBIT 'A' ORDINANCE NO. 19-XX

Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *detached garage* on the *Subject Property* and conformance to these conditions are required for continued operations:

1) The detached garage shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance;

2) The detached garage shall not exceed a maximum size of 1,200 SF;

3) The detached garage shall not exceed an overall height of 15-feet;

4) The subject property shall not have more than two (2) accessory buildings;

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.05, City *Council Action*, of Article XI, *Zoning Related Applications,* of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

DRAFT 10.28.19

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *October 24, 2019*

2nd Reading: *November 4, 2019*

DRAFT ORDINANCE 10.08.2019

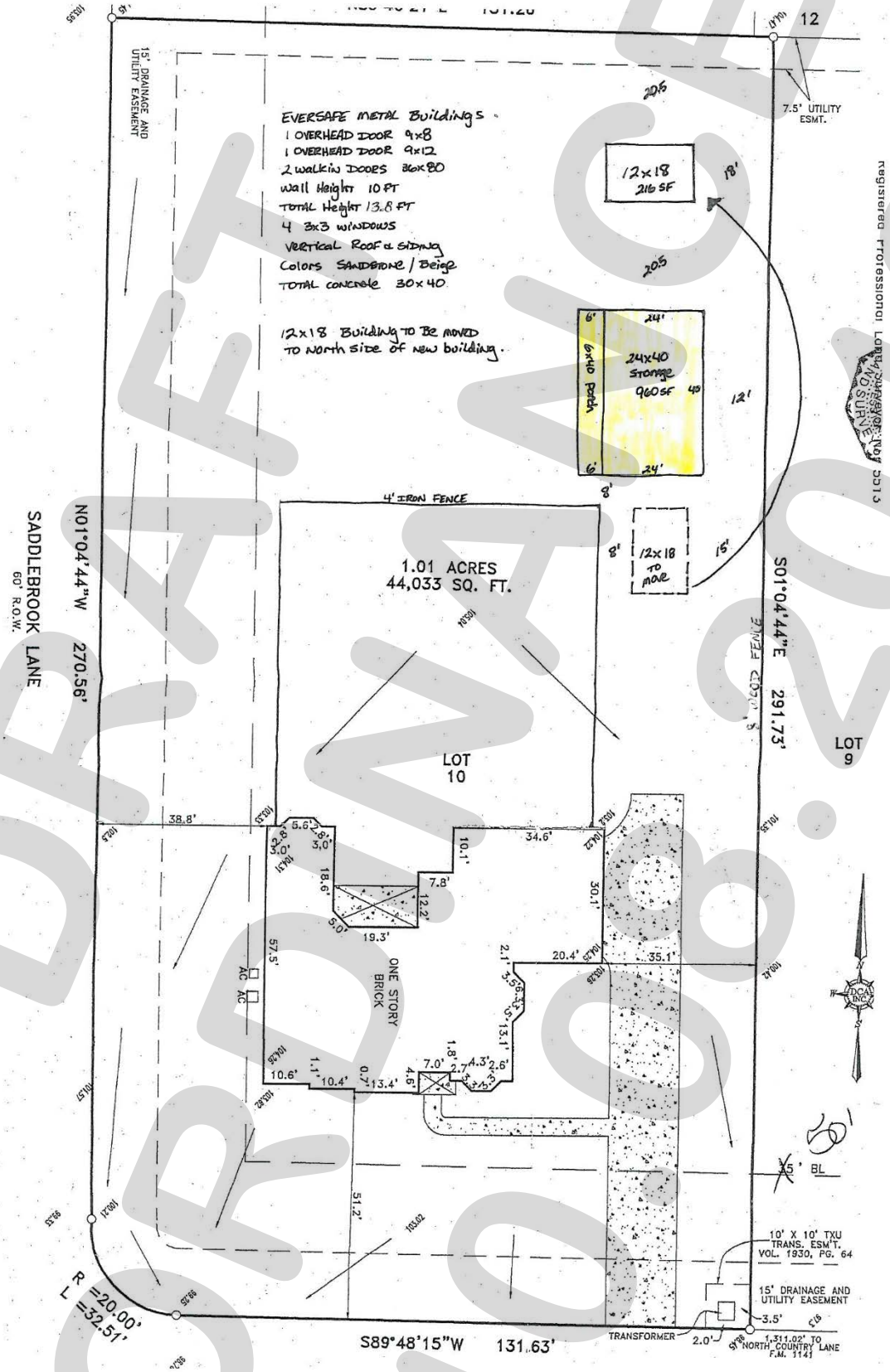
Exhibit 'A'
Zoning Exhibit

Address: *2340 Saddlebrook Lane*
Legal Description: *Lot 10, Block B, Saddlebrook Estates #2 Addition*



PRIOR ORDINANCE 10.8.19

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 10.28.2019

Exhibit 'C':
Conceptual Building Elevations



DRAFT ORDINANCE 10.08.19

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	10/08/2019
APPLICANT:	Adam Buczek; *Stone Creek Balance, LTD*
CASE NUMBER:	Z2019-024; *Amendment to Planned Development District 70 (PD-70)*

SUMMARY

Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336.00-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [*N. Goliad Street*], and take any action necessary.

BACKGROUND

The subject property was annexed into the City by four (4) different ordinances: [*1*] *Ordinance No. 61-01* on February 6, 1961, [*2*] *Ordinance No. 61-02* on February 6, 1961, [*3*] *Ordinance No. 86-37* on May 19, 1986, and [*4*] *Ordinance No. 98-10* on March 16, 1998. On October 18, 2004, the City Council denied a preliminary plat [*Case No. P2004-046*] that proposed establishing 1,519 single-family lots on a 405.29-acre property situated within the City's extraterritorial jurisdiction, and that would later become the Breezy Hill Subdivision. After three (3) years of litigation over this case, Richard Skorburg of the Skorburg Company submitted two (2) development agreements covering both the subject property and the 405.29-acre property covered by the 2004 preliminary plat request. In addition, a request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for General Retail (GR) District and Single Family 10 (SF-10) District land uses was submitted. This request [*i.e. Z2007-006 and the development agreements*] was approved by the City Council on April 2, 2007 by *Ordinance No. 07-13*, which established Planned Development District 70 (PD-70) in accordance with the approved development agreement. Planned Development District 70 (PD-70) would later be amended twice [*i.e. Ordinance No.'s 09-44 & 11-35*] both times to increase the amount of land zoned for General Retail (GR) District land uses at the southwestern corner of the Planned Development (PD) District (*i.e. adjacent to the Walgreens Pharmacy*).

At the time of establishment Planned Development District 70 (PD-70) permitted 918 single-family homes that had lot sizes that ranged from 50' x 120' to 100' x 200'. As of today, the Skorburg Co. has established 768 of the permitted 918 single-family lots, and has submitted a final plat (*i.e. P2019-035 -- which was withdrawn by the applicant with the intent of resubmitting the case at the conclusion of this zoning case*) proposing an additional 118 single-family lots. This means that the total development will include 886 single-family lots, or 32 lots less than the maximum permitted by Planned Development District 70 (PD-70). In addition, the original site plan included a location for a fire station (*i.e. presently Fire Station #7*), a school site (*i.e. Rockwall Elementary No. 15 -- currently under construction*), and private open space areas. In 2014, the Skorburg Co. and the City agreed to the establishment of a 11.35-acre public park at the northwest corner of Featherstone Drive and John King Boulevard.

PURPOSE

On September 13, 2019, the applicant submitted an application requesting to amend Planned Development District 70 (PD-70) [*Ordinance No.'s 09-44 & 11-35*] for the purpose of reducing the number of required hard edged retention ponds from four (4) ponds to three (3) ponds. Additionally, the applicant has submitted a letter stating an intent to provide an additional fountain feature for the existing retention pond located adjacent to York Street.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of FM-552 and SH-205 [*N. Goliad Street*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is FM-552, which is identified as TXDOT4D (*i.e. TXDOT, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is the corporate boundaries for the City of Rockwall.

South: Directly south of the *subject property* is E. Quail Run Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is Planned Development District 5 (PD-5), which is zoned for Single Family 7 (SF-7) District land uses and consists of ~539.00-acres.

East: Directly east of the *subject property* is J. W. Williams Middle School, which is situated on a 25.569-acre tract of land zoned Single-Family 16 (SF-16) District. Continuing along the eastern boundary of PD-70 are several parcels of land zoned Agricultural (AG) District, and Planned Development District 79 (PD-79) for Single-Family 10 (SF-10) District land uses. Beyond this is John King Boulevard, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the *subject property* is N. Goliad Street, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are several properties that are zoned Single-Family 16 (SF-16) District, Planned Development District 37 (PD-37), Agricultural (AG) District, Single-Family Estate (SFE-1.5) District, and Planned Development District 3 (PD-3). These areas include a mix of land uses, but are primarily residential.

CHARACTERISTICS OF THE REQUEST

Planned Development District 70 (PD-70) [*Ordinance No. 09-44*] -- *in accordance with the original development agreement* -- requires the developer to provide a minimum of four (4) retention ponds with hard edges and fountain features. According to the ordinance, the location and configuration of the proposed ponds is to be determined at the time of development. Currently, the developer has constructed three (3) of the four (4) ponds required by Planned Development District 70 (PD-70): [*1*] the first pond is located at the northeast corner of the intersection of N. Goliad Street [*SH-205*] and Featherstone Drive (*i.e. at the entry to the subdivision*), [*2*] the second pond located south of and adjacent to homes along Crestbrook Drive, and [*3*] the third pond located within the public park located at the northwest corner of Featherstone Drive and John King Boulevard. The pond at the entryway to the subdivision is the only pond that incorporates both a hardedge and a fountain feature. The pond located south of and adjacent to Crestbrook Drive only incorporates a hardedge, and the pond in the public park does not incorporate either a hardedge or a fountain; however, this pond was exempted by the City to make the park eligible for matching grants through the State of Texas, which were applied to increase the amenity of the park. The applicant has requested to change the language in the Planned Development District 70 (PD-70) to reduce the number of ponds from three (3) to four (4) ponds, and has agreed to incorporate a fountain feature in the pond adjacent to Crestbrook Drive and another in a secondary pond along York Street. This means that the only thing the applicant is lacking to meet the

current requirements would be a hardedge along the pond located adjacent to York Street; however, staff should point out that this pond is located within the 100-year floodplain and is not highly visible from the street. The applicant has stated the reason for the request is tied to the lengthy and indefinite permitting process required by the Texas Commission on Environmental Quality (TCEQ), and a desire to ***not*** put an additional cost burden on the Stone Creek Homeowner's Association (HOA).

As has been done with past requests to amend Planned Development (PD) District ordinances, staff has consolidated the two (2) regulating ordinances into one (1) regulating ordinances; however, the only change made in the attached draft ordinance is to the verbiage relating to the number of retention ponds permitted within the development.

INFRASTRUCTURE

There are no infrastructure requirements associated with the proposed amendment. In addition, staff should point out that the additional retention pond is not needed to meet the stormwater detention requirements, as the retention ponds were not accounted for in the required detention for the subdivision (*i.e. the development was required to provide detention in other areas of the subdivision to meet the City's engineering requirements*).

CONFORMANCE WITH THE CITY'S CODES

Since the request is only tied to a requirement of Planned Development District 70 (PD-70), the request remains in compliance with all of the requirements of the City's codes.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The proposed request does not change any of the land uses permitted within Planned Development District 70 (PD-70), and as a result does not have an impact on the City's Future Land Use Map. In addition, the request does not relate to any of the specific goals, policies, or strategies contained within the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On September 20, 2019, staff mailed 928 notices to property owners and residents within 500-feet of Planned Development District 70 (PD-70). Staff also emailed notices to the Quail Run Valley, Lakeview Summit, Random Oaks, and Rockwall Shores Homeowner's Associations (HOA's), which are the only HOA's located within 1,500-feet of Planned Development District 70 (PD-70) participating in the *Neighborhood Notification Program*. Additionally, staff posted a sign adjacent to the subject property along N. Goliad Street [*SH-205*], and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff had received five (5) notices in favor of the request, and four (4) notices and one (1) email opposed to the request.

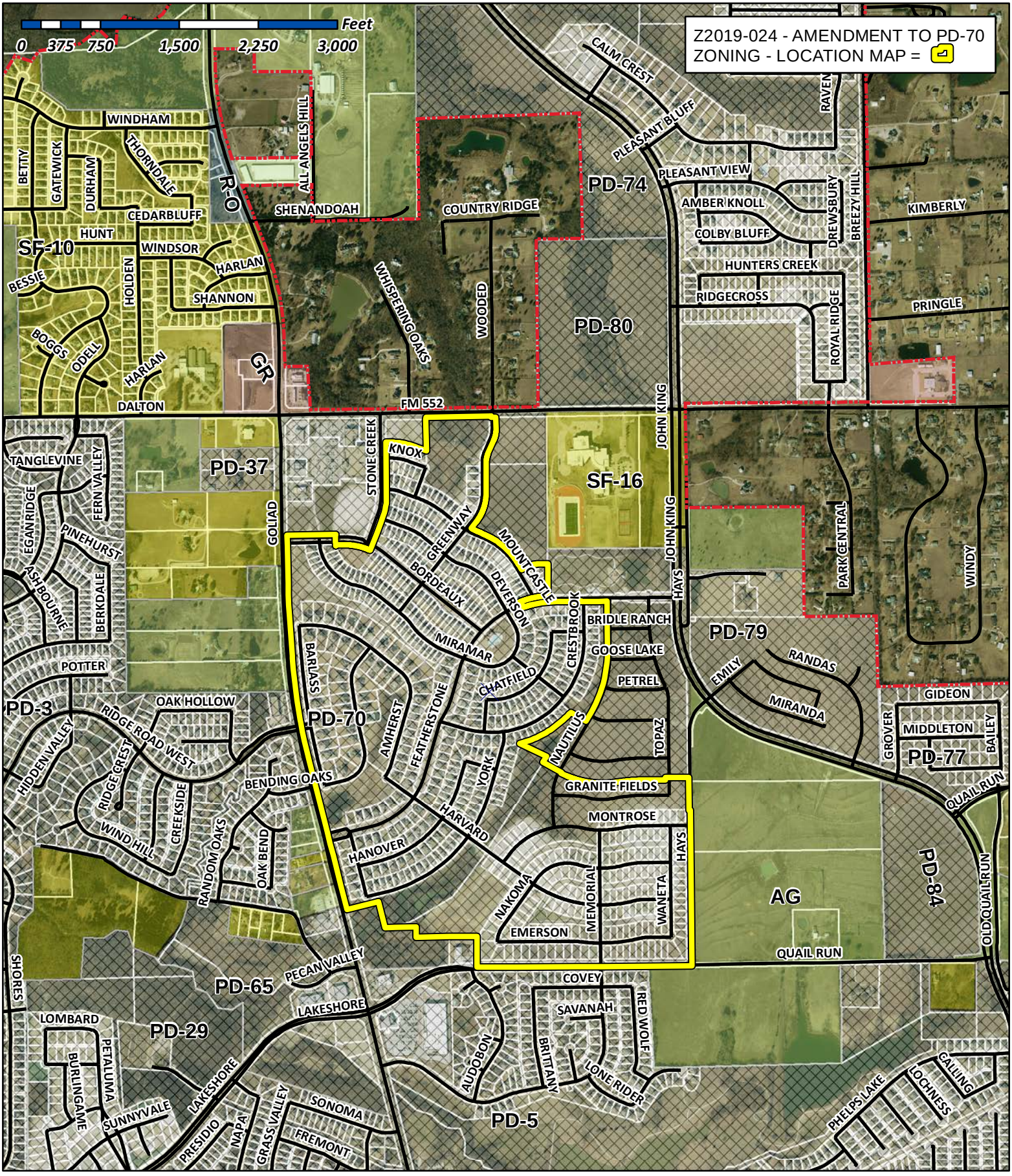
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 70 (PD-70), then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance;

(2) Any construction resulting from the approval of this zoning amendment shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and

with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

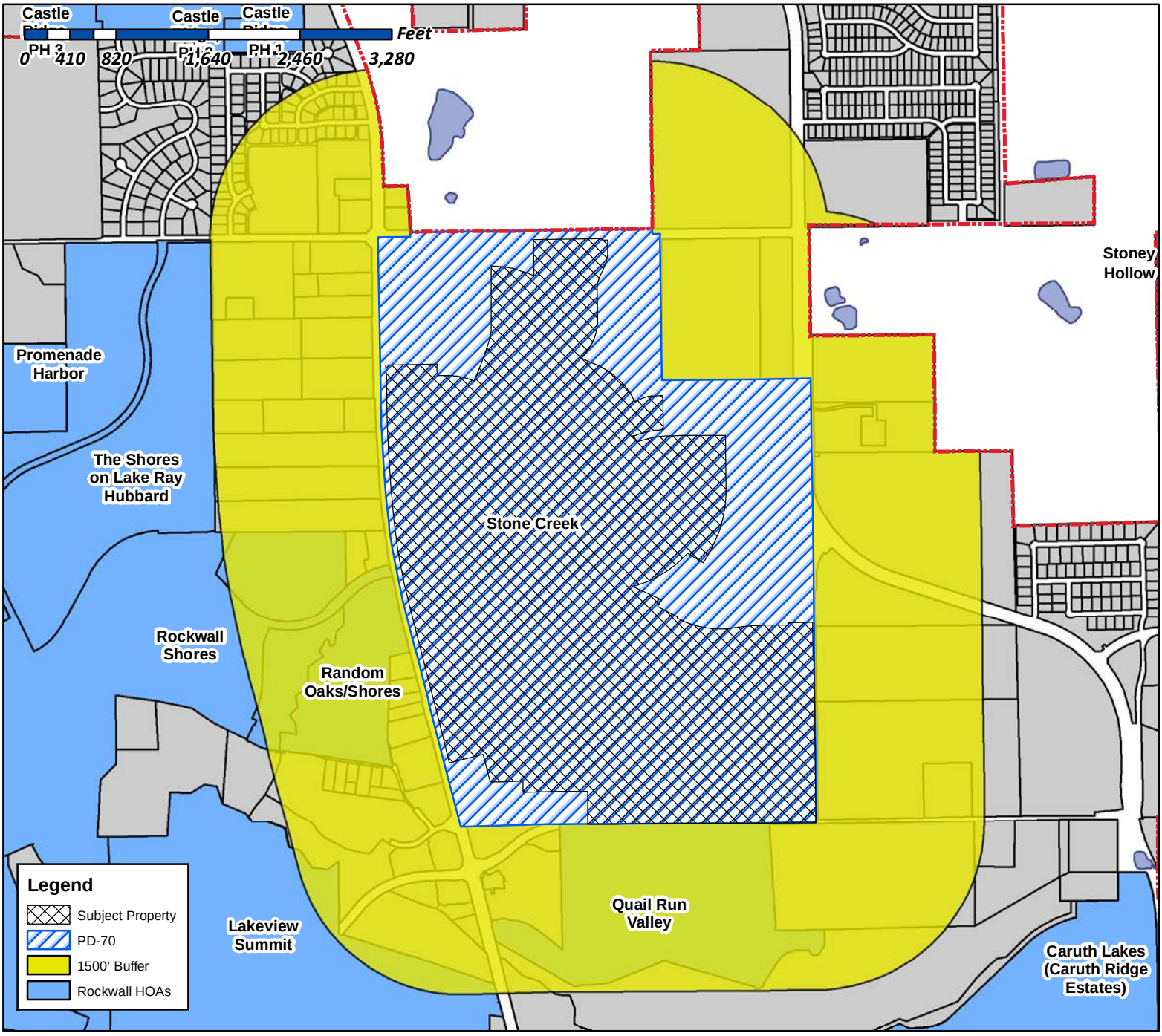
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

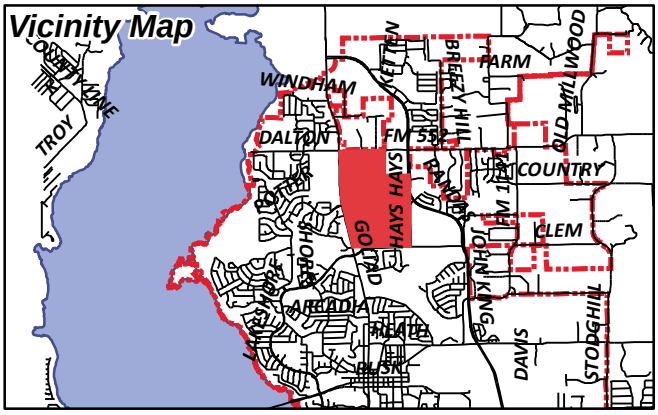
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Case Number: Z2019-024
Case Name: Amendment to PD-70
Case Type: Zoning
Zoning: Amendment to PD-70
Case Address: S/E Corner of FM 552 & SH 205

Date Created: ***9/16/2019***

For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Friday, September 20, 2019 4:47 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: Z2019-024 HOA Map.pdf; PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attach ed a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***September 20, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 10/8/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 10/21/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-024- Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N. Goliad Street], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

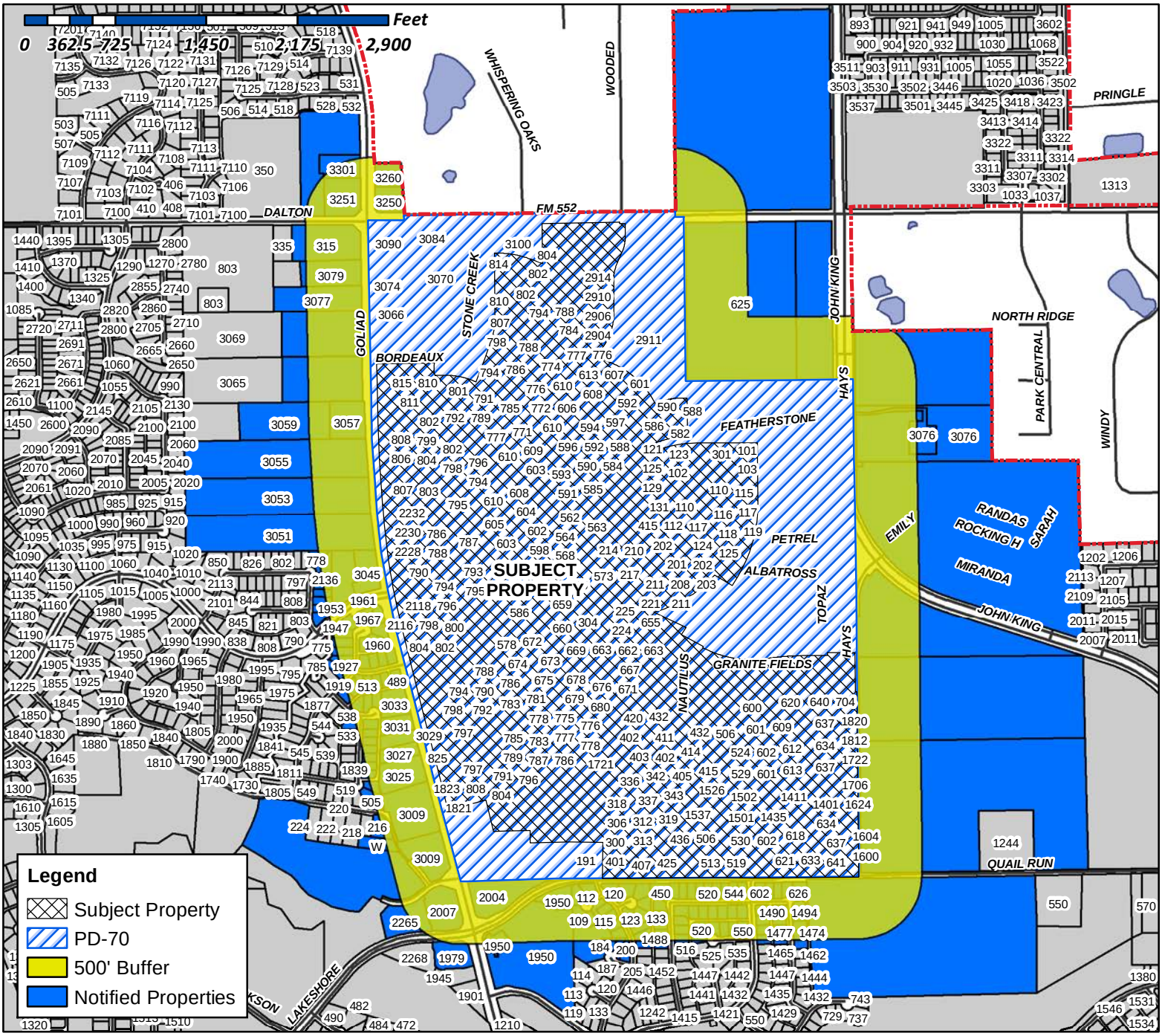
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com/planning/

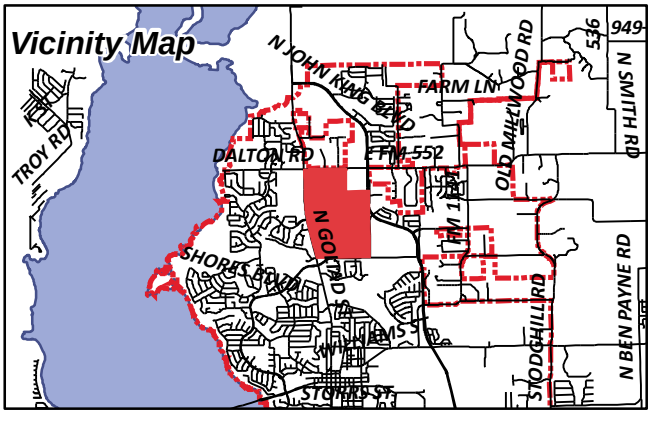
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2019-024
Case Name: Amendment to PD-70
Case Type: Zoning
Zoning: Amendment to PD-70
Case Address: Near S/E Corner of FM 552 & SH 205



Date Created: ***9/16/2019***

For Questions on this Case Call (972) 771-7745

CHIZZONITE CAROL AND RALPH
101 CRESTBROOK DR
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

PARKS ROBERT
102 CHATFIELD
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

SENSOY CENK AND MARNI
103 CRESTBROOK DR
ROCKWALL, TX 75087

CECIL CHARLES R & ASHLEY M
104 CHATFIELD DRIVE
ROCKWALL, TX 75087

SHAW KIM A & BETH ANN
105 CHATFIELD DRIVE
ROCKWALL, TX 75087

HERRON HOLLY AND JORDAN
105 CRESTBROOK DR
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

GIDEON CHRISTOPHER M & KIM
106 CHATFIELD DR
ROCKWALL, TX 75087

WATTS KEVIN C & MELODIE
106 PECAN DRIVE
ROCKWALL, TX 75087

MOHOTTIGE SHAMANI CHAMPIKA
106 SUNBIRD LN
SUNNYVALE, TX 75182

CARRAZCO JUAN B & MIRIAN
107 CHATFIELD DRIVE
ROCKWALL, TX 75087

SATLER GARY THOMAS AND MICHELLE LYNN
107 CRESTBROOK DR
ROCKWALL, TX 75087

CAMPION THOMAS R
108 CHATFIELD DR
ROCKWALL, TX 75087

REEG STEPHEN A & AMY N
109 CHATFIELD DR
ROCKWALL, TX 75087

VO KIMBERLY TRAN AND ADAM
109 CRESTBROOK DR
ROCKWALL, TX 75087

TRAN KHANH-LINH
109 CRESTBROOK DRIVE
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

ZUBIK JASON FOSTER
110 CHATFIELD DRIVE
ROCKWALL, TX 75087

WANLESS ERIC & EILEEN
110 CRESTBROOK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
111 CRESTBROOK DR
ROCKWALL, TX 75087

LEUGERS CHESTER THOMAS & DANI LYNN
111 CHATFIELD DRIVE
ROCKWALL, TX 75087

MACKEY EVA M
112 CHATFIELD DR
ROCKWALL, TX 75087

BOLES STEVEN LEE JR AND TINA R
112 CRESTBROOK DR
ROCKWALL, TX 75087

RHODES KYLE W AND REBECCA
112 REGAL BLUFF
ROCKWALL, TX 75087

STEPHENSON ROSS J
113 CHATFIELD DR
ROCKWALL, TX 75087

FREEMAN BENJAMIN AND DESIREE
113 CRESTBROOK DR
ROCKWALL, TX 75087

ZAHARA MARK WAYNE AND JENNIFER M
114 CRESTBROOK DR
ROCKWALL, TX 75087

NORWOOD BRYAN CLARK AND JENNIFER ANN
115 CHATFIELD DR
ROCKWALL, TX 75087

HAYNES ANTHONY
115 CRESTBROOK DR
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

THOMAS SAMSON N & LINDA R
1150 POTTER AVE
ROCKWALL, TX 75087

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

KUMAR MINU & NITEN
116 CRESTBROOK DRIVE
ROCKWALL, TX 75087

REED RICHARD R AND LINDA S
117 CHATFIELD DR
ROCKWALL, TX 75087

WAGNER PHILLIP AND ALLISON
117 CRESTBROOK DR
ROCKWALL, TX 75087

REINHARDT JASON AND AMBER
118 CRESTBROOK DR
ROCKWALL, TX 75087

VASQUEZ FRANK EDWARD AND
JAMIE LEEANN LYNCH
119 CRESTBROOK DR
ROCKWALL, TX 75087

CONFIDENTIAL
120 CRESTBROOK DR
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

HOEFER RUSSELL M & DIANE
121 CRESTBROOK DRIVE
ROCKWALL, TX 75087

JOHNS RUSSELL AND AMY
121 DEVERSON DR
ROCKWALL, TX 75087

MILLER MAX EDWARD AND KRISTINA R
122 CRESTBROOK DR
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

CURRENT RESIDENT
123 CRESTBROOK DR
ROCKWALL, TX 75087

REID DOUGLAS CHARLES AND ELIZABETH
123 DEVERSON DR
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

MILLER TIMOTHY L AND DONNA K
124 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BACHMAN GREGORY D AND DIANA L
125 CRESTBROOK DR
ROCKWALL, TX 75087

CORLEY SHARRON J
125 DEVERSON DRIVE
ROCKWALL, TX 75087

KNEE DANIEL AND SARAH
127 CRESTBROOK DR
ROCKWALL, TX 75087

2018 D ESTRADA & P GRAHAM-ESTRADA
REVOCABLE TRUST
DANIEL ESTRADA & PENELOPE CATHERINE
GRAHAM-ESTRADA- TRUSTEES
127 DEVERSON DRIVE
ROCKWALL, TX 75087

ADAMS JOHN R & DONNA M
129 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WILKE LORETTA AND DAVID
129 DEVERSON DR
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

LAVALLEE EDWARD J
131 DEVERSON DR
ROCKWALL, TX 75087

CASTRICONE RICHARD & LEANNE
133 IRELAND CT
ROCKWALL, TX 75087

ARMET TED
136 IRELAND COURT
ROCKWALL, TX 75087

HARTMANN HOLDINGS LLC
1375 PEBBLE HILLS DRIVE
ROCKWALL, TX 75087

BURNETT CATHY J
139 IRELAND COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1402 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1405 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1406 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1408 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1409 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1411 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1414 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1418 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1419 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1422 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1423 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1426 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1427 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1430 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1431 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1434 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 HARVARD DR
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

HAYWORTH AMY AND
LYNN ROBINSON
1468 RED WOLF DR
ROCKWALL, TX 75087

FREEMAN TODD MICHAEL
1471 RED WOLF DR
ROCKWALL, TX 75087

STOLL ROBERT AND ANN
1472 MEMORIAL DR
ROCKWALL, TX 75087

BENSON LINWOOD AND NANCY
1474 RED WOLF DRIVE
ROCKWALL, TX 75087

REDMOND BRIAN AND NICOLE
1475 PLUMMER DR
ROCKWALL, TX 75087

ELLER DIANE ELIZABETH
1476 AUDOBON LN
ROCKWALL, TX 75087

LANNOYE RACHEL M & MARK C
1477 BRITTANY WAY
ROCKWALL, TX 75087

LOPEZ AURELIO A
1477 RED WOLF DR
ROCKWALL, TX 75087

WATTS KENNETH A & LISA
1478 MEMORIAL DR
ROCKWALL, TX 75087

CASTLEBERRY DANNY LEE & RUTH E
1480 BRITTANY WAY
ROCKWALL, TX 75087

TROUSDALE JOHN R
1480 RED WOLF DR
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
14801 QUORUM DR SUITE 160
DALLAS, TX 75254

CURRENT RESIDENT
1482 AUDOBON LN
ROCKWALL, TX 75087

VIEDA & GONZALEZ
1483 RED WOLF DR
ROCKWALL, TX 75087

BOTTOMS DEBRA E & CHARLES G
1484 MEMORIAL DR
ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST
CHARLES E MILLIGAN AND CARLA A MILLIGAN
TRUSTEES
1485 BRITTANY WAY
ROCKWALL, TX 75087

BEYER ALFRED B & JANET M
1486 RED WOLF DR
ROCKWALL, TX 75087

VOLPE JOANN
1488 AUDOBON LN
ROCKWALL, TX 75087

ELLIS BRIAN & LAUREN
1488 BRITTANY WAY
ROCKWALL, TX 75087

TUTTLE DAVID & CAROLYN
1490 MEMORIAL DR
ROCKWALL, TX 75087

HAYNES GEORGE J & CAROLYN J
1491 AUDOBON LN
ROCKWALL, TX 75087

MAYO GARY M & LILIAN URBINA-MAYO
1491 RED WOLF DR
ROCKWALL, TX 75087

PADILLA OSCAR & MELISSA
1493 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1494 RED WOLF DR
ROCKWALL, TX 75087

CASAZZA ALBERT AND ALEXIS K
1496 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 HARVARD DR
ROCKWALL, TX 75087

HELMER KALENA AND BRIAN
1501 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1502 HARVARD DR
ROCKWALL, TX 75087

BOYLES GLYN E & MARY F
1503 BRITTANY WAY
ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND
PANSY ANITA WILLIAMS
1504 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1508 HARVARD DR
ROCKWALL, TX 75087

INGRAM AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

SCARBOROUGH AUDREY M
1511 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1514 HARVARD DR
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1519 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1520 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1525 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1526 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1531 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1537 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1600 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1604 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1608 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1612 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1616 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1620 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1624 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1639 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1645 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1651 HARVARD DR
ROCKWALL, TX 75087

HUDGENS GERALD FRANK & ROCHELLE
EAVONNE
1675 AVONLEA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1702 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1706 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1710 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1714 WANETA DR
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
1717 WOODSTEAD CT STE 207
THE WOODLANDS, TX 77380

CURRENT RESIDENT
1718 WANETA DR
ROCKWALL, TX 75087

NOWELL PHILLIP RUSSELL AND
CASEY ELIZABETH O'HEARN
1721 HARVARD DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1722 WANETA DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

HP TEXAS I LLC DBA HPA TX LLC
180 NORTH STETSON AVENUE SUITE 3650
CHICAGO, IL 60601

MEGATEL HOMES LLC
1800 VALLEY VIEW LANE SUITE 400
FARMERS BRANCH, TX 75234

CURRENT RESIDENT
1804 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1808 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1812 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1816 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1820 WANETA DR
ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L
1825 HAINSWORTH DR
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINESWORTH DR
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1831 HAINSWORTH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1833 HAINSWORTH DR
ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

ESCOBEDO CARLOS DAVID
184 RAINTREE CT
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1856 OAK BEND DR
ROCKWALL, TX 75087

LEE THERESE M & GREGORY H
1862 OAK BEND DR
ROCKWALL, TX 75087

MAPENGO DERECK B AND TERI
1868 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1875 OAK BEND DR
ROCKWALL, TX 75087

MYERS CHARLES & SHERRY
1876 OAK BEND DRIVE
ROCKWALL, TX 75087

NEDELCU MIHAI & AMY
190 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
191 E QUAIL RUN RD
ROCKWALL, TX 75087

SCHULTZ JENNIFER S & ERIC
1910 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

WEYGANDT DEBORA ANN
1918 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

LAPP CALVIN MICHAEL AND REBECCA JEAN
1919 RANDOM OAKS DR
ROCKWALL, TX 75087

MURPHY ANYA ELLEN
1927 RANDOM OAKS DR
ROCKWALL, TX 75087

MENDENHALL SCOTT H & KENDRA W
1935 RANDOM OAKS DR
ROCKWALL, TX 75087

KELLEY ROBERT E & ERIN B
1941 RANDOM OAKS DR
ROCKWALL, TX 75087

MARSH JAMES C & JOANN
1947 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX 75087

MICHAELS RICHARD A & AUDREY
1953 RANDOM OAKS DR
ROCKWALL, TX 75087

BROWN LARRY W & DIANE
1954 RANDOM OAKS DR
ROCKWALL, TX 75087

STORMER CLAYTON A
1960 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1961 RANDOM OAKS DR
ROCKWALL, TX 75087

PEREZ JOHN & BRITANIE
1966 RANDOM OAKS DR
ROCKWALL, TX 75087

MANASCO KURT & COURTNEY C
1967 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
ROCKWALL, TX 75087

KENNET TYLER D AND DONELLE M
200 RAINTREE COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

CLARK KEVIN & MARY
201 CHATFIELD DRIVE
ROCKWALL, TX 75087

BARRICK JONATHAN T
202 CHATFIELD DR
ROCKWALL, TX 75087

CUMMINGS JIMMIE SCOTT & TRACI R
202 CRESTBROOK DRIVE
ROCKWALL, TX 75087

SIMEK JENNIFER L AND DOUGLAS R
203 CHATFIELD DR
ROCKWALL, TX 75087

MAGNESS PATRICK A & MELODY I
203 CRESTBROOK DRIVE
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

BROCK MARK E AND CARIN
204 CHATFIELD DRIVE
ROCKWALL, TX 75087

VAN HORN ANDREW J & ANDREA L
204 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WALLER DAVID M & SORAYA E
205 CHATFIELD DRIVE
ROCKWALL, TX 75087

MUNDHENK CRAIG AND AYA
205 CRESTBROOK DR
ROCKWALL, TX 75087

LOVETT TERESA
206 CHATFIELD DRIVE
ROCKWALL, TX 75087

PARK KYOUNG WON
206 CRESTBROOK DRIVE
ROCKWALL, TX 75087

JANSSEN DENNIS R AND HOLLY E
20607 ORCHARD CT
FRANKFORT, IL 60423

BRYANT THOMAS HENRY AND LEA ANN
207 CHATFIELD DR
ROCKWALL, TX 75087

WHANNELL TAMMY AND DANIEL J
207 CRESTBROOK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
208 CRESTBROOK DR
ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA
208 CHATFIELD DRIVE
ROCKWALL, TX 75087

WREN TIMOTHY J AND JENNIFER N
209 CHATFIELD DR
ROCKWALL, TX 75087

SMITH KYMBERLY D
209 CRESTBROOK DRIVE
ROCKWALL, TX 75087

SPEIGHT REBECCA L
210 CHATFIELD DRIVE
ROCKWALL, TX 75087

DODD TIMM & JAMIE C
210 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MAZZUCA MICHAEL JR AND JULIE
2100 TWIN CREEK LN
ROCKWALL, TX 75087

WETMORE BRENT & CHELSEA
2106 TWIN CREEK LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
211 CRESTBROOK DR
ROCKWALL, TX 75087

PAULSEN GORGAS R & SHERRY C
211 CHATFIELD DR
ROCKWALL, TX 75087

WALLACE JONATHAN M & KAREN J
2112 TWIN CREEK LN
ROCKWALL, TX 75087

HARGIS JOHN EDWARD AND JESSICA
2114 BARLASS DRIVE
ROCKWALL, TX 75087

MILLER DANIEL J & CARLA M
2116 BARLASS DRIVE
ROCKWALL, TX 75087

BRAUN LISA AND BRIAN
2118 BARLASS DR
ROCKWALL, TX 75087

LAPARE DENNIS E & RENEE E
2118 TWIN CREEK LN
ROCKWALL, TX 75087

FISKNESS MICHAEL EDWARD AND TARAH CHRISTINE
212 CHATFIELD DR
ROCKWALL, TX 75087

FLOREZ CINDY ANN
212 CRESTBROOK DRIVE
ROCKWALL, TX 75087

CAVAZOS BRUNO
2120 BARLASS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2124 TWIN CREEK LN
ROCKWALL, TX 75087

WHITEHOUSE TIMOTHY B & HEIKE I
213 CHATFIELD DRIVE
ROCKWALL, TX 75087

JOHANNESEN TRACE AND AMY
213 CRESTBROOK DR
ROCKWALL, TX 75087

COLLINS KIT J
2130 TWIN CREEK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
2136 TWIN CREEK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
214 CRESTBROOK DR
ROCKWALL, TX 75087

PANG JOHN J & SUE W
214 CHATFIELD DR
ROCKWALL, TX 75087

VILLARREAL JOHN E AND KIMBERLY A
215 CHATFIELD DR
ROCKWALL, TX 75087

WALKER KEVIN W & CHRISTY D
215 CRESTBROOK DRIVE
ROCKWALL, TX 75087

HEWITT DEREK THOMAS & CAMERON ELISE
216 CRESTBROOK DR
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

HARPER ROBERT AND TARA
217 CHATFIELD DRIVE
ROCKWALL, TX 75087

EVANS RICHARD THOMAS AND TIFFANY DAWN
217 CRESTBROOK DR
ROCKWALL, TX 75087

CLIFTON JEROME
218 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MCCOLLUM JACK F & JOAN R
219 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BURROWS REBECCA
220 CRESTBROOK DRIVE
ROCKWALL, TX 75087

GLEASON JAMES AND ANGELA
221 CRESTBROOK DR
ROCKWALL, TX 75087

JONES BRADLEY K & SUSAN M
2215 HYER DRIVE
ROCKWALL, TX 75087

TYREE JEFF & AMBER
2217 HYER DR
ROCKWALL, TX 75087

SHOWS STEPHEN
2219 HYER DR
ROCKWALL, TX 75087

DUMAS DARRELL AND
JOHN CERVI
222 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MULLEN SCOTT & KELSEY
2220 BARLASS DR
ROCKWALL, TX 75087

KIM DANIEL TAE HYUN AND WOOJUNG LEE
2221 HYER DR
ROCKWALL, TX 75087

CLARK BRADLEY EUGENE & TRACI DEANN
2223 HYER DRIVE
ROCKWALL, TX 75087

MYRICK CHASE AND CHRISTINA
2224 BARLASS DR
ROCKWALL, TX 75087

LARSON MELISSA AND
ROBERT BRYANT
2226 BARLASS DR
ROCKWALL, TX 75087

BOWMAN JOHN D AND BARBARA
2228 BARLASS DR
ROCKWALL, TX 75087

SARTAIN ROBBIE R AND KIM M
2230 BARLASS DR
ROCKWALL, TX 75087

BALLARD LINDA A
2232 BARLASS DRIVE
ROCKWALL, TX 75087

REBEL FRANCIS JOSEPH IV AND REGINA
224 SHADY BRANCH DRIVE
ROCKWALL, TX 75087

WALKER RODGER L AND DEBORAH D
225 CRESTBROOK DRIVE
ROCKWALL, TX 75087

FODGE MATTHEW AND KAILEE
226 SHADY BRANCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

PORTOFINO DRIVE LLC
2266 LAFAYETTE LANDING
HEATH, TX 75032

CURRENT RESIDENT
227 CRESTBROOK DR
ROCKWALL, TX 75087

MOOMJIAN ASHLEY L AND CHAD A
228 SHADY BRANCH DR
ROCKWALL, TX 75087

KYLE JOHN K & MARGARET E
2320 FAIRWAY CIRCLE
HEATH, TX 75032

KAMAND INVESTMENTS OF TEXAS
2380 DESERT FALLS LANE
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

COSLEY STEVEN M
25129 THE OLD ROAD STE 105
STEVENSON RANCH, CA 91381

YU YAOYANG AND ZHUE LU
2529 SCENIC DR
PLANO, TX 75025

SHORES ON LAKE RAY HUBBARD
HOME OWNERS ASSOCIATION
2650 CHAMPIONS
ROCKWALL, TX 75087

HUGHES CLIFTON A III & LADONNA F
2904 GREEN WAY DR
ROCKWALL, TX 75087

BUFF PAUL CHRISTOPHER AND STACEY
2906 GREENWAY DR
ROCKWALL, TX 75087

RUIZ JOHN R III & PATRICIA GREENE
2908 GREEN WAY DRIVE
ROCKWALL, TX 75087

BALLARD JUSTIN R AND MELODY K
2910 GREEN WAY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2911 GREENWAY DR
ROCKWALL, TX 75087

DEAN KIMBERLEE AND LARRY
2912 GREEN WAY DR
ROCKWALL, TX 75087

SHERMAN CHRISTOPHER ALLEN
2914 GREEN WAY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
300 NAKOMA DR
ROCKWALL, TX 75087

KHAN ABDUL AND MAIMOONA REVOCABLE
LIVING TRUST
ABDUL RAHMAN KHAN AND MAIMOONA
RAHMAN KHAN CO TRUSTEES
3008 DOVE CREEK LN
RICHARDSON, TX 75082

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

CHIU THOMAS C
301 CRESTBROOK DR
ROCKWALL, TX 75087

HARKRIDER MICHAEL & KELLI
301 FEATHERSONE DRIVE
ROCKWALL, TX 75087

DONALDSON MICHAEL J AND TARALYN K
302 IRIS DR
ROCKWALL, TX 75087

FREE METHODIST CHURCH
OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

LEWIS THERESA GAYLE AND KEVIN RAY
302 SHADY BRANCH DR
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
3029 N GOLIAD ST
ROCKWALL, TX 75087

GUSSIE JEFFREY S AND JESSICA R
303 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WHEELER KEITH AND TINA
303 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

GREER PATRICIA L
3031 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
3031 N GOLIAD ST
ROCKWALL, TX 75087

GREER TIMOTHY K
3033 N GOLIAD
ROCKWALL, TX 75087

STERN RANDY AND LISA
304 IRIS DRIVE
ROCKWALL, TX 75087

FORD RICHARD DAVID AND CLAUDIA
304 SHADY BRANCH DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3045 N GOLIAD RD
ROCKWALL, TX 75087

CURRENT RESIDENT
305 FEATHERSTONE DR
ROCKWALL, TX 75087

THOMPSON BENJAMIN K AND JESSICA S
305 CRESTBROOK DR
ROCKWALL, TX 75087

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

STONE DAVID
3053 N GOLIAD ST
ROCKWALL, TX 75087

FERGUSON DAVEY L & SHIRLEY C
DAVID W FERGUSON AS JOINT TENANTS
3055 N GOLIAD ST
ROCKWALL, TX 75087

WEST JEFFREY A & CHANTEL M
3059 N GOLIAD STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
306 NAKOMA DR
ROCKWALL, TX 75087

DRISCOLL SEAN T & SARAH E
306 IRIS DR
ROCKWALL, TX 75087

STEED JASON & NATALIE MARIE
3065 N GOLIAD STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
3066 N GOLIAD
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q
3069 N GOLIAD
ROCKWALL, TX 75087

YEH ALEX CHEN-CHU AND CATHERINE LIEW
307 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3070 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
3074 N GOLIAD
ROCKWALL, TX 75087

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 75087

DIRKSE RICHARD & TAMERA
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

SWANK ANTHONY K & KELLI J
308 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3084 N GOLIAD
ROCKWALL, TX 75087

WACKER ROBERT W & KATHRYN
WACKER JOINT REVOCABLE LIV TRUST
309 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3090 N GOLIAD
ROCKWALL, TX 75087

BAKER CHRISTOPHER D
310 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3100 STONECREEK DR
ROCKWALL, TX 75087

CRAWFORD SHAFEN AND KATY
311 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

CARRILLO FRANCISCO JR & MELODY APRIL
313 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
315 DALTON RD
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
319 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
324 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
325 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3250 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
3251 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
3260 N GOLIAD
ROCKWALL, TX 75087

WILLIAMS VICKI LYNN
330 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3301 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
331 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
336 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
337 NAKOMA DR
ROCKWALL, TX 75087

LACOUR JENNIFFER AND RICHARD
342 NAKOMA DRIVE
ROCKWALL, TX 75087

TRAMMELL LANCE AND JENNIFER
343 NAKOMA DR
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

GEISENDORFF ALBERT G AND ANN M
3O57 N GOLIAD ST
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
402 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
402 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
403 MONTROSE DR
ROCKWALL, TX 75087

HENRY KIMI LINN
405 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
407 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
408 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
408 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
411 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
413 EMERSON DR
ROCKWALL, TX 75087

LIU BIN AND
XIAORUI WEI
4132 NORMANDY AVENUE
DALLAS, TX 75087

LIU BIN AND XIAO QUN WEI AND
XIAORUI WEI
4132 NORMANDY AVENUE
DALLAS, TX 75205

CURRENT RESIDENT
414 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
414 NAKOMA DR
ROCKWALL, TX 75087

TAYLOR MATTHEW A & MELINDA M
415 MIRAMAR DRIVE
ROCKWALL, TX 75087

FUGLER SHANE L
415 NAKOMA DRIVE
ROCKWALL, TX 75087

ZIEGLER RENEE A
417 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
419 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
419 MONTROSE DR
ROCKWALL, TX 75087

DEFORD JAMES M & MICAELA
419 MIRAMAR DRIVE
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

CURRENT RESIDENT
420 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
420 NAKOMA DR
ROCKWALL, TX 75087

CLARK MOLLYE N
421 MIRAMAR DRIVE
ROCKWALL, TX 75087

NEWTON KEEGAN B AND DIANA T
423 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 NAKOMA DR
ROCKWALL, TX 75087

MITCHELL JONATHAN & AMY
425 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
426 NAKOMA DR
ROCKWALL, TX 75087

BOLDING MARK AND JULIE
426 MONTROSE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
430 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
431 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
432 MONTROSE DR
ROCKWALL, TX 75087

HUTTON WILLIAM
432 NAKOMA DRIVE
ROCKWALL, TX 75087

ASONGWE DANIEL
435 NAKOMA DRIVE
ROCKWALL, TX 75087

JOBE BRYAN AND KAREN
436 EMERSON DRIVE
ROCKWALL, TX 75087

LITTLE GENIUS OF TEXAS LLC
436 QUAIL CREEK DR
MURPHY, TX 75094

BRINKMAN DANIEL
437 EMERSON DRIVE
ROCKWALL, TX 75087

SOLER JOSEPH
4462 VISTA MEADOW CT
MOORPARK, CA 93021

WILLIAMS HAROLD B & SHARON R
450 COVEY TRL
ROCKWALL, TX 75087

MAXWELL TRACY AND KASSIE
456 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
489 BENDING OAKS TRL
ROCKWALL, TX 75087

NEIGHBORS LEONARD V AND LINDA L
490 BENDING OAKS
ROCKWALL, TX 75087

CONFIDENTIAL
495 BENDING OAKS TRL
ROCKWALL, TX 75087

TOWELL KEITH R AND MARTHA M
496 BENDING OAKS TRAIL
ROCKWALL, TX 75087

599 MIRAMAR LLC
4N650 HIGH MEADOW RD
ST CHARLES, IL 60175

CURRENT RESIDENT
500 EMERSON DR
ROCKWALL, TX 75087

CONFIDENTIAL
500 NAKOMA DRIVE
ROCKWALL, TX 75087

CURTIS JOSEPH & THERESA
500 SHADOW OAKS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
501 BENDING OAKS TR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 EMERSON DR
ROCKWALL, TX 75087

ZOPP THOMAS M & MITZI ANN
502 BENDING OAKS TRL
ROCKWALL, TX 75087

KOLESNYK OKSANA
502 COVEY TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
505 COVEY TRL
ROCKWALL, TX 75087

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
506 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
506 SHADOW OAKS CT
ROCKWALL, TX 75087

MUSTAPHA AHMAD
506 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
507 EMERSON DR
ROCKWALL, TX 75087

BORN MARK I & SHELLEY L
507 BENDING OAKS TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
508 COVEY TR
ROCKWALL, TX 75087

ADAMSON KEVIN AND BECKY
509 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
510 BENDING OAKS TR
ROCKWALL, TX 75087

LEE KEKE AND
BAITING WU
5101 SETTLEMENT WAY
MCKINNEY, TX 75070

YERKS SHAWN AND LISA
512 EMERSON DRIVE
ROCKWALL, TX 75032

COLL JORGE GUTIERREZ AND LARA CUCURULL RUBIO
512 NAKOMA DRIVE
ROCKWALL, TX 75087

CAMPBELL ROBERT & PATRICIA
512 SANDPIPER LN
MESQUITE, TX 75149

CURRENT RESIDENT
513 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
513 EMERSON DR
ROCKWALL, TX 75087

SARMIENTO FAMILY LIV REV TRUST
ALICIA SARMIENT TRUSTEE
513 BENDING OAKS TRL
ROCKWALL, TX 75087

MCMILLAN ROBERT
514 COVEY TRL
ROCKWALL, TX 75087

JOHNSON NATALIE K
514 SHADOW OAKS COURT
ROCKWALL, TX 75087

HARTSFIELD MELINDA ANN & BRADLEY GENE
516 SAVANAH CT
ROCKWALL, TX 75087

JAMES EDWARD PROBYN IV AND KERSTIN MARIE
517 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
518 NAKOMA DR
ROCKWALL, TX 75087

BODINO LORI ANN
518 EMERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
519 EMERSON DR
ROCKWALL, TX 75087

DUPRE EMILY JOY
520 COVEY TRAIL
ROCKWALL, TX 75087

HULTQUIST JON J & BETH L
520 SAVANAH COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
521 COVEY TRL
ROCKWALL, TX 75087

BENNETT CANDACE N AND LIONEL
523 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
524 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
524 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 EMERSON DR
ROCKWALL, TX 75087

HUNT JUNE
526 COVEY TRL
ROCKWALL, TX 75087

FELKNER GEORGE K AND CAROLYN
526 SAVANAH COURT
ROCKWALL, TX 75087

HAMILTON LYNDSE K
529 COVEY TR
ROCKWALL, TX 75087

ANDERSON JERRY AND LEANNE
529 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
530 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
531 EMERSON DR
ROCKWALL, TX 75087

SEATON JOSHUA A AND BETTY I EMELIANTSEV
532 COVEY TR
ROCKWALL, TX 75087

TAYLOR WILLIAM C & JENNIFER L
532 SAVANAH CT
ROCKWALL, TX 75087

GIBRALTER JEFFREY H & LACIE L
537 COVEY TRL
ROCKWALL, TX 75087

BOWEN JAMES R & CENIA
538 COVEY TRL
ROCKWALL, TX 75087

BURKART RICHARD G & DONNA D
540 SAVANAH CT
ROCKWALL, TX 75087

PAWLIK ROBERT
544 COVEY TR
ROCKWALL, TX 75087

MACK RYAN M SR & ROBIN L
545 COVEY TRL
ROCKWALL, TX 75087

BAKER JUSTIN T AND MORGAN CHAIVRE
550 SAVANAH CT
ROCKWALL, TX 75087

PATRICK JAIME A
562 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

WELLS RENEE LAMBERT & KEVIN M
563 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

DAVIS DEREK LINN & AMIE LYNN
564 FEATHERSTONE DR
ROCKWALL, TX 75087

HOPSON THOMAS WADE & JUDY ELAINE
565 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BERENS TYLER JOSEPH AND SAMANTHA J
566 FEATHERSTONE DR
ROCKWALL, TX 75087

INGRAM CULLEN AND JERI
567 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

STEIGER CHRISTOPHER M & ALISHA N MOTL
568 FEATHERSTON DR
ROCKWALL, TX 75087

REED SHANNON AND HEATHER
569 FEATHERSTONE DR
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ RAMIRO AND MARIA M
571 FEATHERSTONE DR
ROCKWALL, TX 75087

HEFNER ERICH J AND AMANDA F
572 FEATHERSTONE DR
ROCKWALL, TX 75087

MERFELD BRIAN R & MEGAN J
573 FEATHERSTONE DR
ROCKWALL, TX 75087

GILMORE PATRICK L AND TINA D
574 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

WARRINGTON JASON
575 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PARKER BRADLEY J & JANA C SIMARD
576 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PATTERSON RICHARD
578 AMHERST DR
ROCKWALL, TX 75087

JORDAN JAY A AND COURTNEY L
580 AMHERST DRIVE
ROCKWALL, TX 75087

ASHLEY MARGARET P
5805 YACHT CLUB
ROCKWALL, TX 75032

NGUYEN THIEN AN NGOC AND
VAN THUY DANG
582 AMHERST DRIVE
ROCKWALL, TX 75087

FINNEY JEFFERY SCOTT AND MARY KIM
ROBERTS
582 DEVERSON DR
ROCKWALL, TX 75087

MUSTAFA MUSTAFA & DIANA AQRABAWI AND
MOHAMMAD AQRABAWI
582 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

STEPHENSON KEVIN AND DIANA E HAYNES
583 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
584 MOUNTCASTLE DR
ROCKWALL, TX 75087

MITCHELL TERRY AND KRISTINE
584 AMHERST DRIVE
ROCKWALL, TX 75087

RIZKALLA MAGDY I AND ANGIE N
584 BORDEAUX DR
ROCKWALL, TX 75087

INGLE BRADY AND LAUREN
584 DEVERSON DR
ROCKWALL, TX 75087

PINTO ERIC & JENNIFER BUARD
584 MIRAMAR DR
ROCKWALL, TX 75087

WARREN JEREMY J AND ALYSE M
585 BORDEAUX DR
ROCKWALL, TX 75087

ALLEN JOHN D & AMY C
585 DEVERSON DR
ROCKWALL, TX 75087

SATERY JAMES RUSSELL
585 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

GOLD STAR PROS LLC
5853 FM 36 S
QUINLAN, TX 75474

ESPARZA EZEQUIEL JR AND ANGELA MARIE
586 AMHERST DR
ROCKWALL, TX 75087

AYERSMAN JAMES L AND WANDA E
586 BORDEAUX DR
ROCKWALL, TX 75087

ESCANDOR ROMMEL A
586 DEVERSON DRIVE
ROCKWALL, TX 75087

MCBROOM NICHOLAS & ANDREA
586 MIRAMAR DR
ROCKWALL, TX 75087

COOK STEPHEN & JO-ANN
586 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

SOUZA LEVY AND LILI
587 BORDEAUX DR
ROCKWALL, TX 75087

EVANS NATHAN EDWARD & ASHLEY TAYLOR
587 DEVERSON DR
ROCKWALL, TX 75087

RIDDLE DANNY R AND CAREN M
587 MOUNTCASTLE DR
ROCKWALL, TX 75087

MILLER STEVEN & AINE
588 AMHERST DR
ROCKWALL, TX 75087

VALLADARES ELIA AND YAN
588 BORDEAUX DR
ROCKWALL, TX 75087

SARTAIN BRANDON
588 DEVERSON DRIVE
ROCKWALL, TX 75087

CULLEN KEVIN M & SHARON T
588 MIRAMAR DR
ROCKWALL, TX 75087

HALE WILLIE & AMY
588 MOUNTCASTLE DR
ROCKWALL, TX 75087

CONNELLY ROBERT AND RACQUEL
589 BORDEAUX DRIVE
ROCKWALL, TX 75087

MCCURDY ALEXANDER AUSTIN AND ASHLEY CRAIG
589 DEVERSON DRIVE
ROCKWALL, TX 75087

BANKHEAD JAMES II & WENDY
589 MIRAMAR DRIVE
ROCKWALL, TX 75087

VONGUNDEN ERIC AND XIOMARA
589 MOUNTCASTLE DR
ROCKWALL, TX 75087

YOUSFI SHARIQ AND SHAZIA BASIT
590 AMHERST DR
ROCKWALL, TX 75087

MATTHEWS KRISTI LEIGH AND ROSS DANIEL III
590 BORDEAUX DR
ROCKWALL, TX 75087

JONES MURRAY A & TERRI L
590 DEVERSON DRIVE
ROCKWALL, TX 75087

NOEL MARY YVONNE
590 MIRAMAR DRIVE
ROCKWALL, TX 75087

SKAGGS JUSTIN & KELLY
590 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

WARREN ANDREW JAMES AND CHRISTINE
591 BORDEAUX DR
ROCKWALL, TX 75087

GRATES CHRISTOPHER J JR AND NICOLE
591 DEVERSON DRIVE
ROCKWALL, TX 75087

KEYS BRANDON E AND JENNIFER
591 MIRAMAR DRIVE
ROCKWALL, TX 75087

STALSBERG RANDY L & SHEILA R
591 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

PURCELL CLOYCE CHAD & RACHEL LYNNE
592 AMHERST DRIVE
ROCKWALL, TX 75087

VANPELT RAYMOND J AND PAMELA J
592 BORDEAUX DR
ROCKWALL, TX 75087

CRADY KEVIN & APRIL
592 DEVERSON DR
ROCKWALL, TX 75087

SCHERER PAMELA RINAY
592 MIRAMAR DRIVE
ROCKWALL, TX 75087

DENT VICKIE L
593 BORDEAUX DR
ROCKWALL, TX 75087

BRINKLEY RICKY L & LIANE M
593 DEVERSON DR
ROCKWALL, TX 75087

MCKINNEY KAREN DIANN
593 MIRAMAR DRIVE
ROCKWALL, TX 75087

GOODEN EDWARD EARL & ALEXA JO
593 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
594 AMHERST DR
ROCKWALL, TX 75087

ROBY GREGSON CARL AND KELLIE NICHOLE
594 BORDEAUX DR
ROCKWALL, TX 75087

HUPP RUSSELL A JR AND RACHELLE L
594 DEVERSON DR
ROCKWALL, TX 75087

ROWE PETER JAMES & SARAH ELISABETH WATSON
594 MIRAMAR DR
ROCKWALL, TX 75087

WHEELER BRADLEY Q AND BARBARA D
595 BORDEAUX DRIVE
ROCKWALL, TX 75087

DYER WILLIAM A AND MARIE E
595 DEVERSON DRIVE
ROCKWALL, TX 75087

LESSARD ANNA
595 MIRAMAR DR
ROCKWALL, TX 75087

CONFIDENTIAL
595 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER P AND KELLI RENEE
596 AMHERST DR
ROCKWALL, TX 75087

FERGERSON SHIRLEY A AND JOE H
596 BORDEAUX DR
ROCKWALL, TX 75087

ZHANG QIAO
596 DEVERSON DR
ROCKWALL, TX 75087

GRADY ANJELA S
596 MIRAMAR DR
ROCKWALL, TX 75087

BRADFORD TODD D AND KARA R
597 BORDEAUX DR
ROCKWALL, TX 75087

WARD MATTHEW DAVID
597 DEVERSON DRIVE
ROCKWALL, TX 75087

HARDING ERIK LEE & KRISTINA
597 MIRAMAR DR
ROCKWALL, TX 75087

ANNOR ABIGAIL OSEI AND MICHAEL A ADJETEY
597 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

DELONG ERIC AND JENNIFER
598 AMHERST DR
ROCKWALL, TX 75087

BOBBITT CHARLES P III AND CHERYL J
598 BORDEAUX DR
ROCKWALL, TX 75087

TAYLOR MELISSA SUMMER & JOHN
598 DEVERSON DRVIE
ROCKWALL, TX 75087

SAGER DONALD W & MELISSA M
598 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
599 MIRAMAR DR
ROCKWALL, TX 75087

MIGLIACCIO JOSEPH AND KIMBERLY
599 BORDEAUX DR
ROCKWALL, TX 75087

ASH KRISTIN
599 DEVERSON DRIVE
ROCKWALL, TX 75087

WALTERS BART A AND TIKKA M
599 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
600 MONTROSE DR
ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

CURRENT RESIDENT
601 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
601 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
601 NAKOMA DR
ROCKWALL, TX 75087

ARAIZA RODOLFO A MARES AND KRISTA KAYLEEN MARES
601 BORDEAUX DR
ROCKWALL, TX 75087

CLAUSSEN BRIAN L
601 DEVERSON DR
ROCKWALL, TX 75087

GERMER JOHN
601 MIRAMAR DR
ROCKWALL, TX 75087

DESAI PRANAV MAHESHBHAI AND MEGHANA
601 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
602 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 NAKOMA DR
ROCKWALL, TX 75087

BORTZ BRIAN R AND TIFFANY A
602 AMHERST DR
ROCKWALL, TX 75087

DAHAL PUSKAR AND ANJU DHITAL
602 BORDEAUX DR
ROCKWALL, TX 75087

GREAVES LARRY
602 COVEY TRL
ROCKWALL, TX 75087

KIGER GEORGE WESLEY ESTATE
GEORGE KIGER JR INDEPENDENT EXECUTOR
602 DEVERSON DR
ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR & LAURA JEAN
602 MIRAMAR DRIVE
ROCKWALL, TX 75087

AYLOTT JASON M & SHERI L MAXWELL-AYLOTT
603 AMHERST DR
ROCKWALL, TX 75087

WELLS MICHAEL JR AND DAWN
603 BORDEAUX DR
ROCKWALL, TX 75087

VO KEVIN & GIANG KIEU PHAM
603 DEVERSON DR
ROCKWALL, TX 75087

SOLDATOVIC DRAGANA & CEDOMIR
603 MIRAMAR LN
ROCKWALL, TX 75087

TANG MINH AND HANG NGUYEN
603 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 MONTROSE DR
ROCKWALL, TX 75087

SAUER WAYNE & CARMEN MONIQUE
604 AMHERST DRIVE
ROCKWALL, TX 75087

BUCK ROBERT E AND HALEIGH V
604 BORDEAUX DR
ROCKWALL, TX 75087

GUNDERSON RICHARD M AND ROBYN R
604 DEVERSON DR
ROCKWALL, TX 75087

BERNHARDT KATHY K
604 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
605 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
605 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
605 NAKOMA DR
ROCKWALL, TX 75087

NGUYEN TRACY
605 AMHERST DRIVE
ROCKWALL, TX 75087

NEECE DAVID JR
605 BORDEAUX DR
ROCKWALL, TX 75087

FINNEY BYRON & ELIZABETH
605 DEVERSON DR
ROCKWALL, TX 75087

ASHMORE CHRIS AND JANELLE
605 MIRAMAR DR
ROCKWALL, TX 75087

PATTERSON MICHAEL AND ABBY
605 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 NAKOMA DR
ROCKWALL, TX 75087

WEIDEMAN RANDY L & DIANNE M
606 AMHERST DRIVE
ROCKWALL, TX 75087

KING BRYAN J AND SHELLY
606 BORDEAUX DR
ROCKWALL, TX 75087

BEASLEY COREY BRYAN AND ALICIA DIANE
606 DEVERSON DR
ROCKWALL, TX 75087

SAGRAVES TODD ANDREW & HEATHER AND
VIRGINIA CHERYL TALKINGTON
606 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 DEVERSON DR
ROCKWALL, TX 75087

KISTLER DANIEL & STACY
607 AMHERST DRIVE
ROCKWALL, TX 75087

CARVAJAL CARLOS H & CYNTHIA H
607 BORDEAUX DRIVE
ROCKWALL, TX 75087

MONTGOMERY ANDREW J & MAGDALENE G
607 MIRAMAR DRIVE
ROCKWALL, TX 75087

HENSON TIA & WILLIAM KENDALL
607 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
608 MONTROSE DR
ROCKWALL, TX 75087

HUNT ROBERT PRESTON
608 AMHERST DRIVE
ROCKWALL, TX 75087

DUDLEY DANIEL R AND SHELLEY L
608 BORDEAUX DR
ROCKWALL, TX 75087

OBIOMA CHIBO & BLOSSOM
608 COVEY TRL
ROCKWALL, TX 75087

KAUR KAMALJEET AND
AJEET SINGH
608 DEVERSON DR
ROCKWALL, TX 75087

MCMAHAN THOMAS H & SHANNON J
608 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
609 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
609 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
609 NAKOMA DR
ROCKWALL, TX 75087

SMITH JAMES M & SHIRLEY LYNN
609 AMHERST DRIVE
ROCKWALL, TX 75087

MCGUIRE DANIEL R AND JENNIFER
609 BORDEAUX DR
ROCKWALL, TX 75087

YAKEL DEREC AND KATARZYNA
609 DEVERSON DR
ROCKWALL, TX 75087

SUTER ANTHONY AND MELISSA
609 MIRAMAR DRIVE
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
609 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 NAKOMA DR
ROCKWALL, TX 75087

WILCOX GRANTLEY & KELLY
610 AMHERST DRIVE
ROCKWALL, TX 75087

PRINCE ERVIN F AND PAMELA
610 BORDEAUX DRIVE
ROCKWALL, TX 75087

LACEY GARY & KIMBERLY ENGLE
610 DEVERSON DRIVE
ROCKWALL, TX 75087

BURGIEL BROOKE
610 MIRAMAR DR
ROCKWALL, TX 75087

CUNNINGHAM ELISA
611 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 NAKOMA DR
ROCKWALL, TX 75087

CONFIDENTIAL
613 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
614 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 NAKOMA DR
ROCKWALL, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
616 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
617 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
618 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
618 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
620 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
620 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
621 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
621 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
621 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 NAKOMA DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N ST HWY 161 #150
IRVING, TX 75038

CURRENT RESIDENT
624 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
625 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

CURRENT RESIDENT
625 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
625 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 NAKOMA DR
ROCKWALL, TX 75087

HASEGAWA TETSUYA & PATRICIA EMY AOKI
626 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
628 MONTROSE DR
ROCKWALL, TX 75087

PUGH WILLIAM C AND DIANA L
628 PIPPIN LANE
KINGSVILLE, TX 78363

CURRENT RESIDENT
629 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
629 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
629 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
632 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
633 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
633 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
633 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
636 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
637 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
637 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
637 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
640 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
641 EMERSON DR
ROCKWALL, TX 75087

CAMPBELL KEN AND ROSE M
655 YORK DR
ROCKWALL, TX 75087

PICHA KEVIN KENNETH AND NANCY LYNN
657 YORK DR
ROCKWALL, TX 75087

CONFIDENTIAL
658 FEATHERSTONE DR
ROCKWALL, TX 75087

DANG TIET DINH & THANH THI VU DANG
659 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

WLODARCZAK MARCUS ANTHONY AND
DANIEL GRANT SHIRLEY
659 YORK DR
ROCKWALL, TX 75087

HALL ROBERT E AND PATRICIA A
660 FEATHERSTONE DR
ROCKWALL, TX 75087

BENNETT DANIELLE ACCARDO AND SEAN M
660 HANOVER DR
ROCKWALL, TX 75087

TEAGUE GREGORY CHARLES
661 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CARTER FAMILY TRUST
RICHARD CARTER AND MARY CARTER TRUSTEES
661 YORK DR
ROCKWALL, TX 75087

LLOYD MARK S AND ANGIE L
662 FEATHERSTONE DR
ROCKWALL, TX 75087

BRITT MATTHEW THOMAS AND SARAH
REBECCA
662 HANOVER DR
ROCKWALL, TX 75087

GARCIA SANTIAGO DIAZ
662 YORK DR
ROCKWALL, TX 75087

BINDER TIMOTHY J AND LISSA A
663 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BLAIR BRYNN FORBRICH AND CHRISTON
MICHAEL
663 HANOVER DR
ROCKWALL, TX 75087

OPITZ JEFF AND CAROL
663 YORK DR
ROCKWALL, TX 75087

JETER JAMES D AND CAROL L
664 FEATHERSTONE DR
ROCKWALL, TX 75087

MOSS MICHAEL ANDREW AND BETH ANN
664 HANOVER DR
ROCKWALL, TX 75087

RADICIONI WADE AND LISA R
664 YORK DR
ROCKWALL, TX 75087

BRAKSTAD BENGT AND THERESA KATHLEEN
665 FEATHERSTONE DR
ROCKWALL, TX 75087

HALL BRYAN PATRICK
665 HANOVER DR
ROCKWALL, TX 75087

IONITA MIHAI AND LAURA
665 YORK DR
ROCKWALL, TX 75087

GASTON DAVID LEE AND CARRIE ANN
667 FEATHERSTONE DR
ROCKWALL, TX 75087

OGLE JONATHAN A AND TONI L
667 HANOVER DR
ROCKWALL, TX 75087

MARKHAM BRUCE D AND DONNETTA P
667 YORK DR
ROCKWALL, TX 75087

CORL KIMBERLY BETH & JON DEREK
668 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

GLYNN JAMES T AND SALLY A
668 HANOVER DR
ROCKWALL, TX 75087

WEISS DANIEL HERMAN
668 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
669 YORK DR
ROCKWALL, TX 75087

WINCHEL TANYA M
669 FEATHERSTONE DR
ROCKWALL, TX 75087

POLEY JOHN R AND KATHRYNE L
669 HANOVER DR
ROCKWALL, TX 75087

CURLEE BRET A AND SUSAN L
670 FEATHERSTONE DR
ROCKWALL, TX 75087

RICKETTS GREGORY B & DANIELLE E
670 HANOVER DRIVE
ROCKWALL, TX 75087

MCLAUGHLIN PATRICK PARKER
670 YORK DR
ROCKWALL, TX 75087

BOWERS DON
671 FEATHERSTONE DR
ROCKWALL, TX 75087

LOFLAND WILLIAM CHRISTOPHER AND LYNDSEY NICOLE
671 HANOVER
ROCKWALL, TX 75087

ERICKSON JULIA A AND DAVID
671 YORK DR
ROCKWALL, TX 75087

WILLIAMS DONALD AND TAMMY
672 FEATHERSTONE DR
ROCKWALL, TX 75087

SPRADLING JOHN RYAN AND SARAH KIM
672 HANOVER DR
ROCKWALL, TX 75087

DRAKE VERNON EUGENE & TOYA YVETTE
672 YORK DRIVE
ROCKWALL, TX 75087

HUYNH TAN KHAH AND THUY THU
673 FEATHERSTONE DR
ROCKWALL, TX 75087

VILLARREAL CRAIG ALAN AND CHARLYN ROBIN HANNA
673 HANOVER DR
ROCKWALL, TX 75087

WRIGHT BOBBY PAUL AND MARY L
674 FEATHERSTONE DR
ROCKWALL, TX 75087

MILLER JAMES RYAN
674 HANOVER DRIVE
ROCKWALL, TX 75087

ECKROTE KENNETH R & LESLIE A
674 YORK DRIVE
ROCKWALL, TX 75087

ALBARELLI REBECCA & GEORGE
675 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ CARLOS FERNANDO RODRIGUEZ
675 HANOVER DR
ROCKWALL, TX 75087

MUELLER BRYAN SCOTT
676 HANOVER DRIVE
ROCKWALL, TX 75087

DORTCH TOMMY C & ELLEN D
676 YORK DRIVE
ROCKWALL, TX 75087

WEBER ANDREW JOSEPH AND DANIELLE MARIE WEBER
677 HANOVER DRIVE
ROCKWALL, TX 75087

ENGLISH ERIC S AND TEREON DENISE MCCLARIN
678 HANOVER DR
ROCKWALL, TX 75087

TRAN VINCENT VINH & KATHERINE NGOC TU
678 YORK DR
ROCKWALL, TX 75087

HOPPER MICHAEL ERIC AND TINA CHERIEE
679 HANOVER DR
ROCKWALL, TX 75087

KANG MINCHUL AND MIYOUNG CHEONG
680 YORK DR
ROCKWALL, TX 75087

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

CURRENT RESIDENT
700 MONTROSE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
704 MONTROSE DR
ROCKWALL, TX 75087

GREER PATRICIA L
710 BROOKFIELD DR
GARLAND, TX 75040

GOLIAD REAL ESTATE LLC
7700 EASTERN AVENUE SUITE 705
DALLAS, TX 75209

BOGERT WILLIAM PAUL AND RENEE
771 BORDEAUX DRIVE
ROCKWALL, TX 75087

LUPER JUSTIN GARRET
7718 VISTA RIDGE LANE
SACHSE, TX 75048

ERICKSON BRENT D AND JENNIFER
772 BORDEAUX DRIVE
ROCKWALL, TX 75087

HUNTER JEFFREY KYLE & RENEE MARIE
774 DEVERSON DRIVE
ROCKWALL, TX 75087

PURSELL NATHANIEL S AND NILAFE R
775 BORDEAUX DRIVE
ROCKWALL, TX 75087

ATINC MAHMUT GUCLU AND MURUVVET YASEMIN OCAL-
775 DEVERSON DR
ROCKWALL, TX 75087

SUN WEI AND
BAO AN LI
775 HANOVER DRIVE
ROCKWALL, TX 75087

MCDONALD SONDRA S
776 BORDEAUX DR
ROCKWALL, TX 75087

KERLEY KATHRYN LEE AND CHARLES VANCE
776 DEVERSON DR
ROCKWALL, TX 75087

ILLIG ANTHONY A & KRISTIN D
776 MIRAMAR DRIVE
ROCKWALL, TX 75087

COBB ARTHUR AND DEIDRA
776 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CHEEK ASHLEY DAVID & CHRISTIN
776 YORK DRIVE
ROCKWALL, TX 75087

REED TREVOR LANCE & ADRIENNE
777 BORDEAUX DR
ROCKWALL, TX 75087

HACKNEY JAMES M AND KATHY Y
777 DEVERSON DR
ROCKWALL, TX 75087

PANAK DAVID LEO & LISA RENE
777 HANOVER DRIVE
ROCKWALL, TX 75087

CLEVENGER WANDA
777 MIRAMAR DR
ROCKWALL, TX 75087

BRYANT DENNIS A & ROBYN E
777 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
778 DEVERSON DR
ROCKWALL, TX 75087

GOTTLEABER STEVEN AND TERRI
778 BORDEAUX DR
ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E
778 HANOVER DRIVE
ROCKWALL, TX 75087

BAILEY LANCE & KALI
778 MIRAMAR DRIVE
ROCKWALL, TX 75087

VELASQUEZ KRISTEN F AND
DAYAN I VELASQUEZ ESCUDERO
778 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

TAYLOR LAURA
778 OAK HOLLOW
ROCKWALL, TX 75087

YATES TERRY WILLIAM & CYNTHIA
778 YORK DRIVE
ROCKWALL, TX 75087

FREEMAN COLBY C AND NEISHA E
779 BORDEAUX DR
ROCKWALL, TX 75087

BUCKNER JUSTIN S AND ELAINE THOAI-ANH
NGUYEN
779 DEVERSON DR
ROCKWALL, TX 75087

BOYD STEPHEN & SUSAN
779 MIRAMAR
ROCKWALL, TX 75087

HASSAN AKRAM A AND AMAL
779 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

LEE NICHOLAS Q AND SABRINA BH PHUNG
780 BORDEAUX DR
ROCKWALL, TX 75087

CONFIDENTIAL
780 DEVERSON DRIVE
ROCKWALL, TX 75087

HAMPTON CHRISTOPHER T AND HEATHER M
780 HANOVER DR
ROCKWALL, TX 75087

COULMAN MICHAEL SCOTT & ANASTASIA V
780 MIRAMAR DRIVE
ROCKWALL, TX 75087

SOUTHAM MARK J AND LINDA D
780 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

BIESEL TROY H
780 YORK DRIVE
ROCKWALL, TX 75087

WILLIAMSON BRENNAN AND SARAH
781 BORDEAUX DR
ROCKWALL, TX 75087

DOBSON JASON M AND KIMBERLY
781 DEVERSON DR
ROCKWALL, TX 75087

JACKSON SHANNON D
781 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

HIESTER DAVID LIFE ESTATE AND
MADELEINE N HIESTER
781 HANOVER DRIVE
ROCKWALL, TX 75087

SAUNDERS RICHARD & STACI
781 MIRAMAR DRIVE
ROCKWALL, TX 75087

HOLLOWAY SHERYLL
781 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

PHELAN RYAN PATRICK
782 BORDEAUX DR
ROCKWALL, TX 75087

WING ABIGAIL E
782 DEVERSON DR
ROCKWALL, TX 75087

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

GENTILE JOSEPH C
782 MIRAMAR DRIVE
ROCKWALL, TX 75087

SIMPSON CODY M & LESLIE
782 MOUNTCASTLE DR
ROCKWALL, TX 75087

MABRY AMY PEARCE & RUSSELL KYLE
782 YORK DRIVE
ROCKWALL, TX 75087

OLSON JAMES A AND JEAN V
783 BORDEAUX DR
ROCKWALL, TX 75087

BASSETT-FITTOS DENISE A
783 DEVERSON DR
ROCKWALL, TX 75087

DANG TANYA AND
BRYANT TRAN
783 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MYERS SHELLI
783 HANOVER DRIVE
ROCKWALL, TX 75087

RENNER KEVIN AND CECILIA
783 MIRAMAR DR
ROCKWALL, TX 75087

GRISWOLD ADAM & ASHLEY
783 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
HEATHER A CAMUNE
784 BARRYMORE DR
ROCKWALL, TX 75087

STANDEN DARREN JOSEPH AND KAREN BONNIE
784 BORDEAUX DR
ROCKWALL, TX 75087

HOLDEN CHRISTOPHER & SANDRA
784 DEVERSON DR
ROCKWALL, TX 75087

SLOAN JAMES R AND JUDY A GARZA
784 HANOVER DR
ROCKWALL, TX 75087

JOHNSON EMMA G
784 MIRAMAR DRIVE
ROCKWALL, TX 75087

BREYTSPRAAK DONALD JR & NONNIE
784 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

HALE B CALVIN & PHYLLIS A
784 YORK DR
ROCKWALL, TX 75087

WALSH DEREK AND MICHELLE
785 BORDEAUX DR
ROCKWALL, TX 75087

CALDWELL ERIC AND DEBBIE
785 DEVERSON DR
ROCKWALL, TX 75087

CUTLER CLAUDE K & VIVIAN M
785 FEATHERSTONE DR
ROCKWALL, TX 75087

WATTS WILLIAM MARK & LORI LYNN
785 HANOVER DRIVE
ROCKWALL, TX 75087

EMERSON JAIME
785 MIRAMAR DRIVE
ROCKWALL, TX 75087

MUELLER MICHAEL RAY AND MERRITT
785 MOUNTCASTLE DR
ROCKWALL, TX 75087

TBC FAMILY TRUST
TONY AND BRENDA CAMPAGNA TRUSTEES
786 BARRYMORE DRIVE
ROCKWALL, TX 75087

JOHNSON BART JACOB AND AMANDA DAWN
786 BORDEAUX DR
ROCKWALL, TX 75087

HARDWICK GLENDA
786 DEVERSON DR
ROCKWALL, TX 75087

VAUGHN JESSE & CARLA MICHELLE
786 FEATHERSTONE DR
ROCKWALL, TX 75087

BAILEY ALAN W & SHIRLEY Y
786 HANOVER DR
ROCKWALL, TX 75087

WENDEL PAUL AND TERRI
786 MIRAMAR DRIVE
ROCKWALL, TX 75087

PATTERSON MICHAEL WAYNE AND MICHELLE
KEHOE
786 MOUNTCASTLE DR
ROCKWALL, TX 75087

RUSSELL WILLIAM
786 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
787 BARRYMORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
787 DEVERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
787 FEATHERSTONE DR
ROCKWALL, TX 75087

ROBERTSON RYAN LYNDLE AND LYNETTE MARIE
787 BORDEAUX DRIVE
ROCKWALL, TX 75087

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

COLLIER MELODEE
787 MIRAMAR DRIVE
ROCKWALL, TX 75087

OWUSU JOSEPH AND
FLAVIA FRIMPONG
787 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
788 DEVERSON DR
ROCKWALL, TX 75087

MCDONALD BRADLEY NEAL AND JULIE LYNN
788 BARRYMORE DR
ROCKWALL, TX 75087

PODINA STEVEN L
788 BORDEAUX DR
ROCKWALL, TX 75087

LAKIN RICHARD J & SUSAN C
788 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
788 HANOVER DR
ROCKWALL, TX 75087

BURGIEL KEVIN THOMAS
788 MIRAMAR DR
ROCKWALL, TX 75087

THOMAS JOHN EARL & ADRIENNE CAPRI
788 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

BLACKETER LARRY M AND GWENDOLYN HILL
788 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
789 FEATHERSTONE DR
ROCKWALL, TX 75087

EVERHART RYAN M AND KARA M GILLILAND
789 BORDEAUX DR
ROCKWALL, TX 75087

CRUMP GUY AND MELISSA
789 DEVERSON DR
ROCKWALL, TX 75087

LORTS NANCY J
789 HANOVER DRIVE
ROCKWALL, TX 75087

MURRAY BRYAN A & SHANNON
789 MIRAMAR DR
ROCKWALL, TX 75087

DEAN SHELLY & ROBERT
789 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
790 HANOVER DR
ROCKWALL, TX 75087

MAGUIRE LINDSAY T & CHRISTOPHER M
790 BARRYMORE DRIVE
ROCKWALL, TX 75087

HAWKINSON JEFFREY S AND MADELINE N
790 BORDEAUX DR
ROCKWALL, TX 75087

GREEN MATTHEW DWAYNE AND TWILA
790 DEVERSON DRIVE
ROCKWALL, TX 75087

FOWLER DOUGLAS LYNN & ROBIN
790 FEATHERSTONE DR
ROCKWALL, TX 75087

HAVENS WILLIAM
790 MIRAMAR DRIVE
ROCKWALL, TX 75087

KARKHOFF MICHAEL AND JUDY
790 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

KELLY TIMOTHY
790 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
791 FEATHERSTONE DR
ROCKWALL, TX 75087

BAWCUM ROSS AND TIFFANY
791 BARRYMORE DR
ROCKWALL, TX 75087

HUGHES JACOB AUSTIN AND CANDICE
791 BORDEAUX DR
ROCKWALL, TX 75087

KINSEY SHEARON KAY
791 DEVERSON DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING
TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

SCHWISTER TODD J AND APRIL D
791 MIRAMAR DR
ROCKWALL, TX 75087

TAYLOR SCOTTY LEE AND MEAGAN
791 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

PATEL BHAVIK & ASMINI
792 BARRYMORE DRIVE
ROCKWALL, TX 75087

MURPHY MICHAEL & VICKI
792 DEVERSON DR
ROCKWALL, TX 75087

MOMSEN KIMBERLY MICHELE
792 FEATHERSTONE DR
ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

KIESCHNICK ROGER
792 MIRAMAR DR
ROCKWALL, TX 75087

WOODLIFF JACK AND EMMA
792 MOUNTCASTLE DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
793 MOUNTCASTLE DR
ROCKWALL, TX 75087

REEVES ERIC
793 BARRYMORE DR
ROCKWALL, TX 75087

WEBB CAROLYN K
793 DEVERSON DRIVE
ROCKWALL, TX 75087

SCHLADWEILER DEREK AND SARAH RENAE
793 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

COSTELLO NICHOLAS D & MELISSA L
793 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
794 BORDEAUX DR
ROCKWALL, TX 75087

HALE ALAN LEE AND RITA M
794 AMHERST DR
ROCKWALL, TX 75087

LAMB CHANCE DUKE
794 BARRYMORE DR
ROCKWALL, TX 75087

SCHROEDER DAVID J & MARGARET D
794 DEVERSON DR
ROCKWALL, TX 75087

MULLIS RHETT DANIEL AND SUSAN
794 FEATHERSTONE DR
ROCKWALL, TX 75087

EVANS MARCUS EUGENE AND DEANN
794 HANOVER DR
ROCKWALL, TX 75087

VALK CATHLEEN A
794 MIRAMAR DRIVE
ROCKWALL, TX 75087

GORDON SCOTT AND MIRANDA
794 MOUNTCASTLE DR
ROCKWALL, TX 75087

THERRIEN MICHAEL AND VICTORIA
794 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
795 FEATHERSTONE DR
ROCKWALL, TX 75087

CHINN MARK & ELENA
795 AMHERST DR
ROCKWALL, TX 75087

DOPKINS DANIEL AND JENNIFER
795 BARRYMORE
ROCKWALL, TX 75087

LOTHSCHUTZ PAMELA
795 DEVERSON DR
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

DAVIS BOYCE W & MISTY C
795 MIRAMAR DRIVE
ROCKWALL, TX 75087

DJUKIC-LUJAN NATALIE A AND
FEDERICO I FERREYRA
795 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

DACUS BRIAN & STACIE
796 AMHERST DRIVE
ROCKWALL, TX 75087

JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD REVOCABLE LIVING TRUST
JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD TRUSTEES
796 BARRYMORE DRIVE
ROCKWALL, TX 75087

MULLINS KEITH AND ROBIN
796 DEVERSON DR
ROCKWALL, TX 75087

TURNER JIMMIE L
796 FEATHERSTONE DR
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

VOLL ANDREW W AND JOANNA
796 MIRAMAR DR
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
797 AMHERST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
797 FEATHERSTONE DR
ROCKWALL, TX 75087

LIVINGSTON ERIKA S & JACK E
797 DEVERSON DRIVE
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

ARMSTRONG JOHN N AND LAURA L
797 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
798 BARRYMORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
798 FEATHERSTONE DR
ROCKWALL, TX 75087

LOGWOOD CLINTON G II & DANA C
798 AMHERST DR
ROCKWALL, TX 75087

GINGRAS BRIDGET KANDICE & ETHAN WILLIAM
798 DEVERSON DR
ROCKWALL, TX 75087

TINDALL JACOB
798 MIRAMAR DR
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

MCCORMICK KEVIN & JULIA
799 MIRAMAR DRIVE
ROCKWALL, TX 75087

ROCHE CHRISTOPHER & MELANIE
800 BARRYMORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
801 BORDEAUX DR
ROCKWALL, TX 75087

CAMUNE CHRISTOPHER
801 AMHERST DRIVE
ROCKWALL, TX 75087

SHULTZ ZACHARY
801 MIRAMAR DRIVE
ROCKWALL, TX 75032

HIGGINS SCOTT AND KERRIANNA KNIGHT
801 MOUNTCASTLE DR
ROCKWALL, TX 75087

LOFTIS JAMES D & CHRISTINE C
802 AMHERST DRIVE
ROCKWALL, TX 75087

JONES BRYAN M AND MERICHELLE E
802 BARRYMORE DR
ROCKWALL, TX 75087

COSS MARCUS H & KRISTIN N
802 KNOX DRIVE
ROCKWALL, TX 75087

CURRY CHRISTOPHER DALE & MICHELLE RENE
802 MIRAMAR DR
ROCKWALL, TX 75087

DURAN MARCO AND KATIE
802 MOUNTCASTLE DR
ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL
802 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
803 MIRAMAR DR
ROCKWALL, TX 75087

MURPHY MARK R AND BRANDI L
803 AMHERST DR
ROCKWALL, TX 75087

JOHNSON CHANDLER JASON AND AMBER DAWN
803 KNOX DR
ROCKWALL, TX 75087

SICILIANO LAURA EDITH
803 MOUNTCASTLE DR
ROCKWALL, TX 75087

SLAMONS JOSEPH LAWRENCE
804 AMHERST DR
ROCKWALL, TX 75087

KHAN MASROOR
804 BARRYMORE DRIVE
ROCKWALL, TX 75087

ANDERSON JEANETTE
804 KNOX DRIVE
ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG
804 MIRAMAR DRIVE
ROCKWALL, TX 75087

ZHAO WEIDONG AND XIAOLEI WANG
804 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

FLORES JORGE & NAOMI SHALIT
804 YORK DRIVE
ROCKWALL, TX 75087

ABOUCHEDID CHARLES A
805 KNOX DRIVE
ROCKWALL, TX 75087

GODINEZ DAVID R AND KAREN W
805 MIRAMAR DR
ROCKWALL, TX 75087

PENTON RYAN THOMAS AND JENNIFER ANN
805 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
806 MOUNTCASTLE DR
ROCKWALL, TX 75087

EVANS DOUGLAS E
806 AMHERST DRIVE
ROCKWALL, TX 75087

HENDERSON ERIC S & MEGAN A
806 KNOX DRIVE
ROCKWALL, TX 75087

CYPERT LYNDOL & JERE
806 MIRAMAR DRIVE
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

MOBLEY JANET
807 AMHERST DR
ROCKWALL, TX 75087

STEWART CHRISTOPHER & PRISCILLA
807 KNOX DRIVE
ROCKWALL, TX 75087

AGEE DANIEL B AND LEAH D KING AND STEPHEN C BEUCHAW AND KAREN L BEUCHAW
807 MIRAMAR DRIVE
ROCKWALL, TX 75087

RANKIN CARLA S
807 MOUNTCASTLE DR
ROCKWALL, TX 75087

2018 M J WIEBEL REVOCABLE TRUST
MICHAEL JUSTIN WIEBEL AND JAIME LAUREN WIEBEL- TRUSTEES
808 AMHERST DRIVE
ROCKWALL, TX 75087

FERNANDEZ TERESA SUAREZ AND LUIS OSVALDO
808 KNOX DRIVE
ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE
808 MIRAMAR DRIVE
ROCKWALL, TX 75087

CHEW CHRISTINA
808 MOUNTCASTLE DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
809 KNOX DR
ROCKWALL, TX 75087

GREER KRISTEN N
809 MIRAMAR DR
ROCKWALL, TX 75087

WRIGHT EMILY ELIZABETH AND KEVIN MATTHEW
810 KNOX DR
ROCKWALL, TX 75087

SHING RICHARD L & IVEY D
810 MIRAMAR DR
ROCKWALL, TX 75087

MALONE VICKI MARLA
810 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

MOY BING
811 KNOX DRIVE
ROCKWALL, TX 75087

HASSAN ALAA E & PATRICIA ANN HASSAN IBRAHIM
811 MIRAMAR DRIVE
ROCKWALL, TX 75087

HERGERT KODY AND ADRIENNE MICHELLE
812 KNOX DRIVE
ROCKWALL, TX 75087

WRIGHT EMILY ELIZABETH AND KEVIN MATTHEW
810 KNOX DRIVE
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-024: PD Amendment to PD-70

Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N. Goliad Street], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/8/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 10/21/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/21/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

We need at lest three pond for this size of DeLopement for water Run off. (Leave The Pond)

Name: Bruce A. MacLeod

Address: 111 Crest Brook Dr. Rockwall Texas.

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

I request the developer, Dick Scarborg, take care of the common areas consisted with Appendix "C" of PD-070 prior to any amendment to reduce anything. I now and have before questioned Mr. Scarborg's integrity towards us!

Name: Michael H. Albritton

Address: 791 Hanover Drive, Rockwall TX, 75087-7150

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

MAKE THE DEVELOPER MEET THE REQUIREMENTS AGREED TO ON THE APPROVED PD-70, PAGE #81. THE DEVELOPER HAS NOT COMPLIED WITH OTHER CRITERIA AND THIS IS THE LAST SECTION AVAILIABLE WITH APPROVED DEVELOPMENT PLAN. TO COMPLY

Name: RALPH CHIZZONITE

Address: 101 CRESTBROOK DRIVE, ROCKWALL, TX. 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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KEEP PD REQUIREMENTS FOR HARD EDGE PONDS, MODIFY EXISTING POND TO HARD EDGE, RETAIN SOME TREES AROUND THE POND TO PROVIDE A PLEASING & NATURAL DRAINAGE AREA.

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

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Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

WE DON'T NEED A SMALL POND ACROSS THE STREET (FEATHERSTONE) FROM THE LARGE, NATURAL POND.

Name: Bob Wacker, Kathy Wacker

Address: 309 FEATHERSTONE DRIVE

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BELOW FORM

Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

[X] I am in favor of the request for the reasons listed below.

[ ] I am opposed to the request for the reasons listed below.

Name: Carolyn K Webb

Address: 193 Devereson Dr, Rockwall, Tx 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-024

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Bryant

Last Name *

Tran

Address *

783 Featherstone Drive

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

bryant.tran@outlook.com

Phone Number

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-024

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Elliott

Last Name *

Huff

Address *

312 nakoma dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Email Address *

elliotthuff2001@yahoo.com

Phone Number

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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Google Forms

Zoning & Specific Use Permit Input Form

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-024

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I have read the request and find it to be reasonable.

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

LaCour

Address *

342 Nakoma Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

rlacour2010@gmail.com

Phone Number

512-300-9357

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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Google Forms

Miller, Ryan

From: Planning
Sent: Friday, October 4, 2019 9:14 AM
To: Miller, Ryan; Gonzales, David
Subject: FW: Case Z2019-024 PD Amendment to PD-70

From: SWANK, TONY [mailto:AS5191@att.com]
Sent: Friday, October 4, 2019 8:41 AM
To: Planning
Subject: Case Z2019-024 PD Amendment to PD-70

Good morning

I received a notice for this change in the mail. I will be out of town and will not be able to attend the hearing. I would like to express my opposition to the change. I feel that the developer needs to stick with the original plans for the neighborhood.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-024: PD Amendment to PD-70

Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N. Goliad Street], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/8/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 10/21/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/21/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Reduces HOA costs

Name: GREGSON ROBY

Address: 594 BORDEAUX DR, ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SKORBURG
COMPANY

8214 Westchester Drive, Suite 710
Dallas, Texas 75225

Mr. Ryan Miller
Director of Planning & Zoning
385 S. Goliad Street
Rockwall, Texas 75087

September 12, 2019

Dear Mr. Miller:

Please accept this request for a zoning change to reduce the required number of hard edge retention ponds from four (4) to three (3) as described in Exhibit "C" (Planned Development District No. 70) to PD Ordinance No. 07-13 (as amended by Ordinance No. 09-44), more specifically contained in the last paragraph of Section C ("Standards for District Design and Connectivity"), Paragraph 6(d) (under "Parks and Open Space"). No other changes to the PD are being requested.

The original Stone Creek PD was approved in 2007 that included a requirement to have four (4) hard edge ponds built throughout Stone Creek Estates. The exact location and configuration of the ponds was to be determined at the time of development.

To date, three (3) ponds have been fulfilled: two (2) hard edge retention ponds were constructed with Phase I, and the third pond is located within the 11.3 acre City park that was dedicated to the City of Rockwall in January 2014. An exhibit showing the location of these three (3) existing ponds is included on the attached **Exhibit "A"**. While the pond located in the City park does not have a hard edge, it has been counted towards the PD requirement as it was the City's decision to not install a hard edge to be eligible for a State matching grant for the park. Hence, three (3) of the four (4) hard edge ponds as required by the existing PD have been satisfied.

For additional background on this request, Phase I was constructed in 2007-08, which included two (2) hard edge retention ponds. In 2012, we received notice from the City that the City's process for obtaining a Texas Commission on Environmental Quality ("TCEQ") permit for retention ponds had changed, which lengthened the permitting time period to up to a year, and due to water rights, there would be no guarantee if the permit would be approved after that time period.

To avoid the potential need for another TCEQ permit (that may or may not be approved) and adding more long-term maintenance cost burden on the HOA, we believe it is in the best interests of Stone Creek Estates not to construct an additional hard edge pond.

As such, we respectfully request the PD be modified per the attached **Exhibit "B"** to reduce the number of hard edge ponds from four (4) to three (3).

In lieu of installing a hard edge around the City park pond and a fourth hard edge pond somewhere that could pose potential future TCEQ issues in the future, we redirected value to Stone Creek residents and the City by enlarging the park dedication area (resulting in fewer lots), and will be finishing the build out of Stone Creek Estates with 32 fewer lots than allowed under the PD (the PD allows a maximum of 918 total SF lots, but the final phase of Stone Creek will result in the build out being only 886 SF lots based on the City approved preliminary plat for the final phase).

We look forward to visiting with the Planning and Zoning Commission and City Council on this proposed amendment to our master planned community.

Sincerely,

Adam J. Buczek
Skorburg Company, Development Partner
On behalf of Stone Creek Balance, Ltd, a Texas limited partnership (Owner and Applicant)

EXHIBIT "A"

Three (3) Existing Pond Locations

The single-family zoned land of Stone Creek Estates is outlined in yellow below.

The two (2) existing hard edge retention ponds are outlined in **BLUE.**

The one (1) existing City park pond (no hard edge, but counted toward PD hard edge pond requirement) is outlined in **ORANGE**.



EXHIBIT "B"

Requested Stone Creek PD Language Modification

With respect to Exhibit "C" (Planned Development District No. 70) to PD Ordinance No. 07-13 (as amended by Ordinance No. 09-44), this zoning application requests that the last paragraph of Section C ("Standards for District Design and Connectivity"), Paragraph 6(d) (under "Parks and Open Space") be modified to read as follows:

"The Developer shall provide retention ponds in the locations depicted on the Concept Plan in Exhibit "B" of this ordinance. Hardedges and fountain features shall be incorporated into Ponds 1 & 2, Pond 3 shall incorporate a natural edge, and Pond 4 shall incorporate a fountain feature and a natural edge. All retention pond hard edges shall be similar to the hard edge shown in Figure 5 below."



Figure 5: Retention Pond with Hardedge.

In addition to the above change, the Concept Plan included on Exhibit "B" of the ordinance would be updated accordingly.

Gonzales, David

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Wednesday, October 2, 2019 10:03 AM
To: Miller, Ryan; Gonzales, David
Cc: Audrey Beard; Bryan Holland; John Arnold; Beverly
Subject: FW: Stone Creek Q&A / information on requested PD change

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Ryan and David.

I am forwarding you this e-mail exchange with Bob Wacker (Stone Creek resident) in which he has helped compile feedback from Stone Creek residents (on the HOA NextDoor website) about the zoning change request. I have provided responses to each on in red font below, and I want you to have this on record as we're going to install a fountain in the Crestbrook pond regardless of the outcome of this case so that pond is fully compliant with the existing PD (giving us 3 fully compliant ponds including the main entry pond (which has a fountain already) and the City Park pond – which counts even though it does not but that's with City direction.

Insofar as the 4th pond…….if this PD request gets approved, based on resident input below, we (developer) will also install an additional fountain in the pond along York (which does not have a hard edge). If not, then we'll just build the 4th pond and include a fountain in a TBD location within Stone Creek Estates while we develop the last phase of Stone Creek.

This will hopefully provide clarity and additional context for how 3 of the 4 ponds under the current PD conditions will be fully satisfied "as is", and if the PD is approved as requested – then we'll also install a fountain in the York pond (even though no hard edge) to help address the "aesthetics" comments below.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Adam Buczek
Sent: Wednesday, October 02, 2019 9:52 AM
To: Bob Wacker <bobwacker@att.net>
Subject: Stone Creek Q&A / information on requested PD change

Good morning, Bob. Thanks for keeping me in the loop and helping me get resident feedback. I have typed responses to each comment below under "Against PD-70 Change" in **red font**. I also added some commentary / clarifying notes to your original email to make sure there's no confusion on certain facts. Feel free to share as you wish with homeowners as we want to be 100% transparent. The main things here are that we are going to install a fountain in the Crestbrook pond regardless to fulfill the PD requirement on that pond.

Also – if the PD amendment is approved, we will also install a fountain in the pond off York (which does not have a hard edge), but we'll do it anyway. If the PD amendment is not approved, then we will NOT install a fountain in the York pond – but instead, will plan to install a fountain in the 4th hard edge pond that we end up building to fulfill the existing requirements of the PD.

I will be sharing this correspondence with NMI and city staff so we are all in the loop. Questions let me know. Thanks.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Bob Wacker <bobwacker@att.net>
Sent: Wednesday, October 02, 2019 3:25 AM
To: Adam Buczek <abuczek@skorburgcompany.com>
Subject: Status

I've summarized the key posts (Nextdoor and emails).

AGAINST PD-70 CHANGE

The City should hold the Developer accountable for the requirements (shall provide) stated in the PD?
It's the "aesthetic purpose" that we are concerned about that has not been met.

1. Why not consider a natural edge pond, with a water feature, in a different area within the neighborhood? If the City (and Stone Creek residents) prefer to leave the PD unchanged and have us install a 4th hard edge pond, we will do so. For reasons cited in our summary letter with the zoning application, the developer does not think it's the best use of HOA funds long-term – but we are happy to proceed either way.

2. Isn't the actual reason for finishing out the PD with fewer lots due to the fact that the PD requires an
average lot size of 8,000 s.f., and the Developer has to put in larger lots in Phase X to maintain that average? No. Our average lot size is voluntarily larger than what was required in the PD. For instance, we opted for a larger lot mix, dedicated a City park that is 45% larger than required by the PD, and sold additional land to the Rockwall ISD – all of which contributed to the planned build out of Stone Creek being 32 lots less than allowed by the PD.

3. Why should this pond (the one behind Crestbrook) be acceptable to the City or our neighborhood? Other than the fact that it does not currently have a fountain in it, the

pond meets the requirements of the PD. The developer will install a fountain in the Crestbrook pond in conjunction with the development of the last phase of Stone Creek to fully satisfy the PD with respect to the pond behind Crestbrook. A fountain was not previously installed due to it being a low visibility area, and therefore, we did not think it would be the best use of HOA funds in terms of directing maintenance dollars, but unless residents object, we're going to install a fountain in this pond to complete this PD element.

4. if the Developer were to agree to go back and clean-up some of these under-developed Common
Areas, perhaps the City/Developer (and residents of Stone Creek) might then be able to come to
a reasonable compromise. First and foremost, we want our residents to be happy. Open spaces in prior phases have been dedicated to the City of Rockwall and are to be maintained by the HOA pursuant to the PD and their respective recorded plats. If there are some specific areas or items that residents would like the developer to consider assisting with, they should send such items to NMI and ask them to pass on and share / discuss with the developer. One of the functions an HOA management company serves is to provide a path of communication between residents and the developer. The developer is happy to privately and in good faith review items that residents would like to be taken into consideration. Notwithstanding the foregoing, we respectfully ask residents and the City to take into account the following items in context with this zoning request:

A. Reducing the required number of hard edge ponds from 4 to 3 would help keep homeowners dues down via lower maintenance costs. A 4th pond for the HOA to maintain is not going to add value to the community, as this is an amenity that already exists in other locations. Ponds are not cheap to maintain – particularly long-term. In our view, HOA dues could be better spent / directed towards adding other types of assets in open space areas, if residents desire down the road. In turn, we have redirected value for the residents in Items B through D below.

B. With our current approved preliminary plat for the last phase of Stone Creek, we plan to finish the build out of Stone Creek with 32 fewer lots than allowed under the PD, which is significantly lower density than allowed under the PD. As stated in #2 above, we opted for a larger lot mix, dedicated a City park that is 45% larger than required, and sold additional land to the Rockwall ISD – all of which contributed to the planned build out of Stone Creek being 32 lots less than allowed by the PD.

C. Part of our plan in lieu of not doing a 4th pond was that we donated a 45% larger City park than required by the PD (and did so in a manner which got matching grant dollars to the City from the Texas Parks & Wildlife Foundation to help expedite and enhance the park improvements). The required City Park area per the PD was 7.8 acres of contiguous land. Our City Park dedication area was 11.3 acres – an increase of 3.5 acres.

D. The long-term value that is being enjoyed by the City and residents of Stone Creek is reflected in the fact that the price points of the homes throughout the community have far exceeded expectations from original projections / requirements of the original 212 agreement with the City.

5. Why not require that all the creeks and ponds be consistent with the picture that the Developer
submitted as Appendix "C" in the original PD? The existing ponds are constructed in a manner consistent with the intent of the PD. The picture attached to the PD is conceptual, and as stated in the PD, the exact size/shape/configuration of ponds were to be determined at the time of development.

6. A reasonable solution would be for the Developer to clean all the Common Areas to be consistent
with the picture in Appendix "C" (without a hard edge) so that all Common Areas could be mowed
to the water line. Each pond has its own natural configuration, design, and maintenance needs. All common areas that have been completed to date have been timely turned over to the HOA in good condition as required. Once a common area is turned over to the HOA, the maintenance becomes the responsibility of the HOA.

7. A fountain feature needs to be added to the ponds on York Drive and maybe to the one on
Crestbrook Drive to decrease algae and inhibit mosquito growth. As stated in #3 above, the developer will add a fountain to the Crestbrook pond so this pond will be 100% in compliant with the existing PD. The pond along York Drive is not one of the existing 3 ponds that have been counted towards the PD requirements; however, if this PD request gets approved, the developer will happily install an additional fountain in the pond along York Drive as well. If the zoning change request is not approved, then the 4th pond requirement will be satisfied with the construction of a separate 4th pond and fountain located elsewhere within Stone Creek Estates.

The City-owned land across from the new elementary school needs to be cleaned out for easy
mowing. Then the Developer could proceed to finish out Phase X as he has initially presented
with no additional pond. The City controls and maintains City-owned property.

If many of the features required by the city were not done by the developer, then this would
be something he needs to complete. I feel there are many areas that are wasted and not taken advantage of due to the developer and if this is our chance to hold his feet to the fire,
this is our last chance to do so. For purposes of this zoning request, the definition of "Many features…not done by the developer" means just 1 more pond and adding 2 more fountains to said ponds. All other requirements of the PD have been fulfilled to

date. On the flip, additional value has been added for the benefit of the community as described in #4 above.

I happen to view the existing pond in Phase X from my back yard, but that does afford me the
ability to see the pond in active use by neighbors, and the wildlife that it facilitates. I would love
to see it remain and to help future neighbors avoid future foundation issues. This pond is a stock tank pond – non-jurisdictional, and will be filled in with the development of the last phase of Stone Creek.

FOR PD-70 CHANGE

My initial posting on Nextdoor

When Stone Creek was started, the City's PD (Planned Development-70) ordinance required
4 hard-edge (stone, brick, concrete, etc) ponds. Two were built … #1 and #2. The HOA has
to maintain them. The annual cost is typically $7k-$10k. Pond #3 was planned for the park,
but the city waived that requirement. Its a natural area and they wanted it to stay that way.

The developer submitted the last plot of land (Phase 10) to the city for approval. The developer
wants to finish Stone Creek ASAP and doesn't want to build the pond. The reason we don't want to build the pond is because we don't see it adding any value as an additional amenity to the HOA, and since we've redirected value via other avenues as stated above. Adding another pond will only add ongoing maintenance cost to the HOA, and while the location of a 4th pond is not yet determined – if we build it along the floodplain – it could require us to obtain another TCEQ permit, which we don't want to deal with. The only remaining location
would be the 'pond' across from the park. Not true. We have a few options for the 4th pond location, so regardless – this stock tank pond is going to be filled in and go away with the development of the last phase of Stone Creek (Phase X). It is not a natural pond, nor a necessary retention or
detention pond. It is a very old shallow stock pond. Correct. It's maintenance would be very expensive.
The park already has a large enough pond immediately across Featherstone Drive for adequate
recreation. Agreed – no need for pond overkill. The HOA can accumulate $7K-$10K per year in funds and save up to add much more complimentary and other value-added amenities if it so chooses down the road rather than continually sink money into another pond.

If the PD change request is denied and a hard-edge pond must be built, it would take several

months of planning and approvals. Not true. This would only be true in the event we opted to pick a location that would require a TCEQ permit to construct the last pond. If the PD modification request is denied, we would then look for options to construct a 4th pond somewhere that would not require a TCEQ permit. And then be an extra annual maintenance cost to the HOA.

If the PD change is approved, then Phase 10 can be started quickly. Phase 10 can and is planned to start this fall regardless of the outcome of this zoning request, and the 4th pond can be built (if the PD change is not approved) anywhere within Stone Creek Estates. That will allow the homeowners
to continue to take control of their HOA Board of Directors. We already have one on the Board,
and the sale of the Phase 10 lots would let us replace the other two BOD members (i.e., the
developer's officers) right away. Bob – the Developer will remain in control of the HOA until the last lot is sold to builders (so the homeowners will not take control of the HOA until that time – which will likely take a few more years).

I support the change and recommend that those who also agree, should read the notice we
just received, check the appropriate box, sign it, and then mail it back to the City.

Another reply of mine….

1. The existing ponds have been resolved with TCEQ and the City.
2. The differences in green spaces were approved at each Phase
   by the City. We should have raised any concerns then.
   WE SHOULD BE DOING THAT FOR PHASE 10 NOW.
3. The HOA is responsible for the existing ponds.
   We decide and pay for maintenance and whatever
   improvements we want to make.

And another of mine …

The push to force Skorburg into building a 4th pond is also to try to get leverage on him for
alternative actions ... clean up the main pond, help fix the Amenity Center, etc. If he does
build a 4th pond, his costs will be passed on to the new lot owners, but the HOA will have the
cost of maintaining another pond. It likely would delay (TCEQ plans, approvals, construction)
the homeowners takeover of the HOA BOD. The outcome of this zoning request will have no impact on the timing at which the homeowners take over the HOA BOD, as the timing of the last phase of Stone Creek will not be delayed over this item.

Approving the PD-70 amendment expedites build-out of Stone Creek Estates and our take-over..
That's why I'm in favor of it.

Bob Wacker

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

NEED PICTURE PROOF IF THERE IS A HARD EDGE AROUND THIS ENTIRE POND AREA.

Adam Buczek

From: Brandon Davidson <Bdavidson@corwinengineering.com>
Sent: Friday, September 06, 2019 2:01 PM
To: Adam Buczek
Subject: Stone Creek Phase 10
Attachments: Thumbs55.PDF

NEED 360° PICTURES SO WE SEE ALL EDGES.

Aerial of Phase 1 pond with hard edge. As-built is attached.



Brandon Davidson, P.E.

















CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 09-44, BEING A 395.075-ACRE TRACT OF LAND SITUATED IN THE W. T. DEWEESE SURVEY, ABSTRACT NO. 71 AND THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the Stone Creek Subdivision being a 395.075-acre tract of land situated in the W. T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District and Single Family 10 (SF-10) District land uses, located at the southwest corner of FM-552 and N. Goliad Street (*SH-205*), and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 70 [*Ordinance No.'s 07-13, 09-44 & 11-35*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 07-13, 09-44 & 11-35*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, contained in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a

DRAFT ORDINANCE 10.08.19

condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, contained in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. A PD Development Plan must be approved for the areas designated as *Retail* on the *Concept Plan* contained in *Exhibit 'B'*; however, the *PD Development Plan* application may be processed by the City of Rockwall concurrently with a preliminary plat application and *PD Site Plan* application.

Section 6. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (*$2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

DRAFT ORDINANCE 10.08.19

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *October 21, 2019*

2nd Reading: *November 4, 2019*

DRAFT ORDINANCE 10.08.2019

Exhibit 'A':
Legal Description

LEGAL DESCRIPTION

Being a 395.075-Acre tract of land situated in the W. T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas and being all of a called 385.075-acre tract of land conveyed to W. W. Caruth Jr. by Deed recorded in *Volume 54, Page 22* Deed Records, Rockwall County, Texas (DRRCT) and also being all of a called 2.25-acre tract of land conveyed to Soden H. Harris and wife Adrine V. Harris by deed recorded in *Volume 50, Page 375* (DRRCT) being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron pipe found for a northeast corner of aforesaid 392.938-acre tract and being the northwest corner of Rockwall Middle School No. 4 Addition to the County of Rockwall by plat recorded in *Cabinet F, Page 67*, Plat Records, Rockwall County, Texas and being on the south right-of-way line of FM-552 (a variable width right-of-way).

THENCE South 00 Degrees 35 Minutes 35 Seconds East along a east line of aforesaid 392.938-acre tract and the common west line of aforesaid Rockwall Middle School No. 4 Addition a distance of 1,270.02-feet to a ½-inch capped iron rod found for the inside corner of said 382-938-acre tract and the southwest corner of said Rockwall Middle School No. 4 Addition.

THENCE North 69 Degrees 25 Minutes 13 Seconds East along a north line of aforesaid 392.938-acre tract and the common south line of aforesaid Rockwall Middle School No. 4 Addition a distance of 1,331.00-feet to a PK Nail set for a northeast corner of said 392.938-acre tract in the approximate centerline of Hayes Road (a variable width prescriptive right-of-way) and being on the west line of a called 15.00-acre tract of land conveyed to Steve L. Branch and wife Judy C. Branch by deed recorded in *Volume 234, Page 527 D*eed Records, Rockwall County, Texas a ½-inch capped iron rod found bears North 87 Degrees 58 Minutes 03 Seconds a distance of 22.82-feet.

THENCE South 00 Degrees 35 Minutes 35 Seconds East along the east line of aforesaid 392.938-acre tract and the approximate centerline of aforesaid Hayes Road and the west line of aforesaid 15.00-acre tract and the west line of a called 11.126-acre tract of land conveyed to Leon A. Smith by deed recorded in *Volume 160, Page 1,* Deed Records, Rockwall County, Texas and the west line of a called 32.00-acre and 35.5-acre tracts of land conveyed to Roy Lee Hance by deed recorded in *Volume 68, Page 73*, Deed Records, Rockwall County, Texas, a distance of 3,980.56-feet to a PK Nail set for the southeast corner of said 392.938-acre tract and being on the north line of a called 38.639-acre tract of land conveyed to Roy L. Hance and wife, Randa B. Hance by deed recorded in *Volume 91, Page 107* Deed Records, Rockwall County, Texas.

THENCE along the south line of aforesaid 392.938-acre tract and the common north line of aforesaid 30.033-acre tract and the north line of Quail Run Valley No. 2 an addition to the City of Rockwall by plat recorded in *Cabinet E, Page 185*, Plat Records, Rockwall County, Texas and the north line of Quail Run Valley, No. 1 an addition to the City of Rockwall by Plat Recorded in *Cabinet E, Page 57,* Plat Records, Rockwall County, Texas the following courses and distances:

South 89 Degrees 34 Minutes 36 Seconds West a distance of 2,364.65-Feet to a 5/8-inch iron rod with a yellow plastic cap stamped *Carter Burgress* set for corner.

South 88 Degrees 24 Minutes 39 Seconds West a distance of 650.72-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgress* set for a southwest corner of aforesaid 392.938-acre tract.

THENCE North 54 Degrees 44 Minutes 21 Seconds West a distance of 165.14-feet to a ½-inch iron pipe found for corner on the east right-of-way of State Highway 205 (a 100-foot right-of-way).

THENCE along the west line of aforesaid 392.938-acre tract and the common east right-of-way of aforesaid State Highway 205 the following courses and distances:

North 14 Degrees 18 Minutes 45 Seconds West a distance of 1,942.08-feet to a 5/8 inch iron rod with a

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yellow plastic cap stamped *Carter Burgess* set for corner and the beginning of a tangent curve to the right having a central angle of 10 Degrees 15 Minutes 35 Seconds a radius of 5,380.00-feet. A chord bearing of North 69 Degrees 11 Minutes 27 Seconds West and a chord length of 1,015.74-feet.

Along said tangent curve to the right an arc length of 1,017.09-feet to a concrete right-of-way monument found for corner.

North 04 Degrees 03 Minutes 51 Seconds West a distance of 379.29-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner, a concrete right-of-way monument found bears South 00 Degrees 29 Minutes 25 Seconds West a distance of 4.10-feet and being the beginning of a tangent curve to the right having a central angle of 03 Degrees 07 Minutes 00 Seconds a radius of 5,580.00-feet a cord bearing of North 02 Degrees 30 Minutes 27 Seconds West and a chord length of 305.93-feet.

Along said tangent curve to the right an arc length of 305.97-feet, to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner a concrete right-of-way monument found bears South 02 Degrees 45 Minutes 01 Seconds East a distance of 3.95-feet.

North 00 Degrees 56 Minutes 57 Seconds West a Distance of 1,499.13-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner a concrete right-of-way monument found bears South 10 Degrees 54 Minutes 38 Seconds East, a distance of 5.48-feet.

North 44 Degrees 58 Minutes 31 Seconds East a distance of 85.41-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner at the intersection of the east right-of-way of aforesaid State Highway 205 and the south right-of-way of aforesaid FM-552 a concrete right-of-way monument found bears South 83 Degrees 49 Minutes 06 Seconds West a distance of 16.86-feet.

THENCE along the north line of aforesaid 392.938-acre tract and the common south right-of-way of aforesaid FM-552 the following courses and distances:

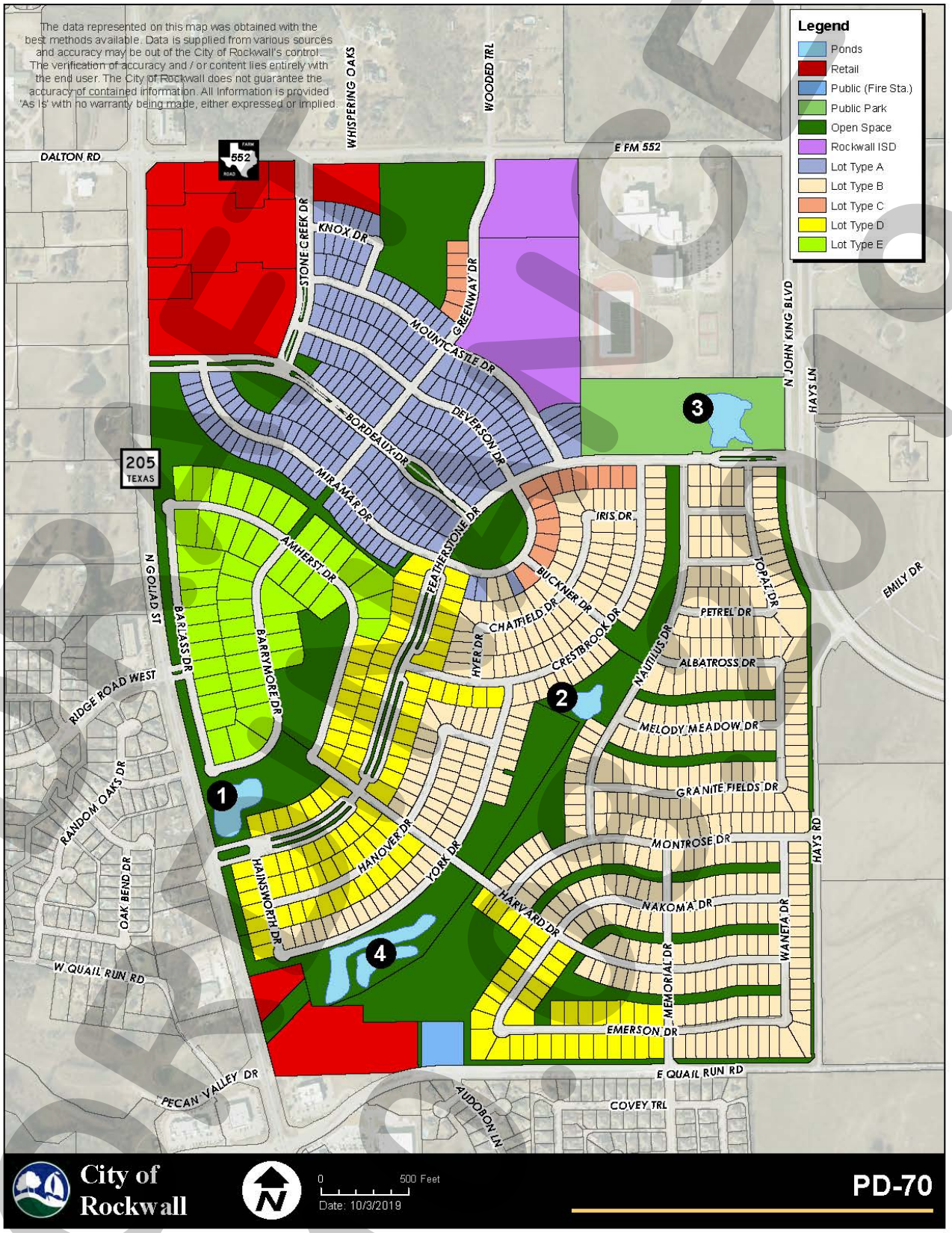
North 89 Degrees 09 Minutes 25 Seconds East a distance of 1,890.00-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner.

South 00 Degrees 50 Minutes 35 Seconds East, a distance of 10.00-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner.

North 89 Degrees 09 Minutes 25 Seconds East a distance of 521.43-feet to the *Point of Beginning* and containing 395.075-acres of land, more or less.

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Exhibit 'B':
Concept Plan



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Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the *Subject Property*.

    a. *Residential Uses*. Uses permitted of right or by Specific Use Permit (SUP) for the Single Family 10 (SF-10) District, as set forth in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance 04-38*], shall be allowed for areas designated for single-family (*i.e. labeled as 50's, 60's, 70's, 80's & 100's*) on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single Family 10 (SF-10) District regulations.

    b. *Non-residential uses*. Non-residential uses shall be allowed only within the area designated as retail on the approved *Concept Plan* for the district, and are limited to those uses permitted of right or by special use permit for the General Retail (GR) District subject to approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Section 2 of Article X, *Planned Development Regulations*. of the Unified Development Code [*Ordinance No. 04-38*], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, that the following uses are expressly prohibited:

    - ☑ Animal Hospital/Clinic
    - ☑ Animal Boarding/Kennel without Outside Pens
    - ☑ Convent or Monastery
    - ☑ Hotel or Motel
    - ☑ Hotel, Residence
    - ☑ Cemetery/Mausoleum
    - ☑ Mortuary of Funeral Chapel
    - ☑ Social Service Provider
    - ☑ Billiard Parlor or Pool Hall
    - ☑ Carnival, Circus, or Amusement Ride
    - ☑ Commercial Amusement/Recreation (*Outside*)
    - ☑ Gun Club, Skeet or Target Range (*Indoor*)
    - ☑ Astrologer, Hypnotist, or Psychic Art and Science
    - ☑ Garden Supply/Plant Nursery
    - ☑ Night Club, Discotheque, or Dance Hall
    - ☑ Secondhand Dealer
    - ☑ Auto Repair Garage (*Minor*)
    - ☑ Car Wash, Self Service*
    - ☑ Service Station*
    - ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
    - ☑ Helipad
    - ☑ Railroad Yard or Shop
    - ☑ Transit Passenger Facility

    ** Not including a convenience store with an accessory car wash use or more than two (2) gas pumps, which accessory uses are permitted by SUP.*

    The following additional use shall be permitted of right in the PD District:

    - ☑ Grocery Store with a maximum building area of eighty thousand (80,000) square feet.

    c. *Design of Non-Residential Uses.* The retail areas shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be

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accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

d. *Density and Lot Composition*. No more than 918 single-family residential dwelling units may be constructed within the *Subject Property*. Except as provided in subsection (e), single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	50' x 120'	6,000	Front	180	19.6%
B	60' x 120'	7,200	Front	521	56.8%
C	70' x 120'	8,400	Front	36	03.9%
D	80' x 125'	10,000	Front	134	14.6%
E	100' x 200'	20,000	Front	47	05.1%
AVERAGE LOT SIZE:		8,000 SF			
			MAXIMUM ALLOWED TOTAL UNITS:	918	100%

e. *Variation in lot composition.* The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwelling units does not exceed 918 units, the average lot size for the development is not less than 8,000 square feet, and the following rules are met:

(1) Lot types 'A', 'B', & 'C' may increase not more than 5% in aggregate number.

(2) Lot type 'D' shall not be decreased below 124 lots of the total lots developed on the *Subject Property*.

(3) Lot type 'E' shall not be decreased below 47 lots of the total lots developed on the *Subject Property*.

2. Development Standards Applicable.

(1) *Residential uses*. Except as may be modified by these *PD Development Standards*, areas designated for single-family (*i.e. labeled as 50's, 60's, 70's, 80's & 100's*) shall be subject to the development standards for the Single Family 10 (SF-10) District, as set forth in Subsection 3.07 of Article V, *District Development Standards*, of the Unified Development Code (UDC), to the development standards stipulated for the North SH-205 Overlay (N SH-205 OV) and the SH-205 Bypass Overlay (205 BY-OV) Districts, and to all supplemental standards contained in the Unified Development Code in effect on the effective date of this ordinance.

(2) *Non-residential uses.* Except as may be modified by these *PD Development Standards*, areas designed for *Retail* land uses shall be subject to the development standards for the General Retail (GR) District, as set forth in Subsection 4.04 of Article V, *District Development Standards*, of the Unified Development Code (UDC), to the development standards stipulated for the North SH-205 Overlay (N SH-205

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OV) and the SH-205 Bypass Overlay (205 BY-OV) Districts, and to all supplemental standards contained in the Unified Development Code in effect on the effective date of this ordinance.

3. *Homeowner's Association (HOA).* A *Homeowner's Association* (*HOA*) shall be formed and duly incorporated in the State of Texas for the *Subject Property*. Membership shall be mandatory for the owner of each residential lot within these areas of the *Subject Property*. This HOA shall be established to ensure the proper maintenance of all common areas for which the HOA is either the owner or is the party designated as responsible for maintenance. The bylaws of this HOA shall establish a system of payment of dues, a system of enforcement of its rules and regulations; and an explanation of the responsibility of each member with regard to the common areas. The bylaws shall be submitted to the Director of Planning for review and approval, not to be unreasonably withheld, for conformity with this paragraph prior to the initial transfer to the HOA of ownership of any real property.

4. *Architectural Review.* All developments within the PD District shall be reviewed by an Architectural Review Committee (ARC) for the *Subject Property*, which will be composed of *Developer* representatives, throughout the completion of development. The ARC shall remain in effect until all new construction has concluded. City of Rockwall building permits shall not be issued prior to ARC approval. Certification of ARC approval shall be submitted with each building permit application, which shall comply with all anti-monotony standards as described in *Section B.4.*, *Anti-Monotony Features* of this document.

B. SPECIAL DEVELOPMENT STANDARDS

1. Dimensional Standards for Residential Uses.

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E
Maximum Building Height	36'	36'	36'	36'	36'
Minimum Air Conditioned Square Footage	1,800	2,200	2,400	2,600 [2]	3,000
Minimum Front Yard Building Setback	15'	20'	20'	20'	25'
Minimum Rear Yard Building Setback	10'	10'	15'	15'	15'
Minimum Side Yard (*Interior*)	5'	5'	5'	6'	7'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	15'
Minimum Distance of Driveway (*from Property Line*)	*N/A*	20'	20'	20'	25'
Minimum Lot Area (*Square Feet*)	6,000	7,200	8,400	10,000	20,000
Minimum Lot Frontage [1]	50'	60'	70'	80'	100'

Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within Table 1.

[2]: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

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2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards	
Minimum Lot Size	6,000 SF
Minimum Lot Width (@ Front Building Line)	50'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	55'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	15'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	1,800 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco, cementitious siding with color palette*]	80%
Garage Orientation	Garages will be allowed to be accessed from the street; however, a minimum driveway length of 20-foot must be provided.
Maximum Lot Coverage	75%

b. *Detached Single Family Lot Type B*

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

c. *Detached Single Family Lot Type C*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF

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Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

d. *Detached Single Family Lot Type D*

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF [1]
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'D' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:
[1]: *A maximum of 20% of the lots may have homes not less than 2,500 SF.*

e. Detached Single Family Lot Type E

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	25'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'E' lots shall have 3 car garages.
Maximum Lot Coverage	70%

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3. *Fencing.*

    a. *Residential uses.* All individual residential fencing shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Tubular steel fencing is also acceptable for individual residential fencing, and shall be *required* on lots located along perimeter roadways, and/or abutting open spaces, greenbelts and parks. Corner lot fencing (adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear property line corner and terminates ten (10') feet behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5') feet. The property owner shall maintain that portion of the property outside the fence. Fencing shall be consistent with the language described above and *Figure 1* below.



Figure 1: *Fence Example.*

4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	50' x 120'	i, iii, iv
B	60' x 120'	ii, iii, iv

C	70' x 120'	ii, iii, iv
D	80' x 125'	ii, iii, iv
E	100' x 200'	ii, iii, iv

i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, three-part stucco, cementitious siding). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least three (3) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street or two (2) intervening homes on the opposite side of the street. All chimneys shall be constructed of masonry materials, excluding cementitious siding.

ii. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). All chimneys shall be constructed of masonry materials, excluding cementitious siding.

iii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens and bathrooms.

iv. If the garage is accessed from the street a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.

5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots on the *Subject Property* shall be landscaped with large canopy trees.

(1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

(2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.

(3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot for properties in the areas identified as *Residential* on the *Concept Plan* in *Exhibit B* of this ordinance.

6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

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C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards as modified by *Street Buffer Strip Elevation and Street Cross-Section Elevations* below in *Figure 2*.

Figure 2: Illustration on next page

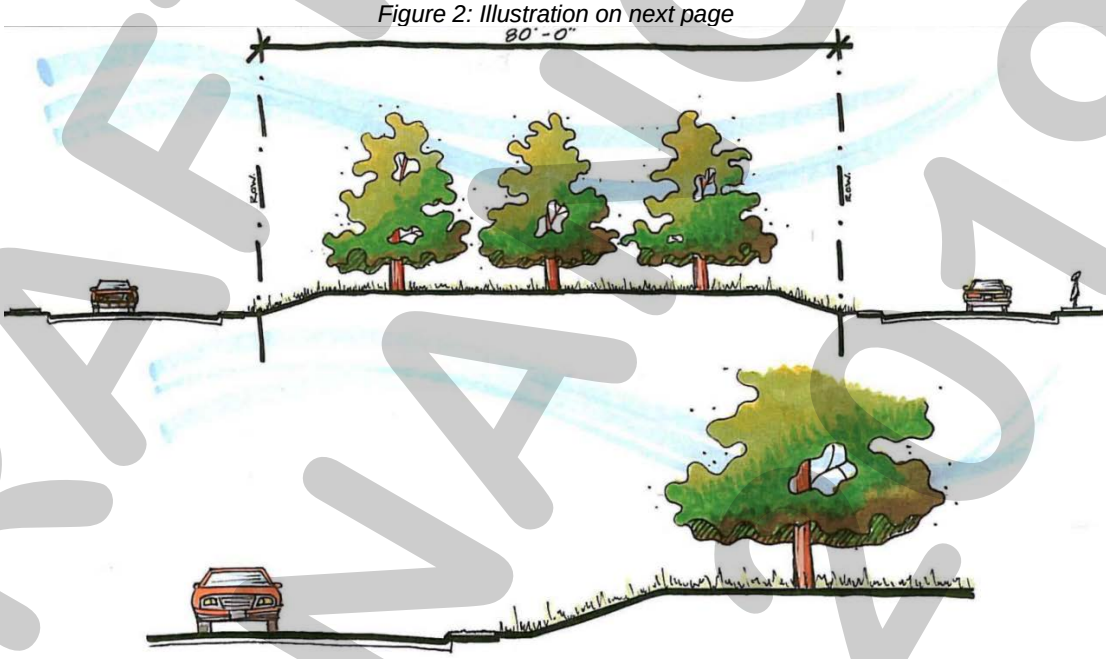


Figure 2: *Street Buffer Strip Elevation and Street Cross-Section Elevations.*

a. *Buffer-Strip for the North SH-205 Overlay (N. SH-205 OV) District.* The landscape buffer strip shall be as described in Section E, *Landscape Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), and be a minimum width of 60-feet as illustrated below in *Figures 3 & 4* and as indicated on the PD Concept Plan. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the *Open Space Master Plan* for the District.

b. *Buffer-Strip for the SH-205 By-Pass Overlay (SH-205 BY-OV) District.* The landscape buffer strip shall be as described in Section E, *Landscape Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), and be a minimum width of 50-feet as illustrated below in *Figures 3 & 4* and as indicated on the PD Concept Plan. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the *Open Space Master Plan* for the District.

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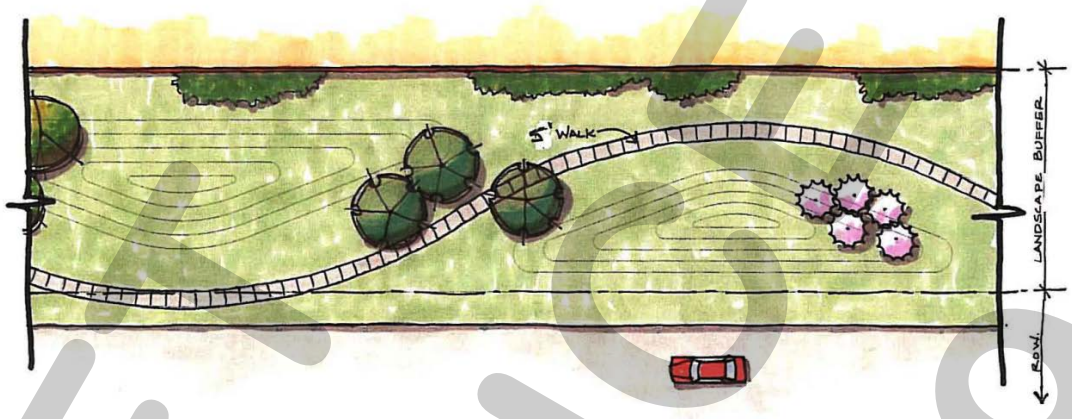


Figure 3: *Landscape Buffer Plan*

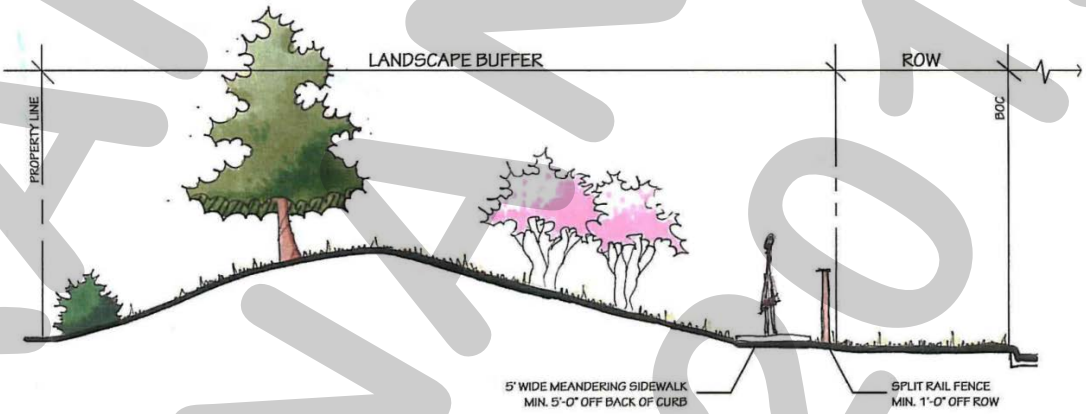


Figure 4: *Landscape Buffer Cross Section*

c. *Buffer-Strip (Outside of Overlay Districts).* The landscape buffer strip shall be a minimum of ten (10) feet on Hays Road and Quail Run Road. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the *Open Space Master Plan* for the District.

d. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.

e. *HOA Maintained Fencing.* The Homeowner's Association (HOA) will maintain all common area and perimeter fencing surrounding the *Subject Property*. Such perimeter fencing shall be composed of a six (6) foot tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.

f. *Curvilinear Walks. Curvilinear Walks* are to be a minimum of five (5) feet in width and a maximum of six (6) feet in width (*i.e. Hike & Bike Trails*) consistent with the approved *Open Space Master Plan*. *Collector Streets*, with or without center medians, may incorporate sidewalks six (6) feet in width adjacent to or within the *front yard* landscape easements. *Curvilinear Walks* may meander within the

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parkway and common areas; however, the edge of the walk shall be no closer than four (4) feet from the back-of-curb.

g. *Medians.* Any proposed median openings shall meet the City standards at the time of *PD Site Plan* approval.

2. *Lighting.* Light poles shall not exceed 20-feet in height, and all light fixtures shall direct light downward and be contained within the *Subject Property*.

3. *Sidewalks.* At a minimum, sidewalks located on streets shall begin four (4) feet behind the back of curb and shall be five (5) feet in overall width.

4. *Curbing.* Within *Lot Types A & B*, *roll-up-curbing* may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity. These *roll-up-curbs* shall be approved by the City of Rockwall Engineering Department with the approval of the final plat application.

5. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*i.e. 3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*, except along the SH-205 By-Pass (*i.e. John King Boulevard*). Additionally, if such above ground lines are installed along the perimeter of the *Subject Property* and adjacent to non-residential uses, then the lines shall be installed behind the non-residential buildings where the installation is possible. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.

6. *Parks and Open Space.* Allowing inclusion of approximately 50% of the school sites and floodplain shown on the *Concept Plan* and approximately 20.0% of the land on the *Subject Property* shall constitute open space, which is hereby deemed sufficient if supported by the following standards and conditions.

a. The *Subject Property* shall contain not less than 79-acres of open space including approximately 26.6-acres of floodplain as shown on *Exhibit B* of this ordinance.

b. Allowable open space may include but is not limited to public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (*including any HOA recreation center or similar facilities*) and other features depicted on the *Concept Plan*, as set forth in the *Open Space Master Plan* prepared in accordance with subparagraph (c) below. Street right-of-way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within 800-feet of a public or private open space. In

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order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than 50-feet in width.

c. The *Developer* shall prepare the *Open Space Master Plan* to be consistent with the approved *Concept Plan*. The purpose of an *Open Space Master Plan* is to supplement the *Concept Plan* by providing an additional level of detail for public and private open space areas. The *Open Space Master Plan* shall identify the locations of and improvements to public parks, school sites and other public and private open space or common areas, taking into consideration the proximity of single-family dwellings, as required by subparagraph (a), and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the *Subject Property* to parks and open space within the *Subject Property* and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's *Master Park and Recreation Plan*. The *Open Space Master Plan* shall clearly differentiate public parks from private facilities and common lands to be maintained by the HOA. The locations of public parks, school sites and other public and private open space or common areas shown on the *Open Space Master Plan* shall be in conformance with the *Concept Plan*, except as otherwise provided in Section 7 of Article II of the *Capital Facilities Agreement* pertaining to school sites. The *Open Space Master Plan* shall include a phasing plan for construction of all trails and parks, and common open space and facilities. The *Open Space Master Plan* shall be considered for approval if it complies with this section, the applicable City regulations, the *Concept Plan*, and generally accepted park-planning practices.

d. The District shall contain not less than 7.8 acres of land to be used as public or private parkland. A minimum of 7.8 contiguous acres shall be dedicated to the City in accordance with the City's *Neighborhood Parkland Dedication Ordinance* on approval of the final plat for the first phase of the development. This dedication shall include the dedication of a five (5) foot wide parcel to connect the *City Park* within the *Subject Property* to the existing City property to the east of the middle school. The remaining area will be retained as a private park within the *District*. Park improvements shall be constructed in accordance with the approved *Open Space Master Plan*. The site plan incorporating the design of park improvements and hike /bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's *Neighborhood Parkland Dedication Ordinance* regarding land dedication. At the time of recordation of final plats for each phase, *Developer* shall pay park improvement fees to the City. These fees shall be held in an escrow account until the commencement of *Phase 3*, at which time the *Developer* shall inform the City if the *Developer* wishes to use the escrowed fees as well as future fees to construct park improvements. Said improvements shall be approved by *Parks Director*, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to *Parks Director* for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's *Neighborhood Parkland Dedication Ordinance* regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire *District*

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applicable at that time, or improvement fees are paid. Thereafter, the *Developer* shall not be responsible for additional parkland dedication or park development fees associated with the *Subject Property*, except as otherwise may be provided in a *Capital Facilities Agreement* approved by the City.

The *Developer* shall provide retention ponds in the locations depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance. Hardedges and fountain features shall be incorporated into *Ponds 1 & 2*, *Pond 3* shall incorporate a natural edge, and *Pond 4* shall incorporate a fountain feature and a natural edge. All retention pond hardedges shall be similar to the hardedge shown in *Figure 5* below.



Figure 5: *Retention Pond with Hardedge.*

7. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage elevations and plan shown below in *Figures 6 & 7*. Final design of entry features to be determined with the Planned Development Site Plan.

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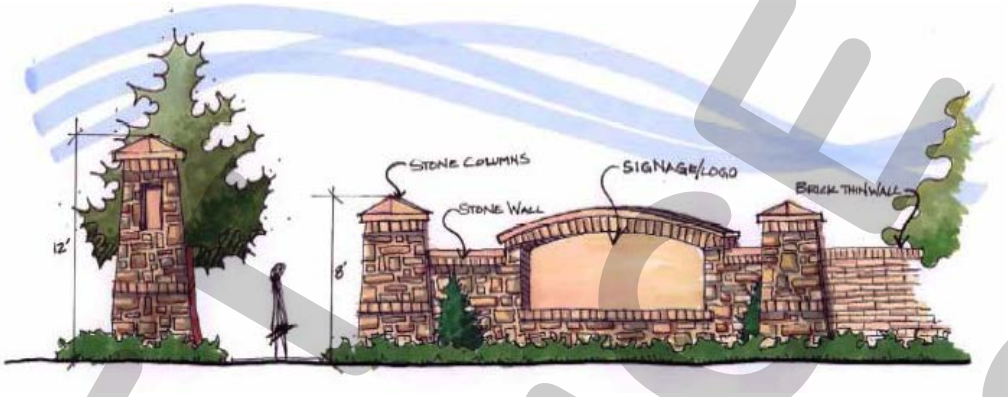


Figure 6: *Main Entry Subdivision Signage Elevations*



Figure 7: *Main Entry Subdivision Signage Plan*

8. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code (UDC) shall apply to any application for variance(s) to this ordinance.

9. *Amenity Center.* Developer shall construct an amenity center in approximate size and detail as shown below in *Figure 8*.

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Figure 8: *Amenity Center*

10. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper in size as measured six (6) inches above the root ball.

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	October 8, 2019
APPLICANT:	Greg Wallis; *Mershawn Architects*
CASE NUMBER:	SP2019-035; *Site Plan for Kwik Kar*

SUMMARY

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and take any action necessary.

BACKGROUND

The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37*. On May 16, 2005, the City Council approved a Specific Use Permit (SUP) [*Ordinance 05-20; Case No. Z2005-012; S-019*] to allow a minor automotive repair garage on the subject property. On September 3, 2019, the City Council approved a Specific Use Permit (SUP) [*Ordinance 19-31; Case No. Z2019-015; S-211*] to allow the expansion of an existing minor auto repair garage on the subject property.

PURPOSE

The applicant is requesting approval of a site plan for the purpose of expanding an existing minor automotive repair garage (*i.e. Kwik Kar*). The applicant has stated that constructing a second building on the subject property will help manage the current volume of vehicles being serviced.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2581 Horizon Road [FM-3097]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a hardware store (*i.e. Lowes Improvement Store*) followed by Steger Towne Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a commercial shopping center (*i.e. Steger Towne Crossing*) followed by IH-30, which is identified as a TxDOT6D *(Texas Department of Transportation, principle arterial, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

South: Directly south of the subject property is Horizon Road [FM-3097], which is identified as a *TxDOT4D (Texas Department of Transportation principle arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Following this roadway is a financial institution (*i.e. Well Fargo Bank*) and a rehabilitation facility (*i.e. Horizon Ridge Rehabilitation Managemen*t). These areas are zoned Commercial (C) District and Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

East: Directly east of the subject property is a restaurant (*i.e. Sonic*) followed by several commercial businesses (*e.g. National Tire & Battery, Standard Service, Bel Fiore Salon*). Beyond this is Ralph Hall Parkway, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

West: Directly west of the subject property is a carwash facility (*i.e. Horizon Car Wash*) followed by Horizon Road [FM-3097], which is identified as a TxDOT4D (*Texas Department of Transportation principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this there are several commercial businesses (*e.g. Bank of America, Pizza Hut, Kroger*). These areas are zoned Commercial (C) District and Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *Minor Auto Repair Garage* is permitted by Specific Use Permit (SUP) in a Commercial (C) District. In this case, on September 3, 2019, the City Council approved a Specific Use Permit (SUP) [*Ordinance 05-20; Case No. Z2005-012; S-019*] and no additional approvals regarding land use are necessary. Currently, there is an 8,431 SF building on the subject property and the applicant is proposing to construct a second building that will be approximately 1,440 SF and located behind the existing building. According to the submitted building elevations, the new structure will match the existing structure with regard to design and materials. With the exception of the exceptions being requested the submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*48,383 SF; In Compliance*
Minimum Lot Frontage	*60-Feet*	*161-Feet; In Compliance*
Minimum Lot Depth	*100-Feet*	*371-Feet; In Compliance*
Minimum Front Yard Setback	*15-Feet*	*15-Feet; In Compliance*
Minimum Rear Yard Setback	*10-Feet*	*10-Feet; In Compliance*
Minimum Side Yard Setback	*10-Feet*	*10-Feet; In Compliance*
Maximum Building Height	*60-Feet*	*20-Feet; In Compliance*
Max Building/Lot Coverage	*60%*	*9%; In Compliance*
Minimum Number of Parking Spaces	*18-Spaces*	*18-Spaces; In Compliance*
Minimum Landscaping Percentage	*25%*	*41%; In Compliance*
Maximum Impervious Coverage	*85-90%*	*59%; In Compliance*

TREESCAPE PLAN

This request does not require a treescape plan since there are no protected trees being removed.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Commercial (C) District is the "…proper zoning classification for most types of commercial development…" and "…excludes land uses that are not compatible with retail shopping…" The Unified Development Code (UDC) goes on to state that the Commercial (C) District is a "…general business zoning and is intended to service most commercial land uses…" In this case, since the minor auto repair garage is a general commercial operation, the applicant's request appears to conform to the district development standards stipulated in the Unified Development Code (UDC).

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) *Conditional Land Use Standards*

According to Subsection 2.03(H)(2), *Minor Auto Repair Garage,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), garage doors or bays shall not face the street or a residential lot. In this case, since the bays of proposed building face the street, approval of an exception to the *Conditional Land Use Standards* is required.

(2) *Building Articulation*

(a) According to Subsection 4.01.C, *Building Articulation*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the maximum wall length of primary building facades shall not exceed three (3) times the wall height (*i.e. 14-feet x 3 = 42-feet in length*) without incorporating a secondary entryway/architectural element. In this case, the south (front) and north (rear) elevations are 48-feet in length and do not incorporate a secondary entryway/architectural element. Since this exceeds the maximum allowable wall length of 42-feet in length, approval of an exception to the building articulation standards is required. In this case, the applicant is providing additional canopy trees and plants on site adjacent to the new building. Additionally, the applicant is including 24-38% natural stone on each façade. Staff should note, the front of the building will consist of bay doors, which provide some relief on the façade. Since there is an existing building on the property, it seems appropriate for the design and materials of the new building to be consistent.

Section 9, *Exceptions and Variances*, of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), gives the Planning and Zoning Commission the ability to grant exceptions to the general standards should the request meet one (1) of the following; [*1*] where unique or extraordinary conditions exist or [*2*] where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. When exceptions are being requested, the applicant shall provide two (2) compensatory measures that directly offset each requested exception. In this case, the applicant is providing a combination of a berm, shrubs and plants in the landscape buffer and is utilizing 100% masonry. In addition, the applicant is incorporating 24%-38% natural stone on each building façade. Staff should note, that the property is adjacent to other automotive land uses. The proposed building will be located behind the main structure, which will limit visibility of the bays; however, the bays may still be slightly visible from the street. It should also be noted, that the bay doors on the front of the building provide some relief to the buildings' façade. Since there is an existing building on the property, it seems appropriate for the design and materials of the new building be consistent with the existing building. With this being said these exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a supermajority vote (*i.e. three-fourths vote of those members present*) . In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OurHometown Vision 2040 Comprehensive Plan indicates that the subject property is located within the Southwest Residential District. This district contains a mixture of low and medium density residential, commercial/ industrial and commercial/retail land uses. It is expected that in the future, the district will continue to function as it does today with low density master planned communities being developed on the remaining vacant land. The subject property is considered to be a commercial/retail land use, which is characterized by single to multi-tenant commercial retail centers along major intersections. Primary land uses of the commercial/retail land use include restaurants, neighborhood centers, convenience centers, and commercial retail buildings. Secondary land uses are comprised of

office/financial institutions, parks, open space, and institutional/civic land uses. Typically, commercial/retail land uses are zoned Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts. In this case, the property is zoned Commercial (C) District and the proposed minor automotive repair garage can be considered a neighborhood/convenience use. Taking these factors into consideration, the applicant's request appears to conform to the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On September 24, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to approve by a vote of 5-0 with Board Members Mitchell and Johnson absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

(1) The minor automotive repair garage shall generally conform to the concept plan and building elevations depicted in Exhibits '*B*' and '*C*' of the approved Specific Use Permit (SUP) ordinance;

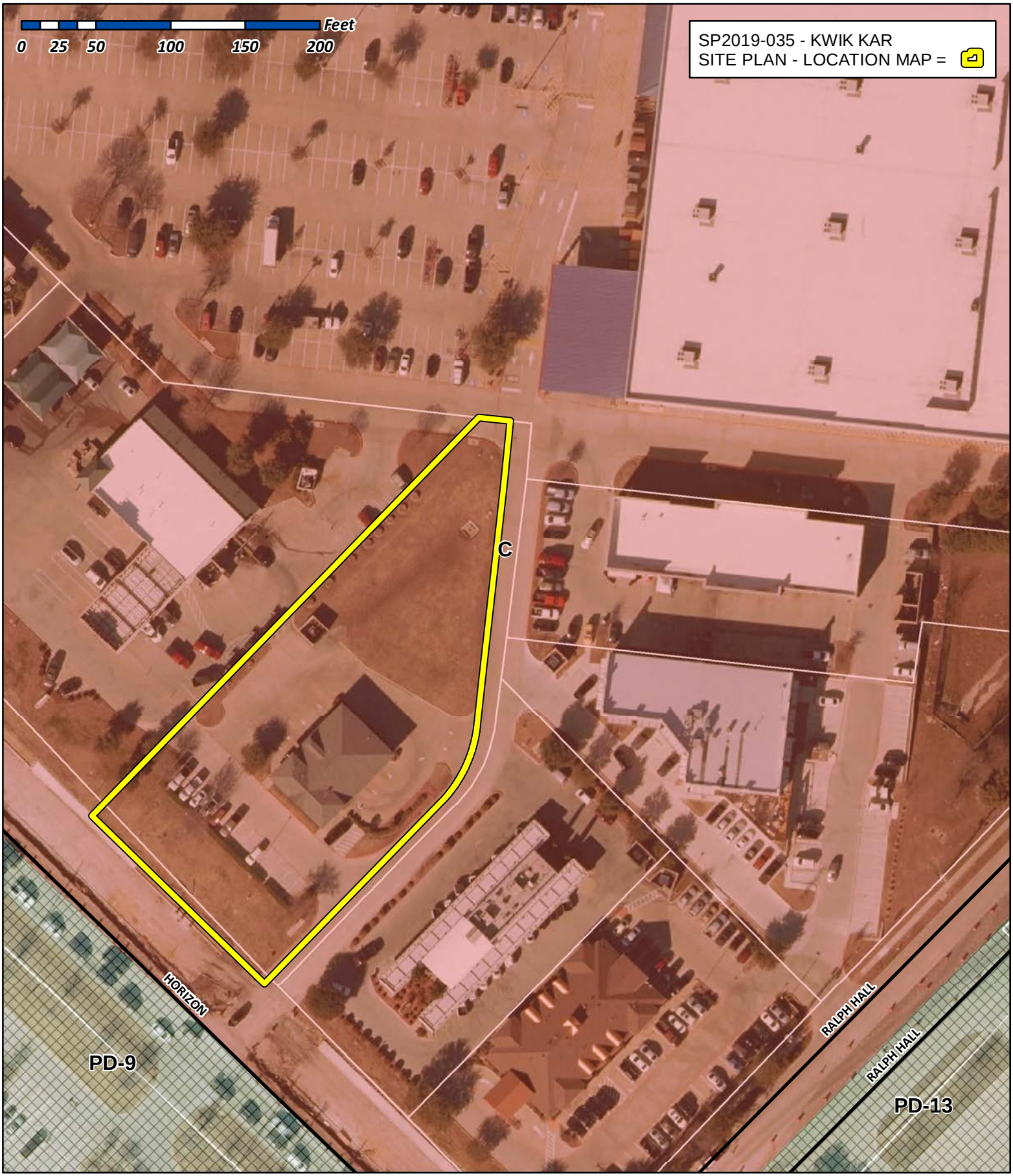
(2) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight;

(3) All work must be performed within an enclosed building;

(4) The addition shall match the design and materials of the existing buildings;

(5) A ten (10)-foot landscape buffer consisting of ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage; and

(6) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

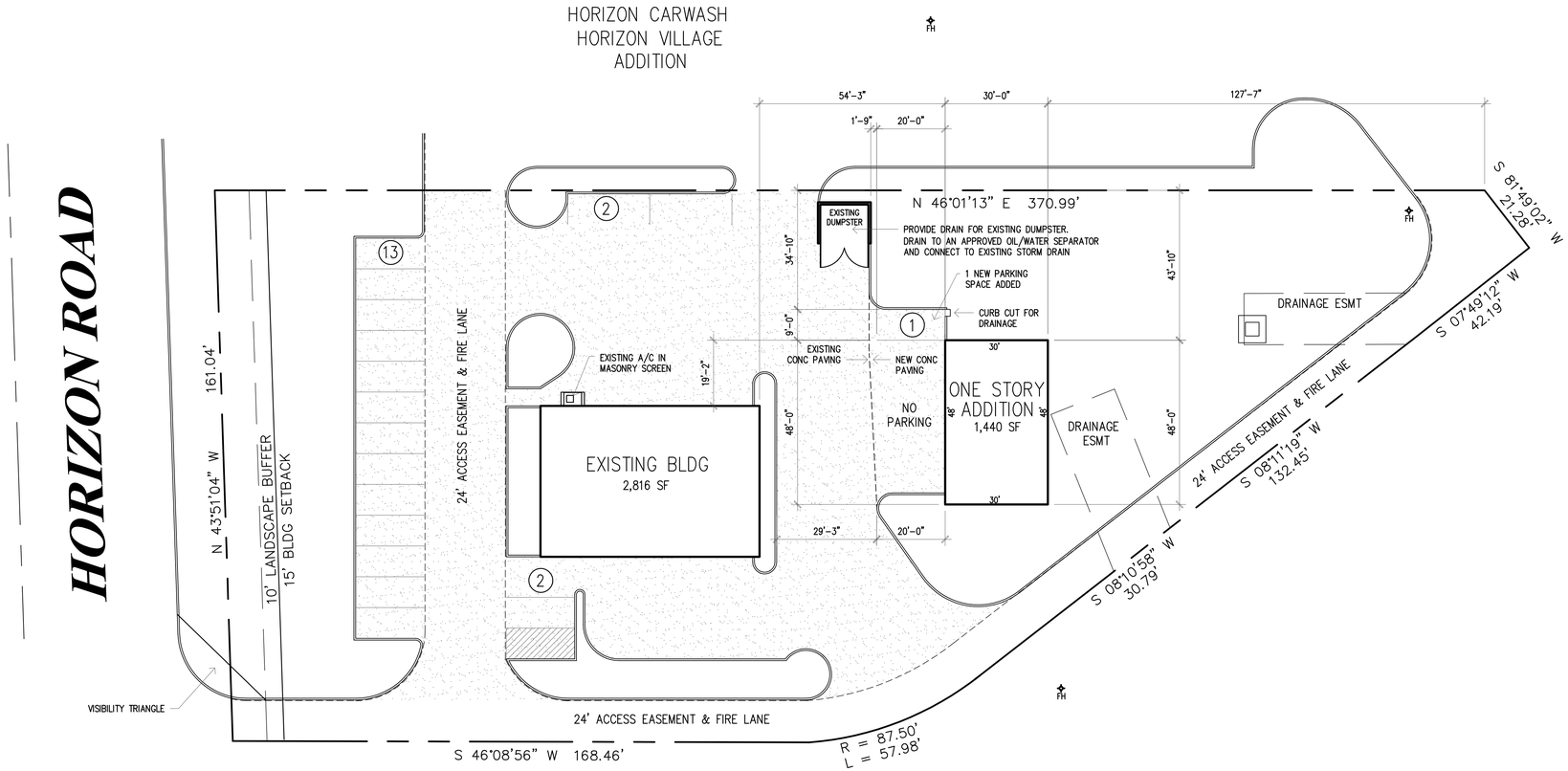


City of Rockwall

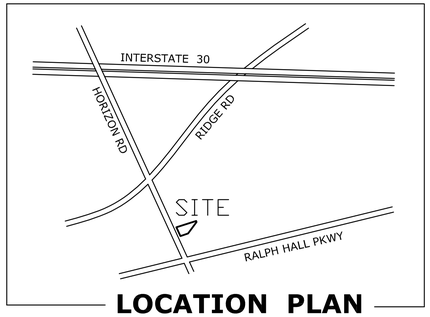
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



HORIZON VILLAGE
ADDITION



LOCATION PLAN

MINIMUM LANDSCAPE AREA 25% REQUIRED	12,096 SF	19,817 SF
MINIMUM LOT AREA	10,000 SF	48,383 SF
MINIMUM LOT WIDTH	60 LF	161 LF
MINIMUM LOT DEPTH	100 LF	371 LF
MINIMUM FRONT SETBACK	15 LF	15 LF
MINIMUM REAR SETBACK	10 LF	10 LF
MINIMUM SIDE SETBACK	10 LF	10 LF
MINIMUM DISTANCE BETWEEN BUILDINGS	15 LF	54' LF
MAXIMUM BUILDING HEIGHT	60 LF	20' LF
MAXIMUM LOT COVERAGE	60%	9%
MAXIMUM FLOOR AREA RATIO	4:1	.009:1
MAXIMUM IMPERVIOUS AREA	85%	59%

ABSTRACT NO. 9 – WILLIAM BLEVINS SURVEY

1. ZONING: C
2. PROPOSED USE: OIL CHANGE
3. PROPERTY AREA (GROSS): 48,383 SF 1.11 AC
4. BUILDING AREA: PROPOSED 1,440 SF
5. BUILDING HEIGHT: ONE STORY – 20'–6"
6. LOT COVERAGE : 8.8% F.A.R. = 0.009:1
7. PARKING REQUIRED: 2 PER EACH BAY = 18 SPACES REQUIRED
8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0–25 SPACES 1 PROVIDED
9. TOTAL PARKING PROVIDED: 17 EXISTING SPACES/1 NEW SPACE=18
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 28,566 SF

HORIZON VILLAGE

BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE
HORIZON VILLAGE ADDITION BLOCK 1
LOT 4
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
2585 HORIZON ROAD
ROCKWALL TEXAS 75032

CASE #SP2019-035

0 10 20 40
SCALE IN FEET

NORTH

PRICING & CONSTRUCTION
GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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INSTITUTIONAL
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

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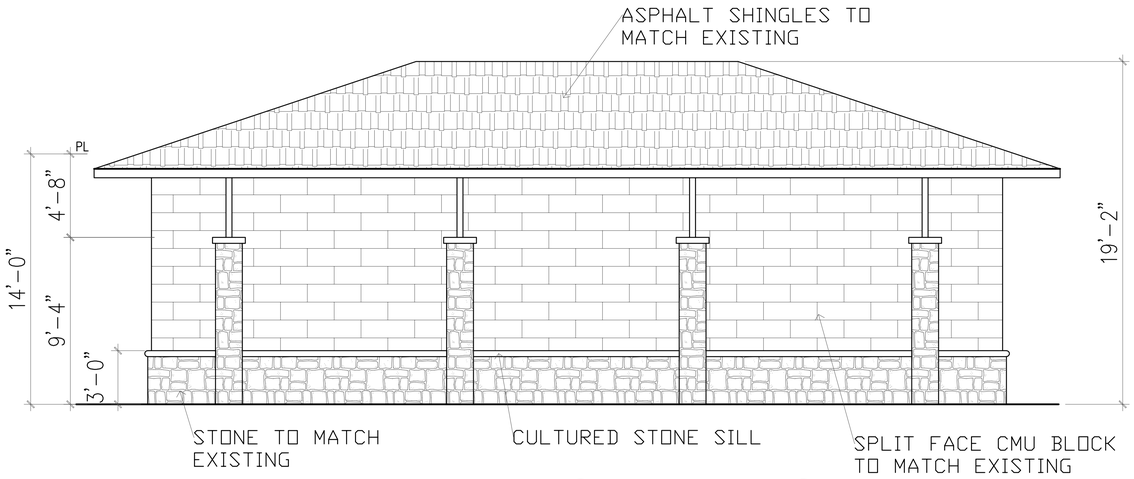
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ROCKWALL, TEXAS

SITE PLAN

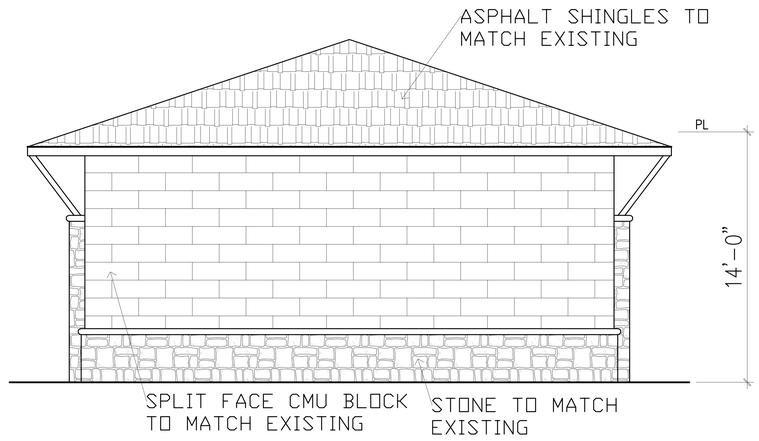
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SHEET A1 OF 14

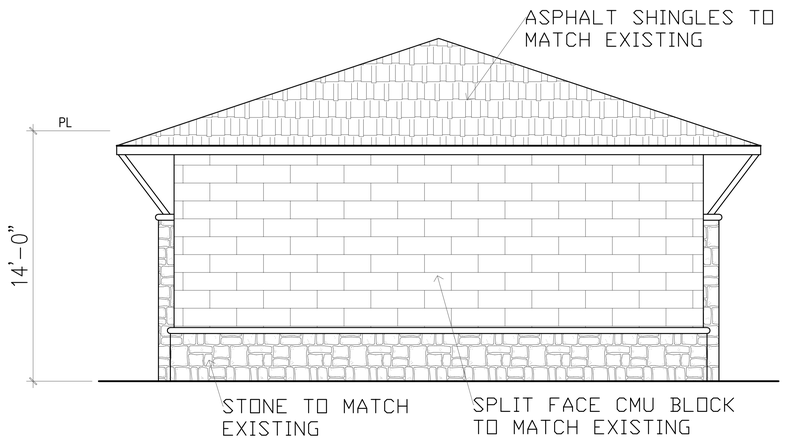
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



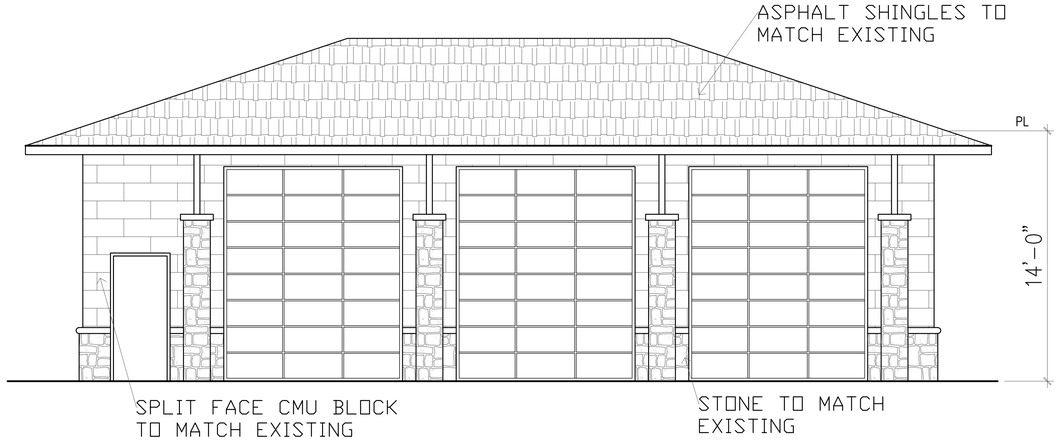
NORTH ELEVATION
100% MASONRY 30% STONE 70% BLOCK



EAST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



WEST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



SOUTH ELEVATION
100% MASONRY 38% STONE 62% BLOCK

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OWNER
IYM AUTOMOTIVE INC.
2581 HORIZON ROAD
ROCKWALL, TEXAS 75032

CASE #SP2019-035

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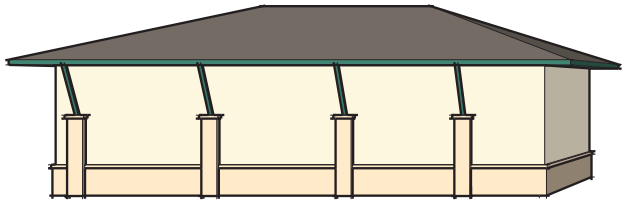
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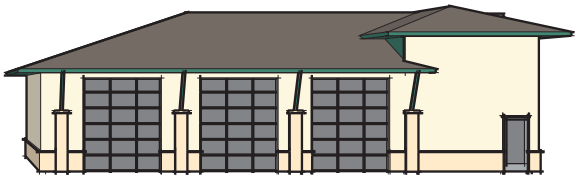
KWIK KAR
ROCKWALL, TEXAS

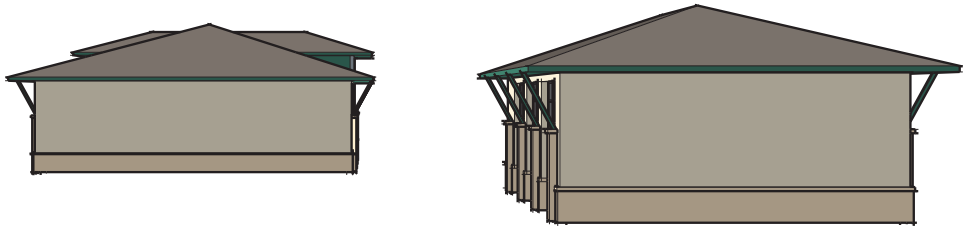
EXTERIOR ELEVATIONS

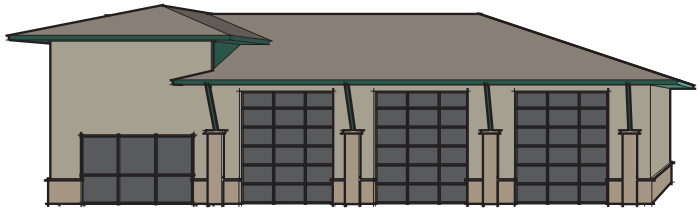
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Drawn: GW
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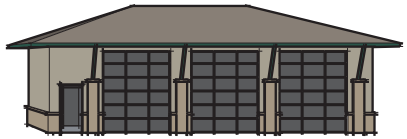
SHEET A4 OF 14

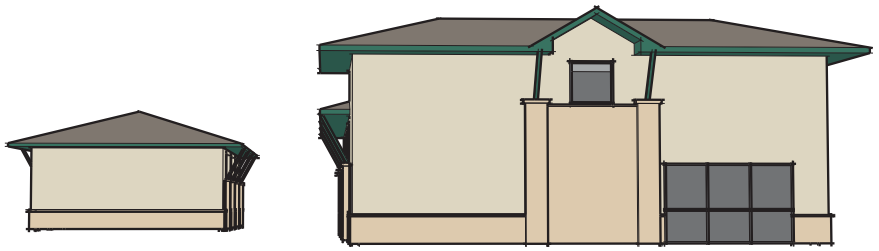


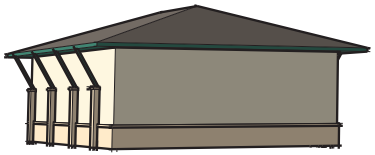


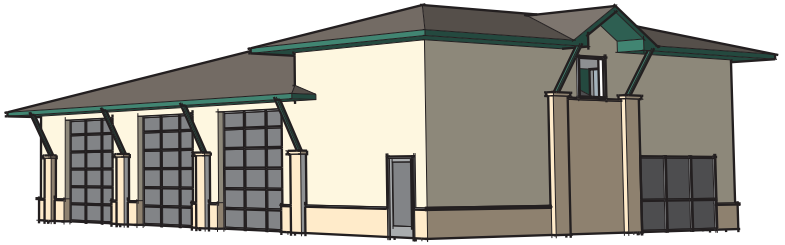


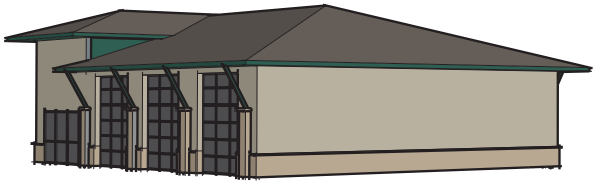


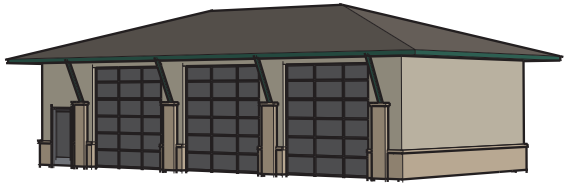




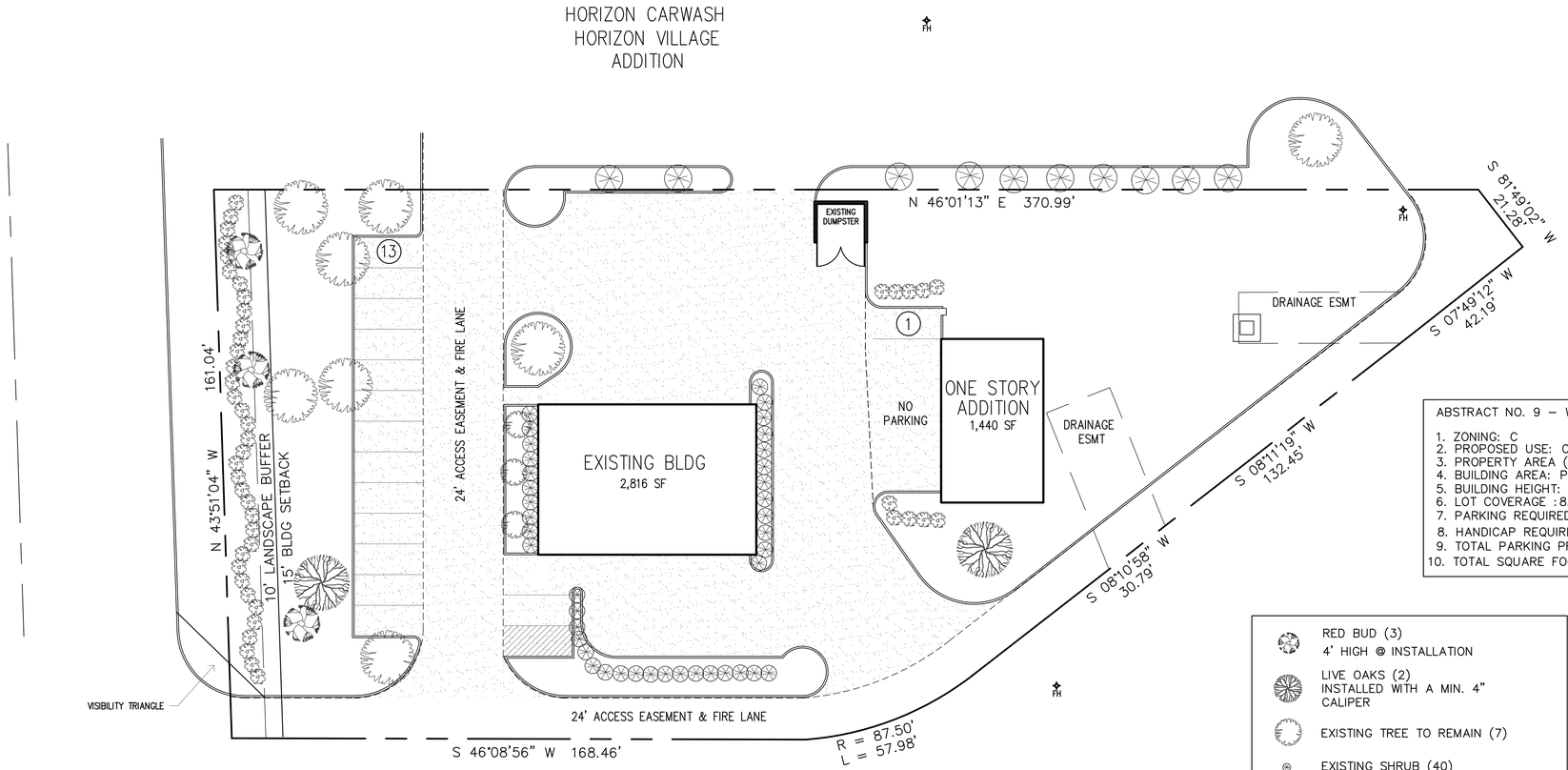








CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



ABSTRACT NO. 9 – WILLIAM BLEVINS SURVEY

1. ZONING: C
2. PROPOSED USE: OIL CHANGE
3. PROPERTY AREA (GROSS): 48,383 SF 1.11 AC
4. BUILDING AREA: PROPOSED 1,440 SF
5. BUILDING HEIGHT: ONE STORY – 20'–6"
6. LOT COVERAGE : 8.8% F.A.R. = 0.009:1
7. PARKING REQUIRED: 2 PER EACH BAY = 18 SPACES REQUIRED
8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0–25 SPACES 1 PROVIDED
9. TOTAL PARKING PROVIDED: 17 EXISTING SPACES/1 NEW SPACE=18
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 28,566 SF

HORIZON VILLAGE
ADDITION

	EXISTING	NEW	REQUIRED	PROVIDED
STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	4	1	3	5
LANDSCAPE BUFFER			25'	35'
MINIMUM LANDSCAPE AREA 25% REQUIRED			12,096 SF	19,817 SF
MINIMUM LOT AREA			10,000 SF	48,383 SF
MINIMUM LOT WIDTH			60 LF	161 LF
MINIMUM LOT DEPTH			100 LF	371 LF
MINIMUM FRONT SETBACK			15 LF	15 LF
MINIMUM REAR SETBACK			10 LF	10 LF
MINIMUM SIDE SETBACK			10 LF	10 LF
MINIMUM DISTANCE BETWEEN BUILDINGS			15 LF	54' LF
MAXIMUM BUILDING HEIGHT			60 LF	20' LF
MAXIMUM LOT COVERAGE			60%	9%
MAXIMUM FLOOR AREA RATIO			4:1	.009:1
MAXIMUM IMPERVIOUS AREA			85%	59%



LOCATION PLAN

RED BUD (3)
4' HIGH @ INSTALLATION

LIVE OAKS (2)
INSTALLED WITH A MIN. 4" CALIPER

EXISTING TREE TO REMAIN (7)

EXISTING SHRUB (40)

NEW INDIAN HAWTHORNE (46)
PLANTS SHALL BE A MINIMUM OF 3–GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

ALL REQUIRED LANDSCAPE AND SCREENING SHALL BE MAINTAINED IN A HEALTHY MANOR OR REPLACED AS NEEDED.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE SOD, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

ALL CONCRETE PAVING SHALL HAVE A 6" CURB

HORIZON VILLAGE

BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE HORIZON VILLAGE ADDITION BLOCK 1 LOT 4 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
2596 HORIZON ROAD
ROCKWALL, TEXAS 75032

CASE #SP2019–035

0 10 20 40
SCALE IN FEET

NORTH

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972–722–9302
FAX : 972–249–2081

No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 20'–0"
Date:	MM/DD/YEAR
Project No.:	AAAAAA
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET L1 OF 1

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 29, 2019
6:00 P.M.

CALL TO ORDER

OPEN FORUM

CONSENT AGENDA

1. Approval of Minutes for the *September 10, 2019* Planning and Zoning Commission meeting.

2. Approval of Minutes for the *September 24, 2019* Planning and Zoning Commission meeting.

3. **P2019-039** **(David)**
   Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Julia McKinney for the approval of a replat for Lot 8, Block A, Ellis Centre Phase 2 Addition being a 1.21-acre parcel of land identified as Lot 4, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

4. **P2019-041** **(Korey)**
   Consider a request by David Raines for the approval of a replat for Lot 35, Block A, Chandler's Landing, Phase 18, Section 2 being a 0.19-acre tract of land identified as Lot 12, Block A, Chandler's Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single family land uses, addressed as 5808 Constellation Circle, and take any action necessary.

APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARINGS

6. Hold a public hearing to discuss and consider imposing a moratorium on accepting and reviewing subdivision plats for commercial and residential property situated within the City's Extraterritorial Jurisdiction (ETJ), and take any action necessary.

DISCUSSION ITEMS

7. **MIS2019-014** **(Ryan)**
   Hold a public hearing to discuss and consider an amendment to the OURHometown Vision 2040 Comprehensive Plan for the purpose of updating the water and wastewater master plans, and take any action necessary.

8. **P2019-040** **(Korey)**
   Discuss and consider a request by Perry Bowen on behalf of Kyle Bryan and Haley Brook Bowen for the approval of a replat for Lots 1 & 2, Block A, Haley & Kyle Addition being a 0.97-acre parcel of land currently identified as Lot A, Block 107, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, being zoned Single-Family 7 (SF-7) District, addressed as 501 S. Clark Street, and take any action necessary.

9. **SP2019-037** **(David)**
   Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [*FM-740*], and take any action necessary.

10. **SP2019-040** **(David)**
    Discuss and consider a request by Matthew Gardner and Halff Associates on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive, and take any action necessary.

11. **SP2019-041** **(Korey)**
    Discuss and consider a request by LeeAnn Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as Lot 2, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

    - ✓ MIS2019-001: Impact Fee Update (*1st Reading*) [*Approved*]
    - ✓ Z2019-021: Amendment to Planned Development District 79 (PD-79) (*1st Reading*) [*Approved*]
    - ✓ Z2019-022: SUP for an Accessory Building at 2340 Saddlebrook Lane (*1st Reading*) [*Postponed to November 4, 2019*]
    - ✓ Z2019-024: Amendment to Planned Development District 70 (PD-70) (*1st Reading*) [*Approved*]

ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 25th day of October 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 29, 2019
5:00 PM

CALL TO ORDER

OPEN FORUM

ACTION ITEMS

1. **SP2019-037** **(David)**
   Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [*FM-740*], and take any action necessary.

2. **SP2019-039** **(David)**
   Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of an amended site plan for a multi-tenant retail building on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

3. **SP2019-040** **(David)**
   Discuss and consider a request by Matthew Gardner and Halff Associates on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive, and take any action necessary.

4. **SP2019-041** **(Korey)**
   Discuss and consider a request by LeeAnn Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as Lot 2, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

ADJOURNMENT

The City of Rockwall Architecture Review Board (ARB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 25th day of October 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 10, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Annie Fishman, John Womble, Tracey Logan, and Sedrick Thomas. Absent from the meeting was Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner, Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, and Civil Engineers, Jeremy White and Sarah Johnston.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time.

Melba Jeffus
1903 S. FM 549
Rockwall, TX

Ms. Jeffus came forward and expressed her strong concern and opposition to a proposed RV park that is being proposed in the County that she feels will greatly negatively impact her property.

Barbara Lee
668 Cornelius Rd.
Rockwall, TX

Mr. Lee came forward and expressed concern and opposition to the proposed RV park that is being proposed in the County.

Steve Curtis
2130 FM1141
Rockwall, TX

Mr. Curtis came forward and expressed concern and opposition to the proposed RV park for the county's proposal.

Allen Stevenson
427 Clem Road
Rockwall, TX

Mr. Stevenson came forward and expressed concern and strong opposition to the proposed RV park that is being proposed by the Count.

Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the August 13, 2019 Planning and Zoning Commission meeting.

2. P2019-017

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-

76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

3. P2019-031

Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

4. P2019-033

Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed with a vote of 6-0 with Commissioner Moeller absent.

IV. APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

V. PUBLIC HEARING ITEMS

6. Z2019-017

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

Senior Planner, Korey Brooks, provided an explanation and background of the request. The subject property was annexed in 1961 by Ordinance No. 60-01 and at the time of annexation, the subject property was zoned Agricultural District. Currently situated on the subject property is a 2,176 square foot single-family home, which according to the Rockwall Central Appraisal District was constructed in 1971.The applicant is requesting to change the zoning of the subject property from an Agricultural District to a Planned Development District for Residential-Office District land uses for the purpose of constructing townhomes. The proposed development will consist of 12 townhomes laid out as two groups of six homes and a private park/open space. The development will incorporate approximately 64% open space, and will have a density of 9.45 units per gross acre. The proposed townhomes will be constructed utilizing a Neo-Traditional architecture style and utilize a combination of brick and cementitious lap siding being Hardy Board. The homes will incorporate front porches, rear facing garages, and utilize extended driveways with a minimum of 40-feet in length to accommodate guest parking. The applicant has stated that the purposed 40-foot long driveway can accommodate up to four vehicles and that with the garage parking each unit will have a total of six parking spaces for vehicles. The garages will be accessible via an existing 20-foot public right-of-way that is accessible through Phase 6 of the Caruth Lakes Subdivision, and that serves as an alleyway for seven single-family homes. According to the applicant, each home will be a maximum of two stories in height and be a minimum of 2,000 square feet in size. The front and rear building elevations will not repeat without at least two intervening homes of differing appearance such as front encroachment layout, primary materials, roof type and layout, or articulation of the front façade.

Mr. Brooks went on to share that according to the concept plan submitted by the applicant the private park will include amenities such as benches, bike racks, and a trail that will meander through the development and connect to the existing sidewalk adjacent to John King Boulevard. The private park will be maintained by the Homeowner's Association, will be located in the front of the homes, and will include a pedestrian rest area that connects to FM-1141. This area will include a wrought iron fence that will be four feet in height and an emergency access lane will be accessible from FM-1141 and will utilize bollards to prohibit motor-vehicle access. This area will incorporate upgraded pavement and decorative brick pavers. In addition, the private park area will be directly adjacent to a property owned by the Caruth Ridge Estates Homeowner's Association and which is undevelopable. This means that the townhomes will be setback a minimum of 120-feet from John King Boulevard. The proposed Planned Development District will be subject to the land uses and requirements stipulated for the Residential-Office District unless specifically called out in the Planned Development District ordinance. In order to develop the subject property as shown on the concept plan, the applicant will be required to provide drainage and detention on the property to prevent increasing the stormwater run-off in the Squabble Creek Watershed. Additionally, an eight inch water line will be required to be installed along the entire length of the property line adjacent to FM-1141 and each home will be required to have an individual water meter. With regard to sanitary sewer, the applicant will need to perform an Infrastructure Study and decide if the sanitary sewer will connect to the existing subdivision through the alleyway, or [2] down FM-1141 to Waters Edge Drive. Regardless, the sanitary sewer line will need to be a minimum of an eight inch pipe and meet all applicable City standards.

Mr. Brooks further noted that according to the Unified Development Code, the Residential Office District is a zoning district intended to recognize the existence of older residential areas of the city where larger houses have been or can be converted from single-family uses to low-intensity office uses in order to extend the economic life of these structures. The UDC goes on the state that a Residential Office District should have principle access to major or secondary thoroughfares and serves as a transition between high intensity, non-residential areas to lower intensity residential areas. In this case, the applicant is proposing a new townhome development, which according to the Unified Development Code is a land use that is only permitted in the Residential-Office, Multi-Family 14 and Downtown Districts. Based on this limitation staff tied the Planned Development District ordinance to the Residential-Office District as this district is the most restrictive and most appropriate district considering the subject property's adjacencies. Additionally, this development does seem to serve as a transition from the proposed higher intensity general retail land uses to the south and east of the subject property to the lower intensity single-family residential land uses to the north and west of the subject property.

Mr. Brooks further noted that On August 31, 2019, staff sent 75 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association, which is the only HOA/Neighborhood Association within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had received 21 notices in opposition and one notice in favor of the request.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Chodun asked for questions from the Commission for staff.

Commissioner Fishman asked in regards to how the Residential Office use would be restricted. Mr. Brooks explained that should any changes be requested aside from the townhome use, there would have to be a request to change the Planned Development which would be a zoning change that would require notifications be sent out to surrounding properties.

Chairman Chodun asked the applicant to come forward and speak.

Lance Tyler
1501
Rockwall, TX

Mr. Tyler came forward and provided additional details pertaining to the request. He indicated he was available for questions.

Chairman Chodun asked for questions from the Commission for the applicant.

Commissioner Logan expressed concern with the limited space that the driveways provide. Mr. Tyler shared that with providing a 40 foot driveway they feel that would provide sufficient parking.

Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so.

Aaron McGrew
1160 Crystal Lake
Rockwall, TX

Mr. McGreew came forward and generally expressed the opposition of the request. His property backs up to the proposed site and he shared he feels it will greatly impact his home.

Colleen Gauvin
1421 Whitewater Lane
Rockwall, TX

Ms. Gauvin came forward and expressed her strong opposition to the request.

Patrick Mullowney
1409 Whitewater Lane
Rockwall, TX

Mr. Malloney came forward and expressed his strong opposition to the request.

John Lahair
1174 Crystal Lake Drive.
Rockwall, TX

Mr. Lahair came forward and expressed being in opposition of the request for townhomes in this area.

Bob Wacker
Rockwall, TX

Mr. Wacker came forward and shared his opposition to the request.

Rosie Cox
1800 E. Quail Run Road
Rockwall, TX

Mrs. Cox came forward and shared she feels townhomes are needed.

Glen Cox
1800 E. Quail Run Road
Rockwall, TX

Mr. Cox came forward and expressed the need and inevitable growth and shared being in favor of the proposal.

Austin Rylaarsdam
1035 Hampton Bay Drive
Rockwall, TX

Mr. Rylaarsdam came forward and expressed opposition to the request.

Jim Turner
1691 E. Quail Run Road
Rockwall, TX

Mr. Turner came forward and shared his opposition for the request.

Donna Dorman
1093 Shady Grove
Rockwall, TX

Ms. Dorman came forward and expressed opposition of the request.

Steve Curtis
2130 FM 1141
Rockwall, TX

Mr. Curtis came forward and expressed his opposition to the request.

Melba Jeffus
1903 S. FM 549
Rockwall, TX

Ms. Jeffus came forward and shared concern over the limited space alleyways would provide. He expressed his opposition of the request.

Lori McGary
1327 Crescent Cove
Rockwall, TX

Mr. McGary came forward and generally expressed being in opposition of the request.

Tim Baker
1386 Whitewater
Rockwall, TX

Mr. Baker came forward and shared his opposition to the request for the townhomes being proposed.

Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the public hearing.

Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Womble generally expressed not being in favor of the development in this area although townhomes are a product the city could use, this not being the ideal area. Commissioner Fishman and Commissioner Logan expressed not being in favor of the proposal due to the area it is being proposed.

After discussion from the Commission generally expressing not being in favor of the request, Commissioner Welch made a motion to deny Z2019-017. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

7. Z2019-018

Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-1114, and take any action necessary.

Planning Director, Ryan Miller, provided an explanation and background of the request a request by Rob Whittle for the approval of an amendment to Planned Development District 5 to change the garage setback requirements for an 11.003-acre tract of land. The subject property was annexed in 1959 by Ordinance No. 60-01 zoned to Planned Development District 5 in 1973 by Ordinance No. 73-31. This ordinance included a concept plan that showed that the subject property was

designated for a Neighborhood Shopping Center and Garden Apartments. Planned Development District 5 was amended in1987 by Ordinance No. 87-23. This zoning amendment incorporated a new concept plan and development standards designating the property for Multifamily land uses. In 1996, at the request of the City of Rockwall, the City Council approved Ordinance No. 96-25 amending Planned Development District 5 and changing the designation of the subject property to Zero Lot Line land uses. On May 15, 2017, a preliminary plat for the Highlands Subdivision consisting of 53 single-family homes on a 13.376-acre tract of land was approved. As part of this case, the applicant proposed a five foot side yard building setback in lieu of the zero ten foot side yard setback permitted in the Zero Lot Line District. This preliminary plat was later amended decreasing the number of lots and land area to 43 single-family residential lots on the 11.003-acre subject property. On January 16, 2018, the City Council approved the final plat for the Highlands Subdivision, which consisted of 36 single family residential lots and four open space lots on the subject property.

Mr. Miller further noted that the applicant is requesting to change the garage setback requirements which currently require a J-Swing or Traditional Swing garage orientation, or recessed front entry with a minimum of 20-feet behind the front façade of the primary structure to allow 100% recessed front entry garages that are setback a minimum of five feet from the primary structure. As a compensatory measure for this request, the applicant has proposed incorporating a 25-foot front yard building setback in lieu of the current 20-foot front yard building setback. This will create a 30-foot driveway for the proposed housing product as opposed to the 40-foot driveway created by the recessed front entry required by the Unified Development Code, and set the house back an addition five feet off of public right-of-way. As staff has been done with past amendments to existing planned development districts that consist of several regulating ordinances, staff has taken this opportunity to consolidate the regulating ordinances of Planned Development District 5 into one ordinance; however, no changes with regard to the requirements, intent or permitted land uses have been made to any other portion of the planned development district with the exception of changing the garage requirements for the subject property.

Mr. Miller went on to share that the applicant is proposing to set the primary structure a minimum of 25-feet from the front property line. This coupled with the proposed five foot recessed garage would create a minimum of a 30-foot driveway or ten feet less than the 40-foot driveway created by meeting the current requirements. The only part of the applicant's request that is not in conformance with the OURHometown Vision 2040 Comprehensive Plan is the applicant's request to incorporate 100% flat front entry. The applicant has stated that the reason for this request is due to the inability to incorporate a J-Swing or Traditional Swing garage orientation with a 50-foot wide lot.

Mr. Miller advised the Commission that staff also emailed notices to the Caruth Lakes/Caruth Ridge Estates, Lakeview Summit, the Preserve, Stone Creek, and Quail Run Valley Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code notices returned.

Chairman Chodun asked the applicant to come forward.

Rob Whittle
P.O. Box 369
Rockwall, TX

Mr. Whittle came forward and provided additional details pertaining to the request and indicated he was available for questions.

Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so. There being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Logan made a motion to approve Z2019-018 with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

8. Z2019-019

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

Senior Planner, Korey Brooks, provided an explanation of the request for the approval of a Specific Use Permit allowing a Freestanding Commercial Antenna. According to the applicant, the proposed communications tower will be approximately 110-feet in height and will be situated behind the main structure which is Fire Station No. 2. Currently, there is an existing telecommunications tower that is approximately 200-feet in height and will remain in order to serve the needs of the fire station and other emergency responders. The proposed tower will be a freestanding tower and include a ground-mounted equipment cabinet that will be approximately 560 square feet and approximately nine feet in height. The applicant is proposing to screen the existing ground-mounted telecommunications equipment and the new equipment with a combination of a wrought iron fence that will be six feet height and mature landscaping. The proposed landscaping will be Leland Cypress trees that are a minimum of six feet in height and planted between five to six feet on-center. Mr. Brooks went on to share that there is a single-family residential subdivision located immediately across Summer Lee Drive and, if approved, there will be a second tower on the subject property. The proposed tower will be approximately one-half the height of the existing tower. Due to the design of the tower it appears that the tower will occupy a smaller footprint since no guy-wires will be necessary. Given that there is an existing telecommunications tower located adjacent to the proposed monopole tower coupled with the proposed landscape screening of the existing and proposed equipment, approval of this request to allow a second telecommunications tower on the subject property does not appear to negatively impact the subject property or the surrounding properties. Additionally according to the Unified Development Code, a freestanding commercial antenna shall not exceed 125-feet in height. The Unified Development Code also stipulates that any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six feet at maturity. In this case, the proposed freestanding antenna will be 110-feet in height and the applicant is proposing to provide a wrought iron fence with mature landscaping to screen the equipment cabinet. Due to the proposed tower being lower than the maximum allowable height and the applicant will be providing the decorative fence with landscaping, and therefore appears to conform to the requirements of the Unified Development Code. If the request should be approved the applicant would be required to submit a site plan to be reviewed by Planning and Zoning Commission.

Mr. Brooks further noted that on August 30, 2019, staff notified 61 property owners and occupants within 500-feet of the subject property and also notified the Foxchase Homeowner's Association. At the time the meeting was held staff received 16 notices in opposition and 3 in favor of the request.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Chodun asked the applicant to come forward.

David

Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so.

Mr. Maze came forward and expressed concern with the height of the tower.

Chris Sipple
1145 Skylar
Rockwall, TX

Mr. Sipple came forward and expressed his opposition to the request.

Carol Gemmell
1157 Skylar Drive
Rockwall, TX

Ms. Gemmell came forward and expressed her strong opposition to the request.

Kyle Cavendar
1169 Skylar
Rockwall, TX

Mr. Cavendar came forward and expressed his opposition to the request.

Mike Richard
1163 Skylar
Rockwall, TX

Mr. Richard came forward and expressed his opposition to the request. He feels it will lower the value of his home.

Jennifer Sipple
1169 Skylar
Rockwall, TX

Ms. Sipple came forward and expressed her opposition to the request.

Tony Gemmell
1157 Skylar Drive
Rockwall, TX

Mr. Gemmell came forward and expressed his opposition to the request. He shared concerns with the safety issues such towers so close to his home would result in.

Larry Warren
921 Hunters Glen
Rockwall, TX

Mr. Warren came forward and expressed his opposition to the request.

Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the public hearing and asked the applicant to come forward for any rebuttal.

Chairman Chodun brought the item back to the Commission for discussion or action.

Extensive discussion took place between the Commission shared generally not being in favor of the request.

Commissioner Fishman made a motion to deny Z2019-019. Commissioner Womble seconded the motion which passed by a vote of 5-0 with Commissioner Logan dissenting and Commissioner Moeller absent.

9. Z2019-020

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request for the approval of a zoning change from an Agricultural District to a Commercial District. The applicant is requesting to rezone the subject property from an Agricultural District to a Commercial District for the purpose of facilitating the sale or future development of the property.

Currently, the subject property is vacant, and consists of 11.85-acres. The majority of this tract of land is situated within the 100-year floodplain, which will limit the development this property in the future. When development occurs on this property adequate public services, infrastructure, necessary to serve the property will be required and all proposed infrastructure improvements must meet the Engineering Department's Standards of Design and Construction.

On August 28, 2019, staff mailed 16 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there are no Homeowners Associations within 1,500-feet of the subject property. No responses were received for or against.

Chairman Chodun asked the applicant to come forward.

Todd Panzner
1600 Eldridge Parkway
Houston, TX

Mr. Panzner came forward and provided additional information in regards to the request and indicated he was available for questions.

Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so. There being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve Z2019-020 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

VI. ACTION ITEMS

10. MIS2019-010
Discuss and consider a request by Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for a property in the IH-30 Overlay (IH-30 OV) District for the purpose of constructing an accessory building on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

Senior Planner, Korey Brook, provided a brief explanation of the request. The applicant is requesting approval of an exception to the minimum masonry requirements as stipulated in the Unified Development Code. The purpose of the exception is to allow the construction of a metal accessory building on the subject property. The proposed building will be 12' x 18', utilize a shingled pitched roof system, and be clad with cementitious lap siding that will match the existing accessory buildings. The proposed structure will be located adjacent to the existing accessory buildings and the applicant has stated that the structure will be screened from public view by the retaining wall, the existing building, and existing landscaping. According to the applicant, the new building will be approximately 40% smaller than the existing accessory buildings and will be utilized as additional storage for the school's athletics department. The Unified Development Code stipulates that each exterior wall or a building consist of 90% primary materials with cementitious materials being limited to 50% of the overall primary material being utilized. In this case, since the applicant is requesting to utilize 100% cementitious materials, an exception to the materials and masonry composition standards is required to be approved by the Planning and Zoning Commission. Additionally, after the accessory building is constructed there will be a total of three accessory buildings on the site. In this case, the proposed accessory building is considered to be a commercial structure that is allowed by-right and the Planning and Zoning Commission is tasked with reviewing the masonry exception to determine if approval of the exception will negatively impact the subject property or other properties within the IH-30 Overlay District. The applicant has submitted a site plan and building elevations for the proposed accessory building.
Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Chodun asked the applicant to come forward.

Tim Lissy
1051 Williams Drive
Rockwall, TX

Mr. Lissy came forward and provided additional information pertaining to the request and indicated he was available for questions.

Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Fishman made a motion to approve MIS2019-010 with staff recommendations. Commissioner Thomas seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

11. SP2019-030

Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicant is requesting approval of an amended site plan for the purpose of constructing an approximately 22,564 square foot, two story office addition to their existing office/warehouse/manufacturing facility being SPR Packing. Additionally, the site will incorporate a 7,046 square foot one story ink/locker room that is located on the south facing façade. The office addition will be composed of a curtain wall system, canopies finished with aluminum composite materials ACM paneling, and EIFS. The applicant is requesting variances to allow for the ACM paneling and EIFS. The ink/locker room addition will be composed of tilt-up wall construction, matching their existing building and be located on the southern portion of the existing facility. The site is subject to the requirements and land uses stipulated for the Light Industrial District as stated by the Unified Development Code. Additionally according the Unified Development Code, a warehouse facility is a permitted by-right land use in a Light Industrial District. Other than the variances being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial District.

Mr. Brooks further noted that the treescape plan provided by the applicant indicates there are existing trees totaling 762-caliper inches on site, with six trees totaling 51-caliper inches being removed due to the proposed expansion. Of the caliper inches being removed, 12-inches will require mitigation. The applicant is providing a total of 24-caliper inches on site and according to the UDC, the Planning and Zoning Commission will review and approve or disapprove the treescape plan. Mr. Brooks went on to explain the variances the applicant is seeking which the Architectural Review Board reviewed the proposed building elevations and variances to the stone, secondary material, and articulation requirements, and approved a motion to recommend approval of the building elevations and variances being requested. Variances are discretionary decisions for the Planning and Zoning Commission and will require approval by a ¾ majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Chodun asked the applicant to come forward.

Bobby Pross
4050 Wayne's Brick Road
Dallas, TX

Mr. Pross came forward and provided additional comments in regards to the request and indicated he was available for questions.

Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Thomas made a motion to approve building materials. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

Commissioner Thomas made a motion to approve the articulation. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

Commissioner Thomas made a motion to approve parking. Commissioner Fishman seconded the motion which passed by a vote 6-0 with Commissioner Moeller absent.

Commissioner Logan made a motion to approve the dumpster enclosure. Commissioner Thomas seconded the motion which passed by a vote of 6-0 with Moeller absent.

Commissioner Thomas made a motion to approve the site plan with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

12. SP2019-031

Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City or Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background pertaining to the request. The applicant is requesting to construct a metal office building in conjunction with and adjacent to the existing office building. The subject property is a 1.244-acre parcel of land that is zoned Commercial District and according to the applicant, the purpose of the building is to provide additional office space and storage. The proposed office building will be approximately 4,950 square feet, 16-feet in height, and be situated adjacent to the north façade of the existing office building. The structure will be constructed of metal and utilize a four foot brick wainscot, storefront glass, and a roll-up door on the front façade. According to the applicant, the existing metal accessory building will be removed. The applicant is proposing to screen the loading dock by providing additional landscaping directly in front of the roll-up door to limit visibility from Ranch Trail. Additionally, the landscape buffer adjacent to Ranch Trail will also provide screening from the street. Staff should note, although screening is being provided, it is possible that the roll-up door will still have limited visibility from Ranch Trail. Additionally, most of the surrounding buildings are metal and this office building will be located directly in front of a proposed mini-warehouse facility that will consist of 575 units within 19 metal buildings.

Mr. Brooks further noted that according to the Unified Development Code, an office building is permitted by-right in a Commercial District and no additional approvals are necessary with regard to the proposed land use and with the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial District. Mr. Brooks went over the exceptions being requested by the applicant and the Architectural Review Board reviewed the proposed building elevations and passed a motion to recommend approval of the site plan and approval is discretionary to the Planning and Zoning Commission.

Mr. Brooks indicated the applicant was present and available for questions as well as staff.

Chairman Chodun asked the applicant to come forward.

Ryan Moorman
417 Windermere
Heath, TX

Mr. Moorman came forward and did not add any additional comments.

Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Thomas made a motion to approve SP2019-031 the variance and the site plan with staff recommendations. Commissioner Fishman seconded the motion. Approval of the site plan passed by a vote of 4-2 with Commissioners Womble and Welch dissenting and Commissioner Moeller absent; however, since the vote was not a supermajority, approval of the exception failed.

13. SP2019-033

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background of the request. The applicant is requesting approval of a site plan for a strip retail center and restaurant. On September 20, 2010, the City Council passed Ordinance No. 10-21, PD-32, which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as PD-32 or the Harbor District. Within the approved concept plan, PD-32 was divided into ten subdistricts that contained individual development and land use standards. On November 17, 2014, the City Council adopted Ordinance No. 14-51, which contained a PD Development Plan for a 2.893-acre tract of land located in the subject property. This PD Development Plan showed a series of buildings would be constructed along Harbor Heights Drive in conformance to the requirements of Ordinance No. 10-21. With the approval of Ordinance No. 14-51, the City Council also approved waivers to the building placement requirements and pedestrian access requirements to allow retaining walls ranging from seven to nine feet in height to be established along Harbor Heights Drive. The approval of these walls were tied to building elevations submitted by the applicant and which were tied down as a part of the City Council's approval. On May 1, 2017, the City Council adopted Ordinance No. 17-22, which amended Ordinance No. 10-21 to update various exhibits in the ordinance; however, no changes were made to the requirements of the Hillside Subdistrict or for the subject property. The applicant is requesting to amend Ordinance No. 14-51 to change the PD Development Plan approved for the subject property. The new PD Development Plan showed additional buildings being added along Sunset Ridge Drive and a central green space being incorporated adjacent to Harbor Heights Drive the request was approved on July 1, 2019 by Ordinance No. 19-25. Additionally, the subject property does not currently have any trees on it, and as a result the Treescape Plan requirement was waived for this case. Mr. Miller went over the variance and exceptions being requested by the applicant. On August 27, 2019, the applicant met with the Architectural Review Board to discuss the proposed building elevations. At this meeting the applicant introduced two (2) different design schemes. Based on the proposed design schemes, the ARB requested that the applicant utilize the contrasting building material scheme, the scheme that proposed elements that contrasted with the colors and materials used on the Trend Tower elevations. In addition, the ARB requested that the applicant better conform to the vertical articulation requirements and revise the tower element on the building at the corner of the intersection of Sunset Ridge Drive and Harbor Heights Drive. The ARB also requested a material sample board for the purpose of reviewing the proposed stone veneer and providing a recommendation to the Planning and Zoning Commission. The applicant has since submitted building elevations conforming with the majority of the ARB's recommendations; however, the applicant is requesting a variance to the articulation requirements.

Mr. Miller advised the Commission that the applicant was present and available for questions.

Chairman Chodun asked the applicant to come forward.

Jimmy Strohmeyer
2701 Sunset Ridge
Rockwall, TX

Mr. Strohmeyer came forward and provided additional comments pertaining to the request and indicated he was available for questions

Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Womble made a motion to the variance for the stone requirement. Commissioner Thomas seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent. Commissioner Womble made a motion to approve the articulation requirement. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent. Commissioner Thomas made a motion to approve the site plan. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

VII. DISCUSSION ITEMS

14. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

- ✓ P2019-032: Replat for Lot 8, Block A, Bodin Industrial Addition [*Approved*]
- ✓ P2019-034: Replat for Lots 29-33, Block A, Whisper Rock Addition [*Approved*]
- ✓ P2019-036: Replat for Lot 1, Block A, TCB Addition [*Approved*]
- ✓ MIS2019-001: Resolution for Impact Fee Public Hearing [*Approved*]
- ✓ Z2019-015: SUP for a Minor Automotive Facility (*2nd Reading*) [*Approved*]
- ✓ Z2019-016: Legislative Update Text Amendment (*2nd Reading*) [*Approved*]

VIII. ADJOURNMENT

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Eric Chodun, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

Chairman Chodun adjourned the meeting at 9:19 p.m.

15. Capital Improvements Advisory Committee Meeting (CIAC) [*6:30 PM*]

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 24, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Annie Fishman, John Womble, Tracey Logan, and Sedrick Thomas. Absent from the meeting was Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner, Korey Brooks, City Engineer, Amy Williams, and Civil Engineers, Jeremy White and Sarah Johnston.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the August 27, 2019 Planning and Zoning Commission meeting.

2. P2019-037
Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Carla Rankin Real Estate Holding for the approval of a final plat for Lot 1, Block A, Rankin Addition being a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street [*SH-205*], and take any action necessary.

3. P2019-038
Consider a request by Bryon Connally of CBG Surveying Texas, LLC on behalf of Shannon McCord Riddell for the approval of a replat for Lot 1, Block A, Goliad-Riddle Addition being a 0.4079-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

Commissioner Moeller made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which passed by a vote of 7-0.

IV. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

V. DISCUSSION ITEMS

5. Z2019-021
Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4)

District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

Planning Manager, David Gonzales, indicated that the applicant was present and pointed out that there are some issues with water and the sanitary sewer that need to be addressed which will be addressed at the time of preliminary plat.

Chairman Chodun asked the applicant to come forward.

Pat Atkins
3076 Hays Lane
Rockwall, TX

Mr. Atkins came forward and provided comments pertaining to the request. The purpose of the request is for the addition of land that they have acquired to the north of the Saddle Star project requiring an amendment to the Planned Development. Mr. Atkins indicated he was available for questions.

Chairman Chodun asked for questions from the Commission.

There being no questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

6. Z2019-022

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Marty Wright
2340 Saddlebrook Lane
Rockwall, TX

Mr. Wright came forward and provided comments pertaining to the request. Currently there is a 12x18 building on his one acre lot next to the rod iron fence that he will be moving to the back and will be 18 feet from the 8 foot fence on the east and 20 feet from the rod iron fence. The request is to build a storage garage that will be used for storage.

Chairman Chodun asked how tall the structure would be. Mr. Wright indicated that it would be 10 foot wall and peak 13.9 feet. Chairman Chodun asked what the maximum height allowed. Senior Planner, Korey Brooks, stated that the maximum allowed is 15 feet. Mr. Brooks added that in the neighborhood there are other accessory building that are of similar size however they all match the materials of the main structure and should this request be approved it would set precedence in the neighborhood that could possibly change the character of the neighborhood.

Commissioner Fishman asked if there is a driveway requirement given the size being proposed. Mr. Brooks indicated there is not due to it being a detached garage. Mr. Wright added that he plans on adding a driveway in the future. Planning Director, Ryan Miller, noted that with the applicant's permission staff could bring the request forward as a detached garage.

Commissioner Womble asked if the applicant considered building it brick as the other buildings in the neighborhood. Mr. Wright shared that he had however it is cost prohibitive from doing so.

Commissioner Fishman asked if the request were to be changed to a detached garage, would the materials still have an impact. Mr. Brooks explained that as a detached garage 900 feet is the maximum and therefore the applicant would only be requesting 60 feet over the maximum. Mr. Miller added that in regards to the materials, HB2439 limits staffs ability to regulate materials, however the City Attorney feels that since SUP's are contingent zoning, Boards and Commissions do have the ability to dictate materials through SUP Ordinances.

Chairman Chodun asked for further questions from the Commission.

There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

7. Z2019-024

Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [*N. Goliad Street*], and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The only change being made to the Planned Development will be regarding the ponds and what was approved in 2009 and what is being requested now from four hard edge ponds to down to three ponds. Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Chodun asked the applicant to come forward.

Adam Buzcek
8214 Westchester Drive, Suite 710
Dallas, TX

Mr. Buzcek came forward and provided a short power point presentation detailing the proposed request. To date three hard edge retention pond locations have been satisfied and a city park pond with no hard edge. They are requesting to reduce the ponds to three instead of four as to not burden the HOA with an additional one. In the original 2007 Settlement Agreement up to 935 square foot lots were allowed with the current PD allowing up to 918 square foot lots. At build out Stone Creek will now finish with 32 fewer lots than allowed which will be lower density due to the combination of enlarged park dedication. He indicated he was available for questions.

Chairman Chodun asked for questions from the Commission.

Commissioner Logan asked if they would be reducing the amount of runoff that were originally calculated with the four ponds. City Engineer, Amy Williams, shared that the ponds are not detention ponds but decorative retention ponds.

Chairman Chodun asked for further questions from the Commission.

There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

8. SP2019-035

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [*FM-3097*], and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Greg Wallis
Mershawn Architects
1520 E. IH-30
Rockwall, TX

Mr. Wallis came forward and indicated he was available for questions.

Senior Planner, Korey Brooks, added that the Commission recommended approval of a Specific Use Permit and with the proposed addition there will be two variances associated with it. The first one will be due to the bay doors face Horizon Road a variance is required. The second one will be for the horizontal articulation along the two long ends of the building.

Chairman Chodun asked for questions or discussion from the Commission.

There being no questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

9. SP2019-037

Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [*FM-740*], and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Anna Blackwell
Carrillo Engineering
301 Commerce Street, Suite 1410
Fort Worth, TX

Ms. Blackwell came forward and indicated she is the civil engineer and is representing the owner. She shared they met with the Architectural Review Board before the meeting and will be making modifications to the elevations of the building as well as to the articulation and other architectural components to further meet the intent of the regulations of the area. They will be requesting to variances to the site plan one being having three rows of parking in the front of the building and also for the orientation of the dumpster enclosure. Ms. Blackwell indicated she was available for questions.

Chairman Chodun asked for questions from the Commission.

Commissioner Womble asked if after speaking with the Architectural Review Board any thought had been given as to how to go around not requesting numerous variances. Ms. Blackwell referred the question to the architect of the project.

Jim Hurt
1716 Virginia Place
Fort Worth, TX

Mr. Hurt came forward and shared they had a good discussion with the Architectural Review Board in regards to the articulation of the façade and they feel they have good direction to meet the intent of the regulations of the area.

There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

10. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

- ✓ P2019-017: Preliminary Plat for the Emerson Farms Addition [*Approved*]
- ✓ P2019-031: Final Plat for Saddle Star South, Phase 1 Addition [*Approved*]
- ✓ P2019-033: Replat for Lot 47, Block D, Park Place West, Phase II Addition 1 [*Approved*]
- ✓ Z2019-017: Zoning Change (AG to PD) for Townhomes (*1st Reading*) [*Withdrawn*]
- ✓ Z2019-018: Amendment to Planned Development District 5 (PD-5) (*1st Reading*) [*Approved*]

- ✓ Z2019-019: Specific Use Permit (SUP) for a Freestanding Commercial Antenna (*1st Reading*) [*Withdrawn*]
- ✓ Z2019-020: Zoning Change (AG to C) for the Panzner Addition (*1st Reading*) [*Approved*]

VI. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:40 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Eric Chodun, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	October 29, 2019
APPLICANT:	Steven Homeyer; *Homeyer Engineering, Inc.*
CASE NUMBER:	P2019-039; *Lot 8, Block A, Ellis Centre, Phase Two Addition*

SUMMARY

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Julia McKinney for the approval of a replat for Lot 8, Block A, Ellis Centre Phase 2 Addition being a 1.21-acre parcel of land identified as Lot 4, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a replat for a 1.21-acre parcel of land [i.e. *Lot 8, Block A, Ellis Centre, Phase 2 Addition*] that will establish firelane, public access, utility, and detention easements for the purpose of developing the *subject property*. The *subject property* is zoned Light Industrial (LI) District and is addressed as 1920 Alpha Drive.

☑ On May 17, 2019, Steven Homeyer of Homeyer Engineering, Inc. submitted a site plan [*i.e. Case No. SP2019-017*] proposing the construction of a ~6,042 SF single-story, animal boarding/kennel facility. On June 11, 2019, the Planning and Zoning Commission approved the site plan and all exceptions requested.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 8, Block A, Ellis Centre, Phase 2 Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall

Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2019-039	**Owner**	JULIA MCKINNEY	**Applied**	10/18/2019 LM
Project Name	Lot 1, Block A, Ellis Centre	**Applicant**	HOMEYER ENGINEERING INC.	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1920 ALPHA DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ELLIS CENTRE 2		A		3585-000A-0004-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	10/18/2019	10/25/2019	10/22/2019	4	APPROVED	
ENGINEERING	Sarah Johnston	10/18/2019	10/25/2019	10/25/2019	7	COMMENTS	
(10/25/2019 9:26 AM SJ) M - Detention cannot be in any utility easements. Move detention easement back to be out of the utility easements. Standards of Design 5.3.1 and 6.4 M - Must have 10' of utility easement along all street frontage. Standards of Design 5.3.1 and 6.4							
FIRE	Ariana Hargrove	10/18/2019	10/25/2019	10/24/2019	6	APPROVED	
GIS	Lance Singleton	10/18/2019	10/25/2019	10/22/2019	4	APPROVED	
PLANNING	David Gonzales	10/18/2019	10/25/2019	10/25/2019	7	COMMENTS	See comments

(10/25/2019 10:03 AM DG)
P2019-039: Replat – Ellis Centre, Phase 2 Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a replat for Lot 8, Block A, Ellis Centre Phase 2 Addition being a 1.21-acre parcel of land identified as Lot 4, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court.

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2019-039 in the lower right hand corner of all pages on future submittals.

I.4 The final plat shall conform to all standards and requirements of Chapter 38 of the Rockwall Code of Ordinances, the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 The plat is required to fit onto an 18" x 24' sheet. Please correct. This may require two (2) pages in order to convey the information. (Chapter 38, Subdivisions, Sec. 38-10(a), Code of Ordinances)

M.5 Correct Title Block to read as follows:
Final Plat
ELLIS CENTRE, PHASE 2
Lot 8, Block A
Being a replat of Lots 4, Block A, of the Ellis Centre Addition,
Recorded in Cabinet G, Page 143, P.R.R.C.T.,
Situated in the Archibald Hanna Survey, Abstract No. 99
City of Rockwall, Rockwall County, Texas

I.6 Correct the Lot number on the plat to "Lot 8". Additionally, change the lot number to "Lot 8" where lot 4r appears (i.e. Certificate of Approval, Owners Certificate, Title Block, etc.) on the plat.

M.7 Refer to the standard plat wording as found in the application package and provide in its entirety as applicable. The plat as provided is incomplete and doesnot meet this standard. (See attached with staff comments)

I.8 Notary certificate is not necessary when plat is stamped by surveyor.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 5, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case for compliance. Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final review by staff.

I.10 The Planning and Zoning meeting will be held on October 29, 2019. This case will be on the Consent Agenda.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

I.11 The City Council meeting will be held on November 4, 2019. This case will be on the Consent Agenda.

I.12 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.13 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

STANDARD PLAT WORDING FOR FINAL PLATS AND REPLATS

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

GENERAL REFERENCE: CHAPTER 38, *SUBDIVISIONS*, OF THE MUNICIPAL CODE OF ORDINANCES

OWNER'S CERTIFICATION [PUBLIC DEDICATION]

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], *BEING THE OWNER OF A TRACT OF* land in the County of Rockwall, State of Texas, said tract being described as follows: ***[LEGAL DESCRIPTION]***

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I *(we)* the undersigned owner(s) of the land shown on this plat, and designated herein as the ***[SUBDIVISION NAME]*** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ***[SUBDIVISION NAME]*** subdivision have been notified and signed this plat. I *(we)* understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____

Property Owner Signature

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ***[PROPERTY OWNER]***, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

Notary Public in and for the State of Texas ***My Commission Expires***

Signature of Party with Mortgage or Lien Interest *[IF APPLICABLE:]*

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ***[PROPERTY OWNER]***, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

Notary Public in and for the State of Texas ***My Commission Expires***

GENERAL NOTES [Please add this to any other notes included on the plat.]

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, ***[SURVEYOR'S NAME]***, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Surveyor Signature ***Registered Public Surveyor No.***

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman ***Date***

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

Mayor, City of Rockwall ***City Secretary*** ***City Engineer***

ROCKWALL COUNTY JUDGE SIGNATURE BLOCK [ADD THIS BLOCK IF THE PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS]

_____ _____

Rockwall County Judge ***Date***

ADMINISTRATIVE APPROVAL BLOCK FOR PLATS (E.G. MINOR & AMENDING) [USE IN LIEU OF THE STANDARD BLOCK]

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

_____ _____

Director of Planning & Zoning ***City Engineer***

PLAT FILING REQUIREMENTS [AFTER APPROVAL OF THE PLAT]

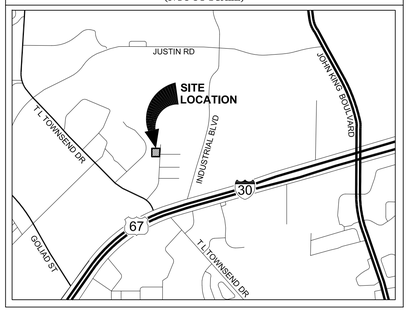
Final plats and replats must be filed with the County Clerk within 180 days of the City Council approval date or the plat will be considered void. If the plat is voided, it must be re-approved by the Planning & Zoning Commission and City Council.

All plats will be filed with Rockwall County by City of Rockwall staff; however, the applicant is responsible for providing City staff with the appropriate plat information necessary to file the plat with the County Clerk. This includes a minimum of one (1) signed mylar sets (18" x 24") with current Tax Certificates and a check for the filing fees made payable to the ***Rockwall County Clerk*****.** Tax Certificates can be obtained from the Rockwall County Appraisal District located at 841 Justin Road, Rockwall, Texas 75087.

FILING FEES:
Mylars: $50.00 per page for the 1st set only (*No charge for additional sets*).
Tax Certificates: $30.00 for the 1st certificate and $4.00 for each additional certificate.

Per Rockwall County:
*Please note if submitting mylars between September 1st through December 31st, ***tax receipts*** must also be filed with the plat. The filing of the tax receipt will incur a filing fee of $4.00 per tax receipt, made payable to the ***Rockwall County Clerk***.

VICINITY MAP
(NOT TO SCALE)





GENERAL NOTES

1.) The purpose of this plat is to dedicate easements for site development.

2.) This property is located in "Non-shaded Zone X" and "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0040L.

3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).

4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

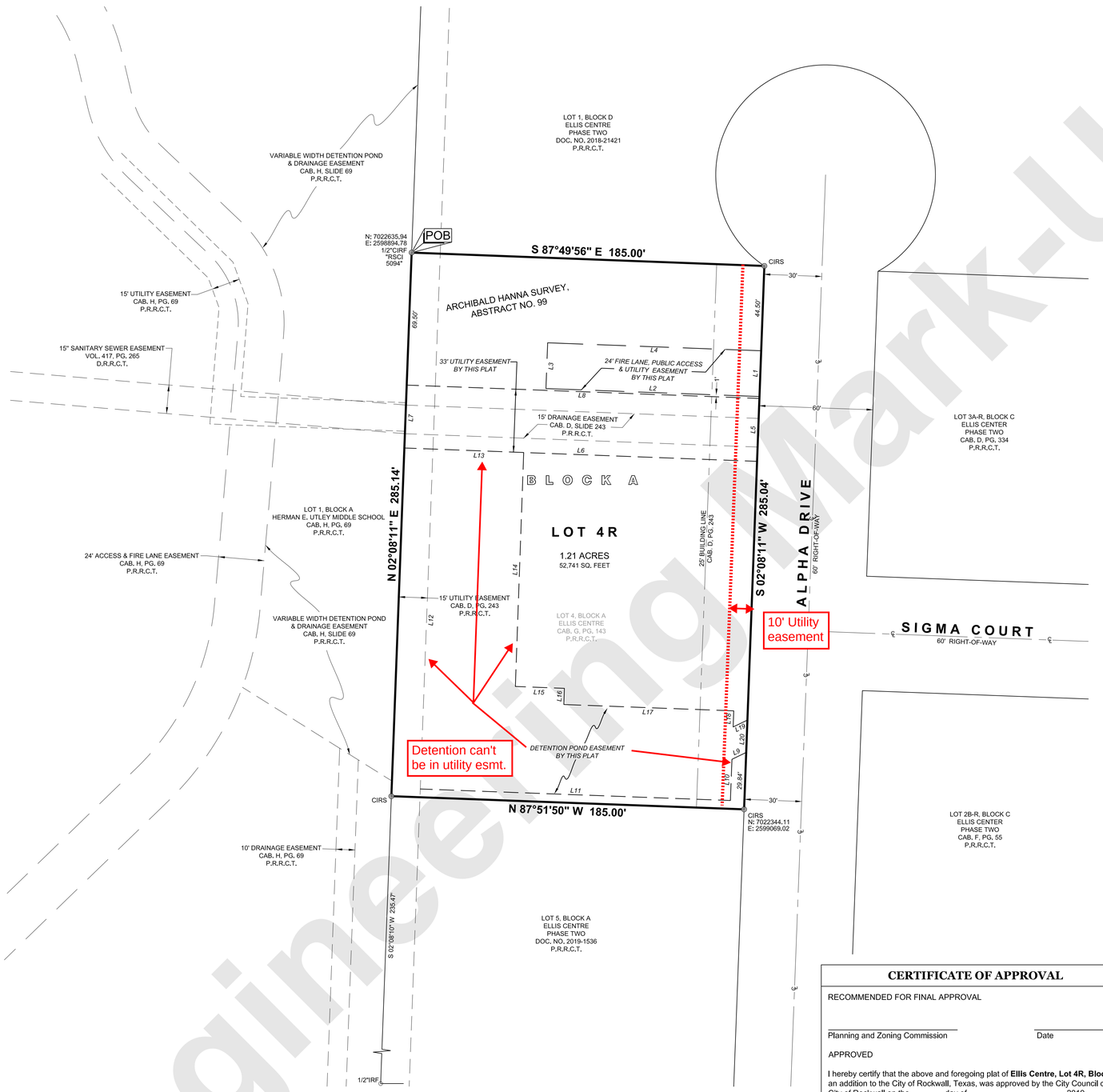
6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.

7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°08'11" W	24.00'
L2	N 87°51'49" W	112.00'
L3	N 02°08'11" E	24.00'
L4	S 87°51'49" E	112.00'
L5	S 02°08'11" W	33.00'
L6	N 87°49'56" W	185.00'
L7	N 02°08'11" E	33.00'
L8	S 87°49'56" E	185.00'
L9	S 64°16'48" W	8.29'
L10	S 02°08'10" W	21.60'
L11	N 87°52'27" W	162.67'
L12	N 02°08'11" E	178.30'
L13	S 87°49'56" E	47.59'
L14	S 02°02'15" W	122.72'
L15	S 87°51'49" E	25.74'
L16	S 02°08'11" W	8.50'
L17	S 87°51'49" E	89.13'
L18	S 02°08'10" W	8.45'
L19	N 64°16'48" E	8.29'
L20	S 02°08'11" W	16.97'

LEGEND

PG	= PAGE
CAB	= CABINET
POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, **CANINE PROPERTIES, LLC**, is the owner of a 1.21 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NUMBER 99, City of Rockwall, Rockwall County, Texas, being all of Lot 4, Block A of Ellis Centre, an addition to the City of Rockwall, Texas, recorded in Cabinet G, Page 143, Plat Records of Rockwall County, Texas, and being conveyed by General Warranty Deed to Canine Properties, LLC, recorded in Document Number 20190000012843, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RSCI 5094" found at the Northwest corner of said Lot 4, Block A, being in the East line of Lot 1, Block A of Herman E. Utley Middle School, an addition to the City of Rockwall, Texas, recorded in Cabinet H, Page 69, Plat Records of Rockwall County, Texas, and being at the Southwest corner of Lot 1, Block D of Ellis Centre, Phase Two, an addition to the City of Rockwall, Texas, recorded in Document Number 2018-21421, Plat Records of Rockwall County, Texas;

THENCE South 87°49'56" East, with the North line of said Lot 4, Block A and the common South line of said Lot 1, Block D, a distance of 185.00 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Lot 4, Block A, and being in the West right-of-way line of Alpha Drive (a 60-foot right-of-way);

THENCE South 02°08'11" West, with the East line of said Lot 4, Block A and the West right-of-way line of said Alpha Drive, a distance of 285.04 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 4, Block A and being at the Northeast corner of Lot 5, Block A of said Ellis Centre, an addition to the City of Rockwall, Texas, recorded in Document Number 2019-1536, Plat Records of Rockwall County, Texas;

THENCE North 87°51'50" West, with the South line of said Lot 4, Block A and the common North line of said Lot 5, Block A, a distance of 185.00 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Lot 4, Block A, being at the Northwest corner of said Lot 5, Block A and being in the East line of said Lot 1, Block A;

THENCE North 02°08'11" East, with the West line of said Lot 4, Block A and the common East line of said Lot 1, Block A, a distance of 285.14 feet to the **POINT OF BEGINNING**, and containing 1.21 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **CANINE PROPERTIES, LLC,** does hereby adopt this plat, designating herein described property as **ELLIS CENTRE, LOT 4R, BLOCK A,** an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **CANINE PROPERTIES, LLC**, a Texas limited liability company

BY: _____ _____
Julia R. McKinney — Date
Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **JULIA R. McKINNEY**, Manager of CANINE PROPERTIES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Rockwall, Rockwall County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

_____ _____
Matthew Raabe, R.P.L.S. # 6402 — Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

_____
John Cox, Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission — Date

APPROVED

I hereby certify that the above and foregoing plat of **Ellis Centre, Lot 4R, Block A**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, 2019.

_____ _____
Mayor, City of Rockwall — City Secretary, City of Rockwall

_____ _____
City Engineer — Date

REPLAT
ELLIS CENTRE
LOT 4R, BLOCK A
1.21 ACRES

A REPLAT OF LOT 4, BLOCK A OF ELLIS CENTRE, RECORDED IN CABINET G, PAGE 143, P.R.R.C.T., ARCHIBALD HANNA SURVEY, ABSTRACT No. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	1903.017-02
Date	09/18/2019
Drafter	JDC

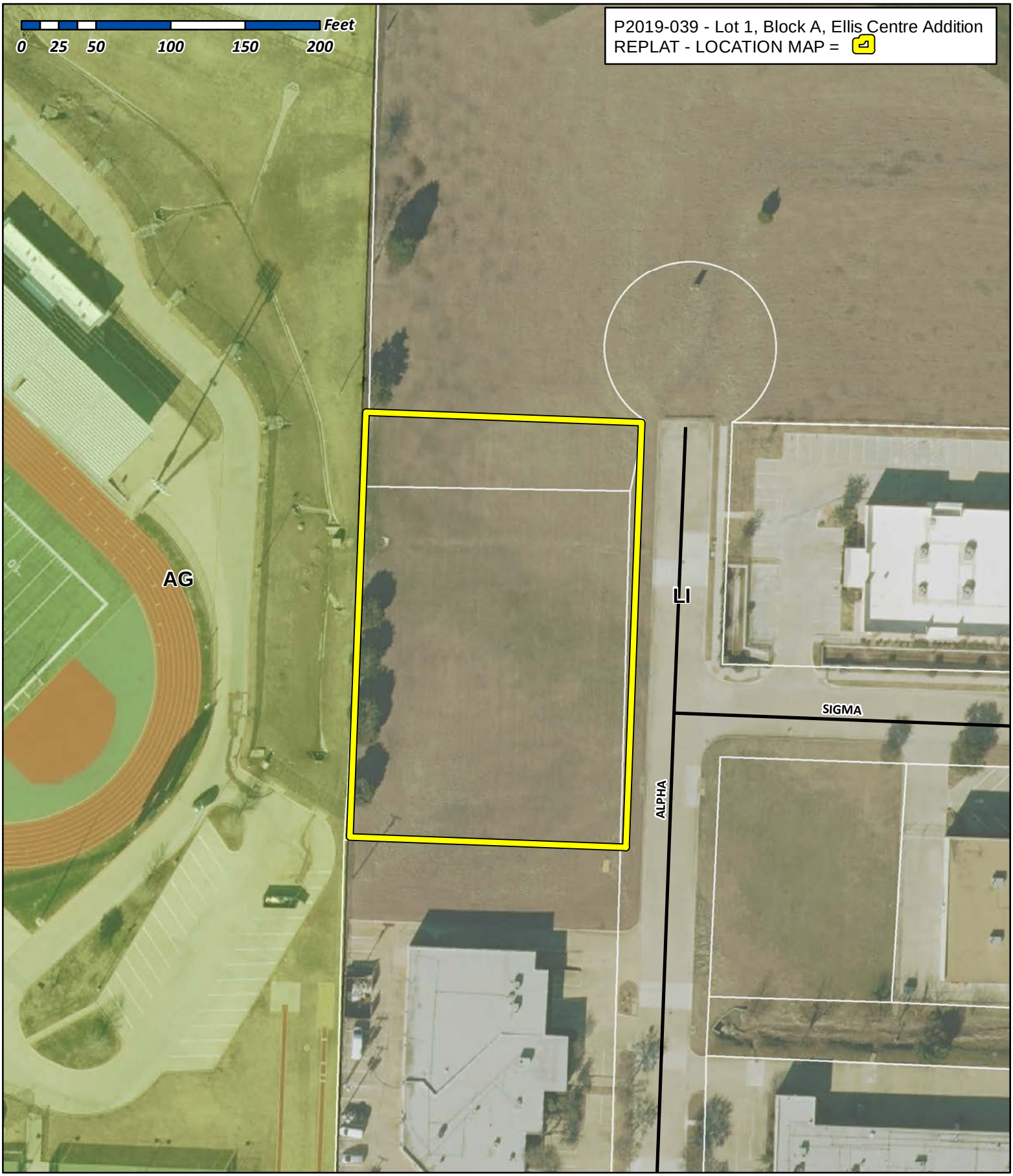
EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Homeyer Engineering, Inc.
Contact: Steve Homeyer
P.O. Box 294527
Lewisville, TX 75029
(972) 906-9985

OWNER
Canine Properties, LLC
Contact: Julia R. McKinney
1920 Alpha Drive
Rockwall, TX 75087
(214) 608-3118

Engineering Mark-Up

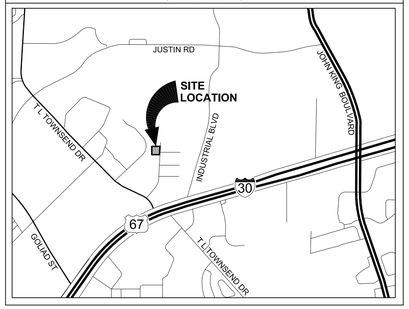


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

VICINITY MAP
(NOT TO SCALE)





GENERAL NOTES

1.) The purpose of this plat is to dedicate easements for site development.

2.) This property is located in "Non-shaded Zone X" and "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0040L.

3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).

4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

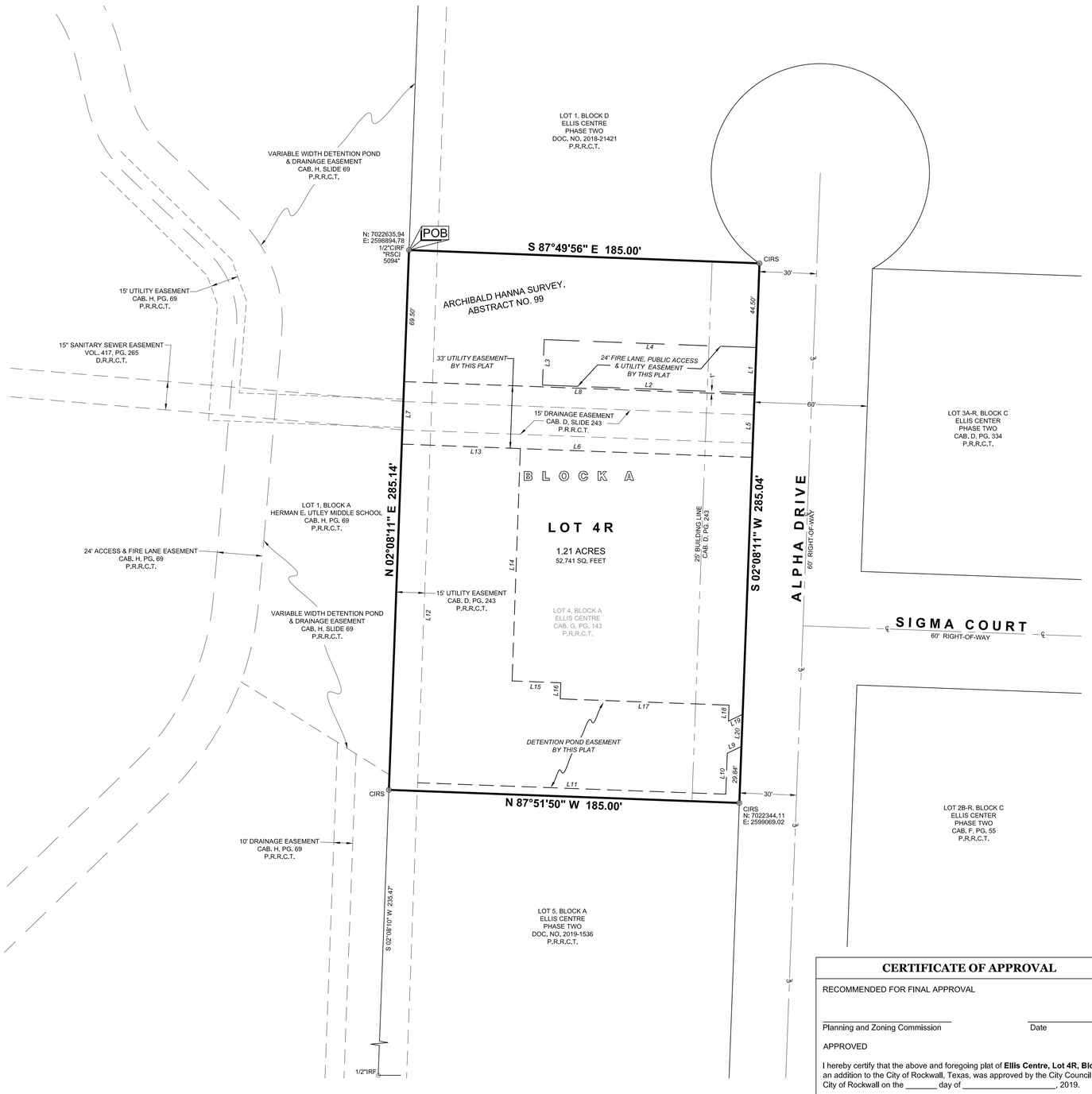
6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.

7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°08'11" W	24.00'
L2	N 87°51'49" W	112.00'
L3	N 02°08'11" E	24.00'
L4	S 87°51'49" E	112.00'
L5	S 02°08'11" W	33.00'
L6	N 87°49'56" W	185.00'
L7	N 02°08'11" E	33.00'
L8	S 87°49'56" E	185.00'
L9	S 64°16'48" W	8.29'
L10	S 02°08'10" W	21.60'
L11	N 87°52'27" W	162.67'
L12	N 02°08'11" E	178.30'
L13	S 87°49'56" E	47.59'
L14	S 02°02'15" W	122.72'
L15	S 87°51'49" E	25.74'
L16	S 02°08'11" W	8.50'
L17	S 87°51'49" E	89.13'
L18	S 02°08'10" W	8.45'
L19	N 64°16'48" E	8.29'
L20	S 02°08'11" W	16.97'

LEGEND

PG	= PAGE
CAB	= CABINET
POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, **CANINE PROPERTIES, LLC**, is the owner of a 1.21 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NUMBER 99, City of Rockwall, Rockwall County, Texas, being all of Lot 4, Block A of Ellis Centre, an addition to the City of Rockwall, Texas, recorded in Cabinet G, Page 143, Plat Records of Rockwall County, Texas, and being conveyed by General Warranty Deed to Canine Properties, LLC, recorded in Document Number 20190000012843, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RSCI 5094" found at the Northwest corner of said Lot 4, Block A, being in the East line of Lot 1, Block A of Herman E. Utley Middle School, an addition to the City of Rockwall, Texas, recorded in Cabinet H, Page 69, Plat Records of Rockwall County, Texas, and being at the Southwest corner of Lot 1, Block D of Ellis Centre, Phase Two, an addition to the City of Rockwall, Texas, recorded in Document Number 2018-21421, Plat Records of Rockwall County, Texas;

THENCE South 87°49'56" East, with the North line of said Lot 4, Block A and the common South line of said Lot 1, Block D, a distance of 185.00 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Lot 4, Block A, and being in the West right-of-way line of Alpha Drive (a 60-foot right-of-way);

THENCE South 02°08'11" West, with the East line of said Lot 4, Block A and the West right-of-way line of said Alpha Drive, a distance of 285.04 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 4, Block A and being at the Northeast corner of Lot 5, Block A of said Ellis Centre, an addition to the City of Rockwall, Texas, recorded in Document Number 2019-1536, Plat Records of Rockwall County, Texas;

THENCE North 87°51'50" West, with the South line of said Lot 4, Block A and the common North line of said Lot 5, Block A, a distance of 185.00 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Lot 4, Block A, being at the Northwest corner of said Lot 5, Block A and being in the East line of said Lot 1, Block A;

THENCE North 02°08'11" East, with the West line of said Lot 4, Block A and the common East line of said Lot 1, Block A, a distance of 285.14 feet to the **POINT OF BEGINNING**, and containing 1.21 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **CANINE PROPERTIES, LLC,** does hereby adopt this plat, designating herein described property as **ELLIS CENTRE, LOT 4R, BLOCK A,** an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **CANINE PROPERTIES, LLC**, a Texas limited liability company

BY: _____ _____
Julia R. McKinney — Date
Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **JULIA R. McKINNEY**, Manager of CANINE PROPERTIES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Rockwall, Rockwall County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

_____ _____
Matthew Raabe, R.P.L.S. # 6402 — Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

_____
John Cox, Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission — Date

APPROVED

I hereby certify that the above and foregoing plat of **Ellis Centre, Lot 4R, Block A**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, 2019.

_____ _____
Mayor, City of Rockwall — City Secretary, City of Rockwall

_____ _____
City Engineer — Date

REPLAT
ELLIS CENTRE
LOT 4R, BLOCK A
1.21 ACRES

A REPLAT OF LOT 4, BLOCK A OF ELLIS CENTRE, RECORDED IN CABINET G, PAGE 143, P.R.R.C.T., ARCHIBALD HANNA SURVEY, ABSTRACT No. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	1903.017-02
Date	09/18/2019
Drafter	JDC

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Homeyer Engineering, Inc.
Contact: Steve Homeyer
P.O. Box 294527
Lewisville, TX 75029
(972) 906-9985

OWNER
Canine Properties, LLC
Contact: Julia R. McKinney
1920 Alpha Drive
Rockwall, TX 75087
(214) 608-3118

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	October 29, 2019
APPLICANT:	David Rains
CASE NUMBER:	P2019-041; *Lot 35, Block A, Chandler's Landing, Phase 18, Section 2*

SUMMARY

Consider a request by David Raines for the approval of a replat for Lot 35, Block A, Chandler's Landing, Phase 18, Section 2 being a 0.19-acre tract of land identified as Lot 12, Block A, Chandler's Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single-family land uses, addressed as 5808 Constellation Circle, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to replat one (1) lot (*i.e. Lot 12, Block A, Chandler's Landing, Phase 18, Section 2 Addition*) into Lot 35, Block A, Chandler's Landing Phase 18, Section 2 for the purpose of abandoning a portion of a sanitary sewer easement.

☑ The subject property was annexed in 1973 [*Ordinance No. 73-42*], is zoned as Planned Development District 8 (PD-8) for single-family land uses, and is addressed as 5808 Constellation Circle.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for replats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 35, Block A, Chandler's Landing Phase 18, Section 2*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2019-041	**Owner**	DAVID RAINS	**Applied**	10/21/2019 LM
Project Name	Lot 35, Block A, Chandlers Landing Phase	**Applicant**	DAVID RAINS	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
5808 CONSTELLATION CIR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CHANDLERS LANDING PH 18 SEC 2	12	A	12	3361-000A-0012-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	10/21/2019	10/28/2019	10/22/2019	1	APPROVED	
ENGINEERING	Sarah Johnston	10/21/2019	10/28/2019	10/24/2019	3	COMMENTS	
(10/24/2019 4:42 PM SJ) M - Must label the bearings and distances of the easement to be abandoned.							
FIRE	Ariana Hargrove	10/21/2019	10/28/2019	10/24/2019	3	APPROVED	
GIS	Lance Singleton	10/21/2019	10/28/2019	10/22/2019	1	APPROVED	
PLANNING	Korey Brooks	10/21/2019	10/28/2019	10/25/2019	4	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2019-041; Replat for Lot 38, Block A, Chandlers Landing Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by David Raines for the approval of a replat for Lot 35, Block A, Chandler's Landing, Phase 18, Section 2 being a 0.19-acre tract of land identified as Lot 12, Block A, Chandler's Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single family land uses, addressed as 5808 Constellation Circle.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2019-041) in the lower right-hand corner of all pages on future submittals.
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
M.5 This request is considered to be a complete application.
M.6 Replat. Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please provider a purpose statement.
2) Is there an instrument # for the greenbelt and utility easement adjacent to Lot 34.
3) Is there an instrument number for the 20-foot utility easement at the front property line.
4) Please note that there is a signature block for two owners. Is this property owned by two people?
5) Please note that the signature block for the Planning and Zoning Chair is missing.
6) Please add "7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements."

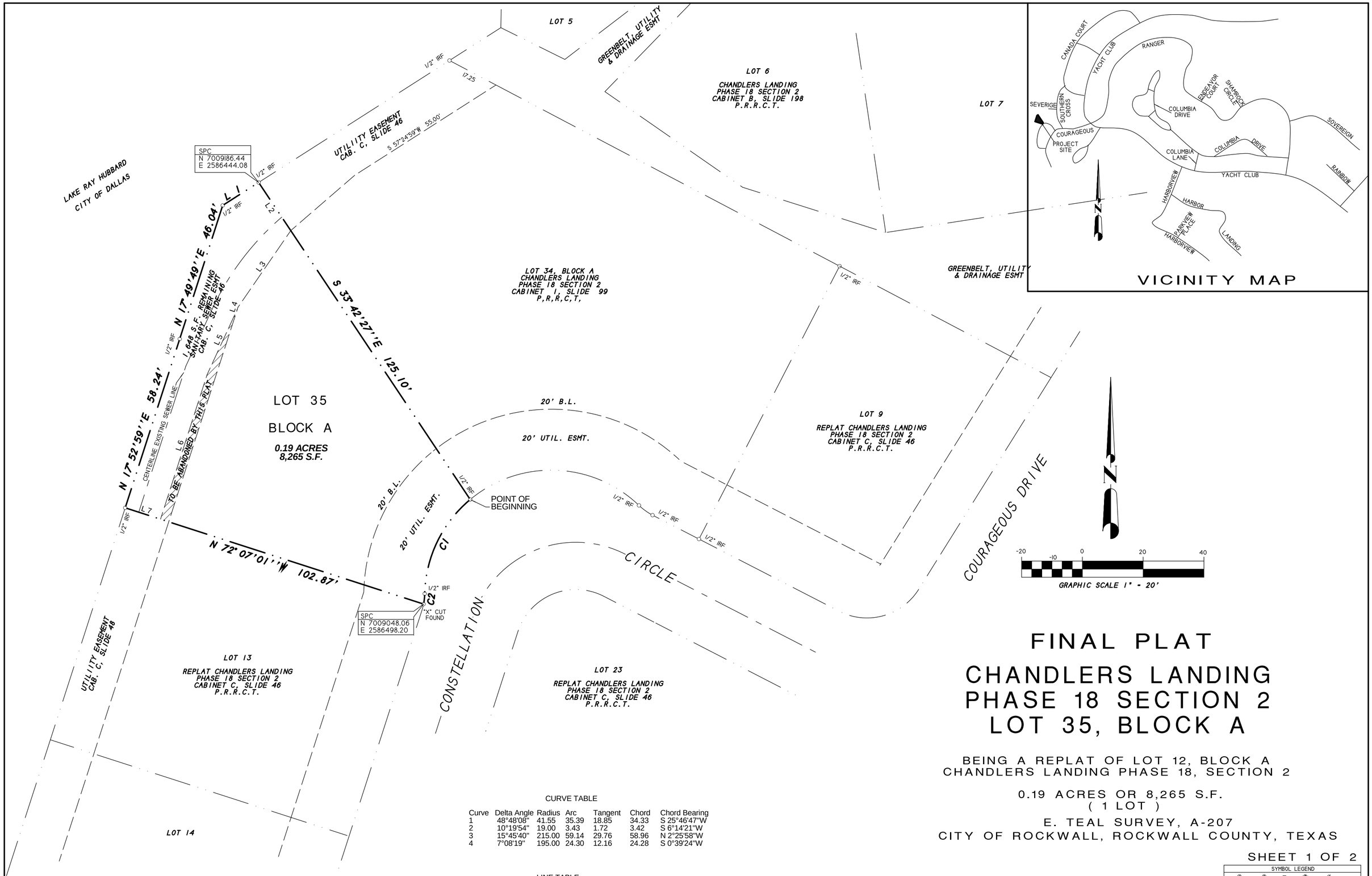
I.7 Please note that failure to address all comments provided by staff by 5:00 PM on November 5, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that aredenied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 5, 2019; The Planning & Zoning Meeting October 29, 2019.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	48°48'08"	41.55	35.39	18.85	34.33	S 25°46'47"W
2	10°19'54"	19.00	3.43	1.72	3.42	S 6°14'21"W
3	15°45'40"	215.00	59.14	29.76	58.96	N 2°25'58"W
4	7°08'19"	195.00	24.30	12.16	24.28	S 0°39'24"W

LINE TABLE

Line	Bearing	Distance
1	N 57°24'55"E	14.00'
2	S 33°42'27"E	19.00'
3	S 34°32'14"W	30.56'
4	S 17°52'59"W	0.54'
5	S 24°46'54"W	23.73'
6	S 17°51'32"W	49.90'
7	N 72°07'01"W	12.17'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

FINAL PLAT

CHANDLERS LANDING PHASE 18 SECTION 2 LOT 35, BLOCK A

BEING A REPLAT OF LOT 12, BLOCK A
CHANDLERS LANDING PHASE 18, SECTION 2

0.19 ACRES OR 8,265 S.F.
(1 LOT)

E. TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
DAVID RAINS
5808 CONSTELLATION CIRCLE
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC. SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND T CORNER
FENCE	EASEMENT LINE		A/C AIR COND. UNIT	PROPANE TANK
	PROPERTY LINES			

SURVEY DATE APRIL 23, 2019
SCALE 1" = 20' FILE # 20061421-RP
CLIENT RAINS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2019-

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, DAVID RAINS, BEING the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 12, Block A, REPLAT CHANDLERS LANDING, PHASE 18, SECTION 2 an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 46, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the curving right-of-way line of Constellation Circle, a variable width right-of-way, said point being at the east corner of said Lot 12 and the southwest corner of said Lot 34, Block A;

THENCE in a southwesterly direction along a curve to the left having a central angle of 48 deg. 48 min. 08 sec., a radius of 41.55 feet, a tangent of 18.85 feet, a chord of S. 25 deg. 46 min. 47 sec. W., 34.33 feet, along said right-of-way line, an arc distance of 35.39 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 10 deg. 19 min. 54 sec., a radius of 19.00 feet, a tangent of 1.72 feet, a chord of S. 06 deg. 14 min. 21 sec. W., 3.42 feet, along said right-of-way line, an arc distance of 3.43 feet to an "X" found chiseled in concrete for corner at the southeast corner of Lot 12 and northeast corner of Lot 13;

THENCE N. 72 deg. 07 min. 01 sec. W. along the northeast boundary line of Lot 13, a distance of 102.87 feet to a 1/2" iron rod found for corner in the take line of the City of Dallas for Lake Ray Hubbard and being the northwest corner of said Lot 13;

THENCE N. 17 deg. 52 min. 59 sec. E. along said take line and the northwest line of Lot 12, a distance of 58.24 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 49 min. 49 sec. E. along said take line and the northwest line of Lot 12, a distance of 46.04 feet to a 1/2" iron rod found for corner;

THENCE N. 57 deg. 24 min. 55 sec. E. along said take line and north line of Lot 12, a distance of 14.00 feet to a 1/2" iron rod found for corner at the north corner of Lot 12 and the northwest corner of Lot 34;

THENCE S. 33 deg. 42 min. 27 sec. E. a distance of 125.10 feet to the POINT OF BEGINNING and containing 8,265 square feet or 0.19 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as CHANDLERS LANDING, PHASE 18, SECTION 2, LOT 35, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

_____
DAVID RAINS

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID RAINS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CAROL INMAN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL · LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

APPROVED

I hereby certify that the above and foregoing plat of CHANDLERS LANDING, PHASE 18, SECTION 2, LOT 35, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

CHANDLERS LANDING PHASE 18 SECTION 2 LOT 35, BLOCK A

BEING A REPLAT OF LOT 12, BLOCK A
CHANDLERS LANDING PHASE 18, SECTION 2

0.19 ACRES OR 8,265 S.F.
(1 LOT)

E. TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
DAVID RAINS
5808 CONSTELLATION CIRCLE
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE	APRIL 23, 2019
SCALE	1" = 20'
FILE #	20061421-RP
CLIENT	RAINS

CITY CASE NO. P2019-

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	October 29, 2019
SUBJECT:	Temporary Moratorium on the Acceptance and Processing of Subdivision Plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ)

In conformance with Chapter 242 of the Texas Local Government Code (TLGC), the City of Rockwall and Rockwall County entered into an *Interlocal Agreement* on November 12, 2013 requiring the City of Rockwall to process and review subdivision plats within the City's Extraterritorial Jurisdiction (ETJ). The City was required to enforce its *Subdivision Regulations* and the *Unified Regulations*, which were contained in the *Interlocal Agreement* as *Exhibit 'A'*. On October 22, 2019, the Rockwall County Commissioner's Court approved a motion to notify all cities in Rockwall County that the interlocal agreements would need to be amended to account for changes in the *Subdivision Regulations* of Rockwall County, which would affect the *Unified Regulations* contained in the *Interlocal Agreement* agreed to be enforced in the City's Extraterritorial Jurisdiction (ETJ). This motion was in response to the County's work with their consultant -- *Freese & Nichols, Inc.* -- on revising their *Subdivision Regulations*, and based on a lawsuit challenging certain requirements contained in the current County *Subdivision Regulations* and which are also contained in *Unified Regulations* of the *Interlocal Agreement* between Rockwall and Rockwall County and which are required to be enforced by the City.

As the Planning and Zoning Commission is aware, subdivision plats are an important way that the City ensures that proper public facilities, infrastructure, drainage, and fire protection are being provided to support development of property in the City's Extraterritorial Jurisdiction (ETJ); and, with the uncertainty of how the changes to the *Unified Regulations* will impact the review criteria contained in the *Interlocal Agreement*, the City of Rockwall is proposing to impose a moratorium on the acceptance and processing of subdivision plats for residential and commercial property in the City's Extraterritorial Jurisdiction (ETJ). The power to invoke a moratorium is granted to the City by Chapter 212, *Municipal Regulation of Subdivisions and Property Development*, of the Texas Local Government Code. This section of the code lays out the specific procedures for imposing a moratorium, and staff has included a memorandum prepared by the City Attorney outlining the circumstances and procedures involved with imposing a moratorium. The attached draft ordinance would impose a moratorium of 90-days on commercial development and 120-days on residential development, which would allow staff to work with the County to prepare a revised *Interlocal Agreement* without undermining the effectiveness of the revised review criteria by approving applications that may or may not meet this new criterion. The moratorium is not expected to be in place for the entire duration allowed under the law, just until the new *Unified Regulations* are adopted by the County and agreed to by the City.

Unit the new *Unified Regulations* are adopted, it is clear that applying the existing development ordinances and/or regulations, that have been stricken down by the court, is inadequate to prevent any new development from possibly causing the overcapacity of infrastructure or being detrimental to the public's health, safety, and general welfare in the City's Extraterritorial Jurisdiction (ETJ).

A calendar for the proposed temporary moratorium is as follows:

- ✓ *October 25, 2019*: 1st Notice of Public Hearing Published in the Dallas Morning News
- ✓ *October 29, 2019*: Planning and Zoning Commission Public Hearing
- ✓ *October 31, 2019*: 2nd Notice of Public Hearing Published in the Dallas Morning News

- ✓ *November 1, 2019*: Temporary Moratorium Take Effect
- ✓ *November 4, 2019*: City Council Public Hearing and 1st Reading of the Ordinance
- ✓ *November 5, 2019*: Agenda Posted for Special City Council Meeting
- ✓ *November 8, 2019*: Special City Council Meeting and 2nd Reading of the Ordinance

At the Planning and Zoning Commission meeting on *October 29, 2019*, the Planning and Zoning Commission will need to hold a public hearing on the moratorium and provide a recommendation to the City Council concerning the imposition of the proposed moratorium.

MEMORANDUM

TO: Rick Crowley, City Manager

COPY: Ryan Miller, Director of Planning and Development

FROM: Frank J. Garza, City Attorney

DATE: October 21, 2019, 2019

Re: Moratorium of Development

There is a process under state law that allows a city to adopt a moratorium on development; however, before the City can approve a moratorium, it must follow very precise procedures that are outlined in Chapter 212 of the Texas Local Government Code.

The state law on moratoriums was adopted by the Texas Legislature in 2001 but was significantly amended in 2005 making it more difficult for cities to adopt a moratorium on development. Under Section 212.133 of the Texas Local Government Code, **a city may not adopt a moratorium unless it complies with strict notice and hearing procedures and makes written findings required by law**. Specifically, state law requires the following steps before a developmental moratorium can be adopted:

Public Hearing and Notice Requirements

Section 212.134 of the Texas Local Government Code

- Before a moratorium on property development may be imposed, the city must conduct two public hearings, one before the Planning and Zoning Commission and one before the City Council.
- The city must publish notice of the time and place of the hearings in a newspaper of general circulation on the **fourth day before the date of each hearing**. (Requires daily newspaper).
- A public hearing must provide residents and individuals affected by the proposed moratorium an opportunity to be heard.
- On the fifth business day after the date a notice is published, **a temporary moratorium takes effect**. During the period of the temporary moratorium, the city may stop accepting permits, authorizations, and approvals necessary for the subdivision of, site planning of, or construction on real property.
- Within 12 days after the date of the Council public hearing, the city shall make a final determination on the imposition of a moratorium. Before an ordinance adopting a moratorium may be imposed, the ordinance must be given at least two readings by the City Council. The readings must be separated by at least four days. If the City fails to adopt an ordinance within the period required by law, an ordinance imposing a moratorium may not be adopted, and the temporary moratorium expires.

Written Findings Requirement

Section 212.135 of the Texas Local Government Code

City must issue written findings that include evidence demonstrating the estimated capacity of **existing essential public facilities is insufficient to support new property development**. City must identify the following:

- Any essential public facilities currently operating near, at, or beyond capacity. Essential public facilities is defined by state law as **water, sewer, drainage facilities or street improvements**;
- The portion of that capacity committed to the development subject to the moratorium; and
- Evidence demonstrating that the moratorium is reasonably limited to areas of the city or ETJ where a shortage of essential public facilities would otherwise occur; and property that has not been approved for development because of the lack of existing essential public facilities.

A moratorium that is not based on a shortage of essential public facilities is justified only by **demonstrating a significant need for other public facilities**, including police and fire facilities. A significant need for public facilities is established if the failure to provide those public facilities would be detrimental to the health, safety, and welfare of the residents of the City. Written findings must be issued by the City which includes:

- Evidence demonstrating that applying existing development ordinances or regulations is inadequate to prevent the new development from causing the overcapacity of municipal infrastructure or being detrimental to the public health, safety, and welfare in an affected geographical area;
- Evidence demonstrating that alternative methods of achieving the objectives of the moratorium are unsatisfactory; and
- Evidence demonstrating that the city has a **Council approved** plan and time schedule for achieving the objectives of the moratorium.

If the City were to adopt a moratorium after complying with the above stated procedures, the moratorium would **not apply to any existing developments that were submitted to the City prior to the temporary moratorium going into effect.** Once the moratorium goes into effect, the duration cannot exceed 120 days unless extended by holding an additional public hearing and making additional written findings as to why the moratorium should be extended. Moreover, state law also requires the city to allow for a waiver process for any applicant who wishes to proceed with development once the moratorium is adopted.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ENACTING A TEMPORARY MORATORIUM STAYING THE ACCEPTANCE AND PROCESSING OF SUBDIVISION PLAT APPLICATIONS IN THE CITY OF ROCKWALL'S EXTRATERRITORIAL JURISDICTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR DEFINITIONS; PROVDING FOR APPLICABILITY, PURPOSE, ENACTMENT, DURATION, EXTENSION, EXCEPTIONS AND EXEMPTIONS, DETERMINATION, AND APPEALS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REMEDIES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in conformance with Chapter 242, *Authority of Municipality and County to Regulate Subdivisions In and Outside Municipality's Extraterritorial Jurisdiction*, of the Texas Local Government Code the City of Rockwall has entered into an agreement (the *Interlocal Agreement*) with Rockwall County for the processing and review of subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ); and

WHEREAS, *Exhibit 'A'*, *Unified Regulations for Review of Plats in ETJ of City of Rockwall*, of the *Interlocal Agreement* provides the review criteria for subdivision plats in the Extraterritorial Jurisdiction (ETJ); and

WHEREAS, in accordance with the *Terms of Agreement* of the *Interlocal Agreement*, Rockwall County notified the City of Rockwall in writing on October 23, 2019 requesting to make changes to *Exhibit 'A'* of the *Interlocal Agreement* for the purpose of addressing changes in the *Subdivision Regulations* of Rockwall County; and

WHEREAS, the City of Rockwall finds that subdivision plats are a necessary mechanism to ensure that proper public facilities, infrastructure, drainage, and fire protection can be provided to support future development within the City's Extraterritorial Jurisdiction (ETJ), and to protect the health, safety, natural environment, quality of life, and general welfare of Rockwall County residents; and

WHEREAS, the City of Rockwall finds that the issues identified by Rockwall County contained in the *Interlocal Agreement* leave the City without sufficient review criteria to effectively review subdivision plats for property in the City's Extraterritorial Jurisdiction (ETJ), and that the agreement no longer adequately addresses the subdivision of land and the provision of adequate public facilities needed by citizens of Rockwall County; and

WHEREAS, in order for the City of Rockwall and Rockwall County to have adequate and reasonable time to review, evaluate, and revise and approve the *Interlocal Agreement*, and to consider the impact of the review criteria for subdivision plats -- *contained in Exhibit 'A' of the agreement* -- on the provision of adequate public facilities, infrastructure, drainage, and fire protection for future developments within the City's Extraterritorial Jurisdiction (ETJ), the City intends on imposing a temporary moratorium lasting for a period of 90-days for commercial property and 120-days for residential property, during which no applications for subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ) will be accepted; and

WHEREAS, the purpose of prohibiting subdivision plat applications for commercial and residential property in the City's Extraterritorial Jurisdiction (ETJ) during this temporary moratorium is to preserve the *status quo*, facilitate thoughtful and consistent planning, avoid exploitation of the delays inherent in the municipal legislative process, and prevent applications from undermining the effectiveness of the revised review criteria by submitting a subdivision plat to avoid the application of new -- *and possibly more restrictive -- Interlocal Agreement*.

DRAFT 10.29.19

WHEREAS, in recognition of the importance of subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ) to property owners in this area, the City desires to implement this moratorium for a stated and fixed time period, and to include an exception and exemption clause -- *in accordance with Subchapter E of Chapter 212 of the Texas Local Government Code* -- to facilitate subdivision plat approval in cases of necessity and undue hardship; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the City Council of the City of Rockwall, in compliance with the laws of the State of Texas have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council in the exercise of its legislative discretion has concluded that a moratorium on residential and commercial development for property in the City's Extraterritorial Jurisdiction (ETJ) is necessary and in the interest of good governance, and ultimately in the best interest of the City of Rockwall;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. ***Findings of Fact.*** The foregoing recitals are incorporated into this ordinance by reference as legislative findings of fact as if expressly set forth herein.

SECTION 2. ***Definitions.*** As used in this ordinance, the following terms are defined. Any term appearing in this ordinance that is not specifically defined below shall have the meanings provided in the Municipal Code of Ordinances for the City of Rockwall, or if not defined in this document then the common meaning of the word shall apply.

(1) *Commercial Property.* Commercial property is defined as any property that is being platted for the purpose of authorizing any land use other than single-family or agricultural land uses (*e.g. multi-family, industrial, commercial, etc.*).

(2) *Proper Public Facilities.* Unless otherwise indicated in this ordinance, proper public facilities shall be defined as meaning water, wastewater or sewer, drainage facilities, street improvements, and fire and police protection.

(3) *Residential Property.* Residential property is defined as any property that is being platted for the purpose of authorizing single-family and agricultural land uses.

SECTION 3. ***Applicability.*** The City of Rockwall hereby enacts this ordinance in order to impose a temporary moratorium on the acceptance and processing of subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

SECTION 4. ***Purpose.*** This temporary moratorium is being enacted to allow the City of Rockwall and Rockwall County to evaluate the *Interlocal Agreement* and to update the review criteria for subdivision plats contained in *Exhibit 'A'* of the agreement.

SECTION 5. ***Enactment.*** The City of Rockwall hereby enacts this ordinance implementing a temporary moratorium on the City of Rockwall acceptance, review, and approval of subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

SECTION 6. ***Duration.*** The initial duration of this temporary moratorium shall be for a period not to exceed 90-days for commercial properties and not to exceed 120-days for residential properties after the approval and adoption of this ordinance, or the repeal of this ordinance by the City Council of the City of Rockwall, whichever occurs first.

SECTION 7. ***Exceptions and Exemptions.*** The following projects shall be considered for exceptions and exemptions from the moratorium:

(1) Exceptions.

DRAFT ORDINANCE 10.29.2019

(A) *No Impact Projects.* The temporary moratorium implemented by this ordinance does not apply to subdivision plat applications proposing to assemble or subdivide residential property into two (2) or less lots where each lot is a minimum of 1½-acres gross area and has a minimum of 150-feet of frontage on a public right-of-way.

(B) *Ongoing Projects.* The temporary moratorium implemented by this ordinance does not apply to any commercial or residential property that has an active subdivision plat application with the City of Rockwall or Rockwall County that has not expired in accordance with the rules and requirements of Rockwall County, the City of Rockwall, or the Texas Local Government Code.

(C) *Vested Projects.* The temporary moratorium implemented by this ordinance does not apply to any commercial or residential property that are vested under Chapter 245, *Issuance of Local Permits*, of the Texas Local Government Code. Property owners asserting vested rights shall submit an application claiming an exception to this temporary moratorium to the Planning and Zoning Department of the City of Rockwall for review in accordance with the requirements of the current *Interlocal Agreement*.

(2) *Exemptions.* Any property owner who does not assert rights under Chapter 245, *Issuance of Local Permits*, of the Texas Local Government Code, but who seeks authorization to proceed with a subdivision plat outside of the exceptions listed in this ordinance and during the temporary moratorium can request the following alternative forms of approval:

(A) *212 Development Agreement.* Property owners with a negotiated approval granted by the City Council that provides for construction standards, platting and development rules pursuant to Subchapter G, *Agreement Governing Certain Land in a Municipality's Extraterritorial Jurisdiction*, Chapter 212, *Regulations of Subdivisions*, of the Texas Local Government Code may apply for an exemption from the temporary moratorium.

SECTION 8. ***Determination and Appeals.***

(1) *Determinations.* The Director of Planning and Zoning or his/her designee shall make all initial determinations regarding the status of all projects seeking to submit a subdivision plat application during this temporary moratorium concerning the status of a project as provided for above in the *Exceptions and Exemptions* section of this ordinance.

(2) *Appeals.* Property owners seeking to challenge a determination made by the Director of Planning and Zoning may appeal that initial determination to the City Manager. Secondary determinations of the City Manager may be appealed to the City Council. The City Council's decision shall be final.

(3) Exemptions. The decision to approve an *Exemption* as provided for above in the *Exceptions and Exemptions* section of this ordinance shall rest solely with the City Council.

SECTION 9. ***Ordinances Cumulative.*** All ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby superseded to the extent of that conflict.

SECTION 10. ***Severability.*** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Subdivision Regulations of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 11. ***Effective Date.*** This ordinance shall take effect immediately.

DRAFT ORDINANCE 10-29-19

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 8TH DAY OF NOVEMBER, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 4, 2019*

2nd Reading: *November 8, 2019*

DRAFT ORDINANCE 10.29.2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	October 29, 2019
SUBJECT:	MIS2019-004; *Master Water/Wastewater Plan Update*

Recently, the City's consultant -- *Birkhoff, Hendricks & Carter LLP* -- finished revising the water and wastewater master plans. These plans were incorporated into the OURHometown Vision 2040 Comprehensive Plan on December 3, 2018 by *Ordinance No. 18-48*. As a result of their incorporation, staff is bringing forward an amendment to the Comprehensive Plan to incorporate the revisions identified by the City's consultants. According to Section 213.003 of the Texas Local Government Code, "*(a) comprehensive plan may be adopted or amended by ordinance following:*

(1) A hearing at which the public is given the opportunity to give testimony and present written evidence; and

(2) Review by the municipality's planning commission or department, if one exists."

Additionally, Section 9.03 of the City's Home Rule Charter states that "(r)ecommended changes to the Master Plan shall be submitted to the City Manager after the Planning and Zoning Commission holds at least one public hearing on the proposed change." Furthermore, Section 9.04 states that the "City Manager shall submit the proposed changes to the Council, together with any recommendations. The Council, after a public hearing, shall adopt or reject such proposed revision or any part thereof as submitted within sixty (60) days following its submission by the City Manager. If the proposed revision or part thereof should be rejected by the Council, the Planning and Zoning Commission may make modifications and again forward it to the City Manager for submission to the Council."

The projected meeting dates for this case are as follows:

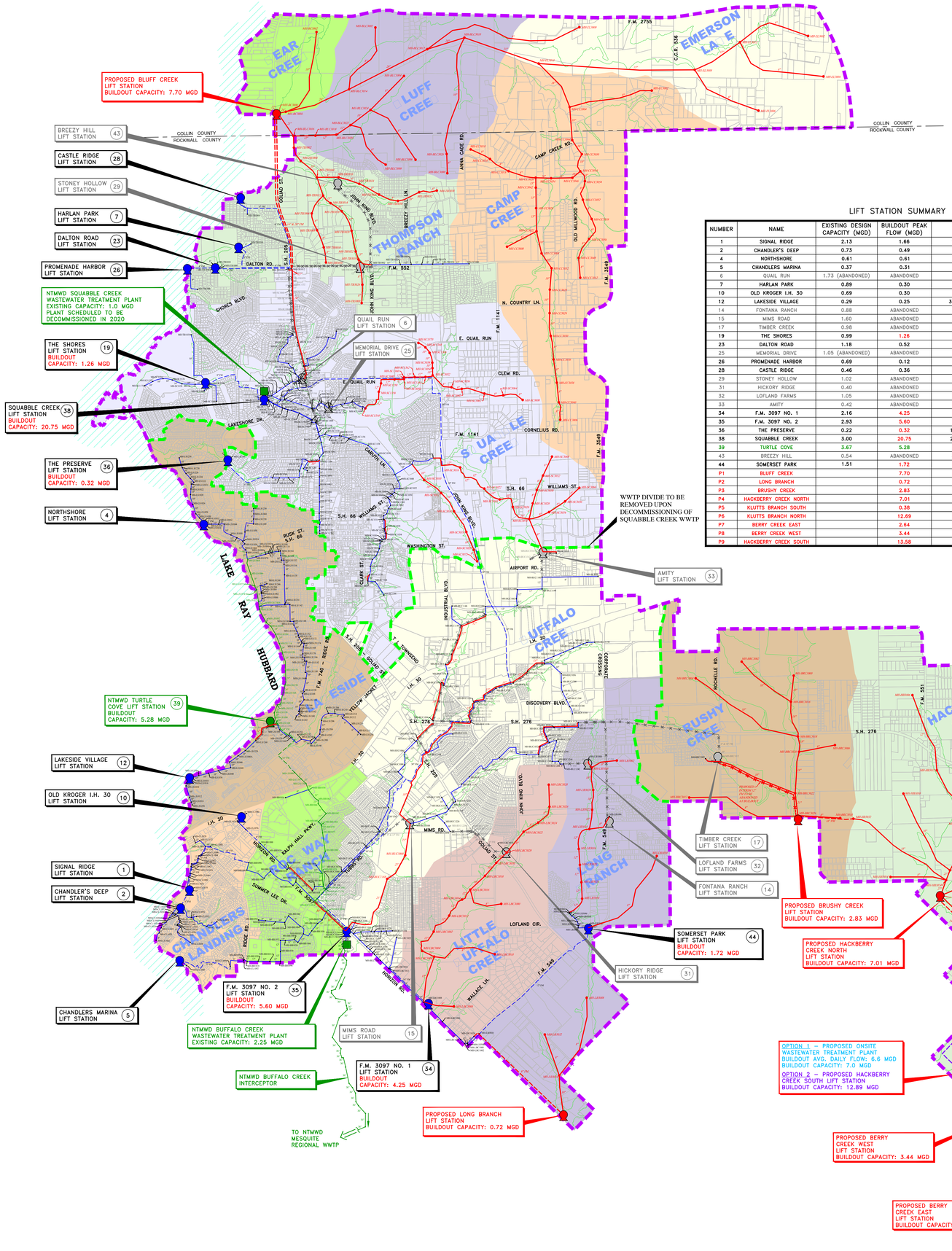
Planning and Zoning Commission Work Session: October 29, 2019
Planning and Zoning Commission Public Hearing: November 12, 2019
City Council Public Hearing/1st Reading: November 18, 2019
City Council 2nd Reading: December 2, 2019.

Should the Planning and Zoning Commission have any question concerning the amendment, staff will be available at the ***October 29, 2019*** work session meeting.

CITY OF ROCKWALL, TEXAS
WASTEWATER COLLECTION SYSTEM
2019 MASTER PLAN UPDATE

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

OCTOBER 2019



LIFT STATION SUMMARY

NUMBER	NAME	EXISTING DESIGN CAPACITY (MGD)	BUILDOUT PEAK FLOW (MGD)	ADDRESS	YEAR INSTALLED
1	SIGNAL RIDGE	2.13	1.66	1818 SIGNAL RIDGE PL.	1999
2	CHANDLER'S DEEP	0.73	0.49	5500 CANADA CT.	1992
4	NORTHSHORE	0.61	0.61	601 SUNSET HILL DR.	1999
5	CHANDLERS MARINA	0.37	0.31	427 HARBORVIEW DR.	2006
6	QUAIL RUN	1.73 (ABANDONED)	ABANDONED	501 QUAIL RUN RD.	1996
7	HARLAN PARK	0.89	0.30	505 BOGGS CIRCLE CT.	1999
10	OLD KROGER I.H. 30	0.69	0.30	405 I.H. 30	1998
12	LAKESIDE VILLAGE	0.29	0.25	3702 MEDITERRANEAN DR.	2001
14	FONTANA RANCH	0.88	ABANDONED	2035 S. F.M. 549	2007
15	MIMS ROAD	1.60	ABANDONED	3200 MIMS RD.	2001
17	TIMBER CREEK	0.98	ABANDONED	2814 ROCHELLE RD.	2002
19	THE SHORES	0.99	1.26	1400 CHAMPIONS DR.	2002
23	DALTON ROAD	1.18	0.52	1695 DALTON RD.	2003
25	MEMORIAL DRIVE	1.05 (ABANDONED)	ABANDONED	1131 MEMORIAL DR.	2003
26	PROMENADE HARBOR	0.69	0.12	2823 PROMENADE PL.	2003
28	CASTLE RIDGE	0.46	0.36	4008 OAKHURST CT.	2008
29	STONEY HOLLOW	1.02	ABANDONED	697 F.M. 552	2003
31	HICKORY RIDGE	0.40	ABANDONED	3500 POST OAK DR.	2004
32	LOFLAND FARMS	1.05	ABANDONED	2837 MASSEY LN.	2004
33	AMITY	0.42	ABANDONED	8 B INDIAN TR.	2005
34	F.M. 3097 NO. 1	2.16	4.25	6211 F.M. 3097	2008
35	F.M. 3097 NO. 2	2.93	5.60	5282 F.M. 3097	2008
36	THE PRESERVE	0.22	0.32	1890 N. LAKESHORE DR.	2008
38	SQUABBLE CREEK	3.00	20.75	2219 N. LAKESHORE DR.	2011
39	TURTLE COVE	5.67	5.28	1927 GULLWING DR.	1981
43	BREEZY HILL	0.54	ABANDONED	4300 JOHN KING BLVD.	2014
44	SOMERSET PARK	1.51	1.72	3350 S F.M. 549	2017
P1	BLUFF CREEK		7.70		
P2	LONG BRANCH		0.72		
P3	BRUSHY CREEK		2.83		
P4	HACKBERRY CREEK NORTH		7.01		
P5	KLUTTS BRANCH SOUTH		0.38		
P6	KLUTTS BRANCH NORTH		12.69		
P7	BERRY CREEK EAST		2.64		
P8	BERRY CREEK WEST		3.44		
P9	HACKBERRY CREEK SOUTH		13.58		

NOTE:
EACH MANHOLE NUMBER CORRESPONDS TO THE DOWNSTREAM PIPE NUMBER (NOT SHOWN FOR CLARITY)

FLOW → MH10000 P10000 12"

LEGEND

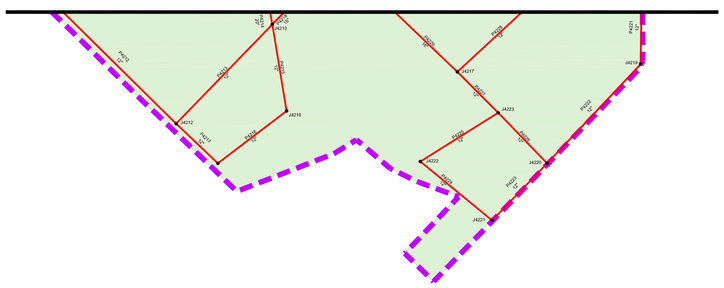
- EXISTING PARCELS
- EXISTING FLOOD PLAIN
- EXISTING MANHOLE & NUMBER (MH7001)
- NTMWD MANHOLE & NUMBER (MH7001)
- EXISTING MANHOLE & NUMBER (TO BE ABANDONED) (MH7001)
- PROPOSED MANHOLE & NUMBER (MH.P.0150)
- EXISTING GRAVITY SANITARY SEWER PIPE & SIZE
- EXISTING FORCE MAIN & SIZE
- EXISTING NTMWD SEWER PIPE & SIZE
- EXISTING NTMWD FORCE MAIN & SIZE
- EXISTING GRAVITY SANITARY SEWER PIPE & SIZE (TO BE ABANDONED)
- EXISTING FORCE MAIN & SIZE (TO BE ABANDONED)
- PROPOSED GRAVITY SANITARY SEWER PIPE & SIZE
- PROPOSED FORCE MAIN & SIZE
- PLANNING BOUNDARY AND E.T.J.
- WASTEWATER TREATMENT PLANT BASIN DIVIDE
- EXISTING LIFT STATION
- EXISTING LIFT STATION (TO BE ABANDONED)
- PROPOSED LIFT STATION
- NTMWD WASTEWATER TREATMENT PLANT

CITY OF ROCKWALL, TEXAS
WATER DISTRIBUTION SYSTEM MASTER PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

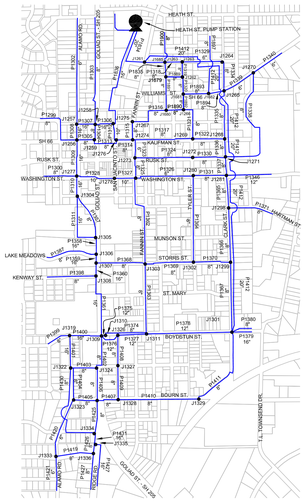
OCTOBER 2019

MATCH LINE

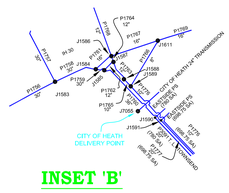


HORIZONTAL SCALE IN FEET
0 1500 3000 4500

INSET 'A'



INSET 'B'



LEGEND

- FLOODPLAIN BOUNDARY
- JUNCTION NODE & NO. — J7001
- 2019 EXISTING WATER LINE NO. & SIZE — P1328, 16"
- EXISTING WATER LINE NO. & SIZE (CLOSED IN MODEL FOR BUILDOUT PRESSURE DIVIDES) — P1343, 12"
- EXISTING WATER LINE NO. & SIZE (TO BE ABANDONED IN FUTURE) — P5297, 16"
- BUILDOUT PROPOSED WATER LINE NO. & SIZE — P4023, 36"
- EXISTING NTMWD SUPPLY LINE
- PLANNING BOUNDARY
- EXISTING PUMP STATION
- PROPOSED PUMP STATION
- PROPOSED PRESSURE REDUCING VALVE
- EXISTING ELEVATED STORAGE TANK
- PROPOSED ELEVATED STORAGE TANK
- 698.75 SERVICE AREA BOUNDARY (AT BUILDOUT)
- 717 SERVICE AREA BOUNDARY (AT BUILDOUT)
- 740 SERVICE AREA BOUNDARY (AT BUILDOUT)
- 780 SERVICE AREA BOUNDARY (AT BUILDOUT)

MATCH LINE

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER WATER PLAN AND THE MASTER WASTEWATER PLAN CONTAINED IN THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

WHEREAS, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

WHEREAS, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

WHEREAS, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in a citizen action committee (*i.e. the Comprehensive Plan Advisory Committee [CPAC]*) and public meetings; and

WHEREAS, the OURHometown Vision 2040 Comprehensive Plan was adopted by the City Council of the City of Rockwall on December 3, 2019 by *Ordinance No. 18-43*; and

WHEREAS, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations, and expenditures for capital improvements; and

WHEREAS, the Water/Wastewater Master Plans are updated on a five (5) year basis and the City Council of the City of Rockwall authorized Brickoff, Hendricks & Cater, LLP to perform the update; and

WHEREAS, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter of the City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Master Water Plan and Master Wastewater Plan contained within *Appendix 'C'* of the OURHometown Vision 2040 Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and

Section 2. The Comprehensive Plan shall be used by City Staff in planning and as a guide for future development of the City of Rockwall; and,

Section 3. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF DECEMBER, 2019.

DRAFT ORDINANCE 10.29.19

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

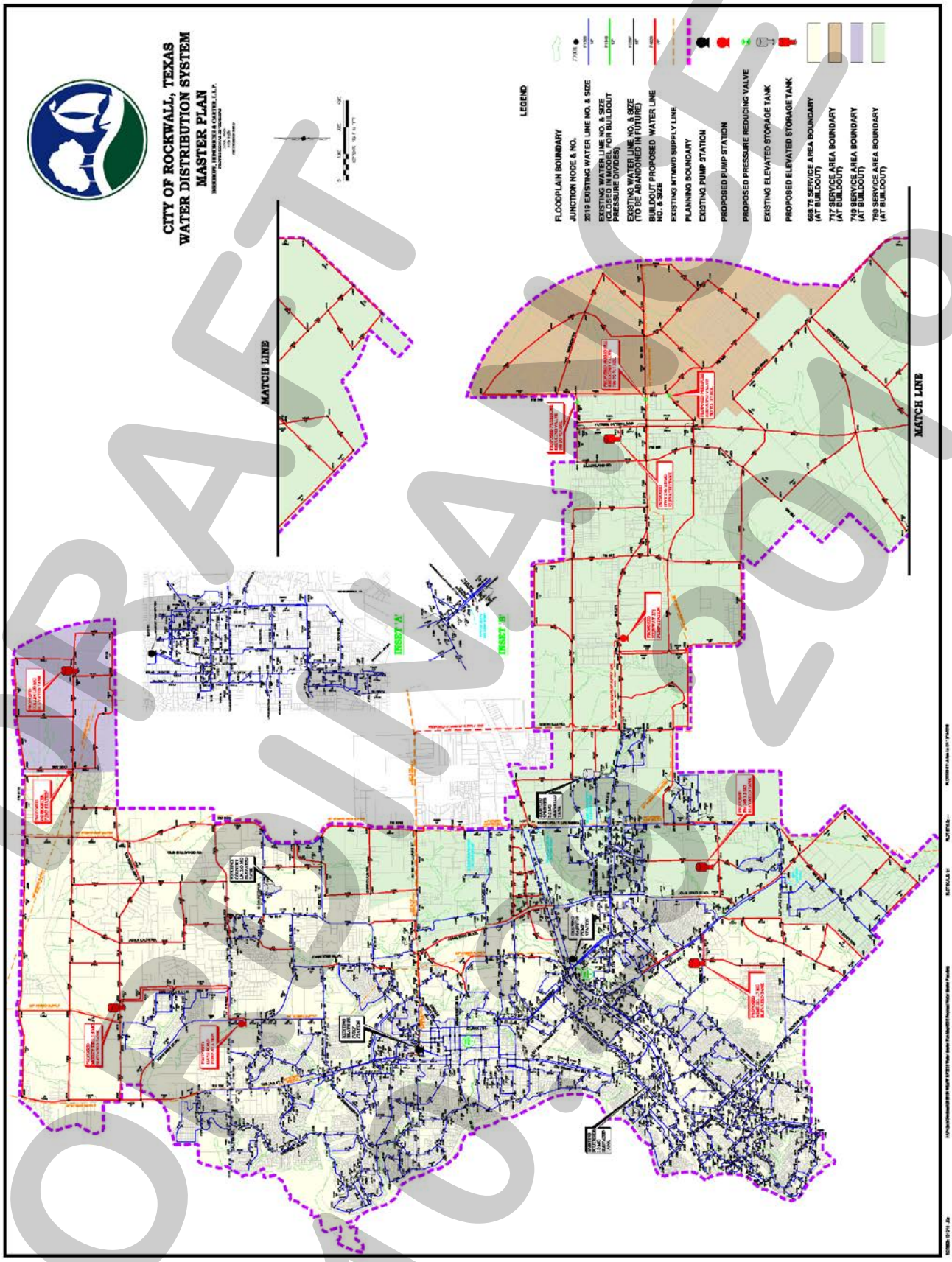
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

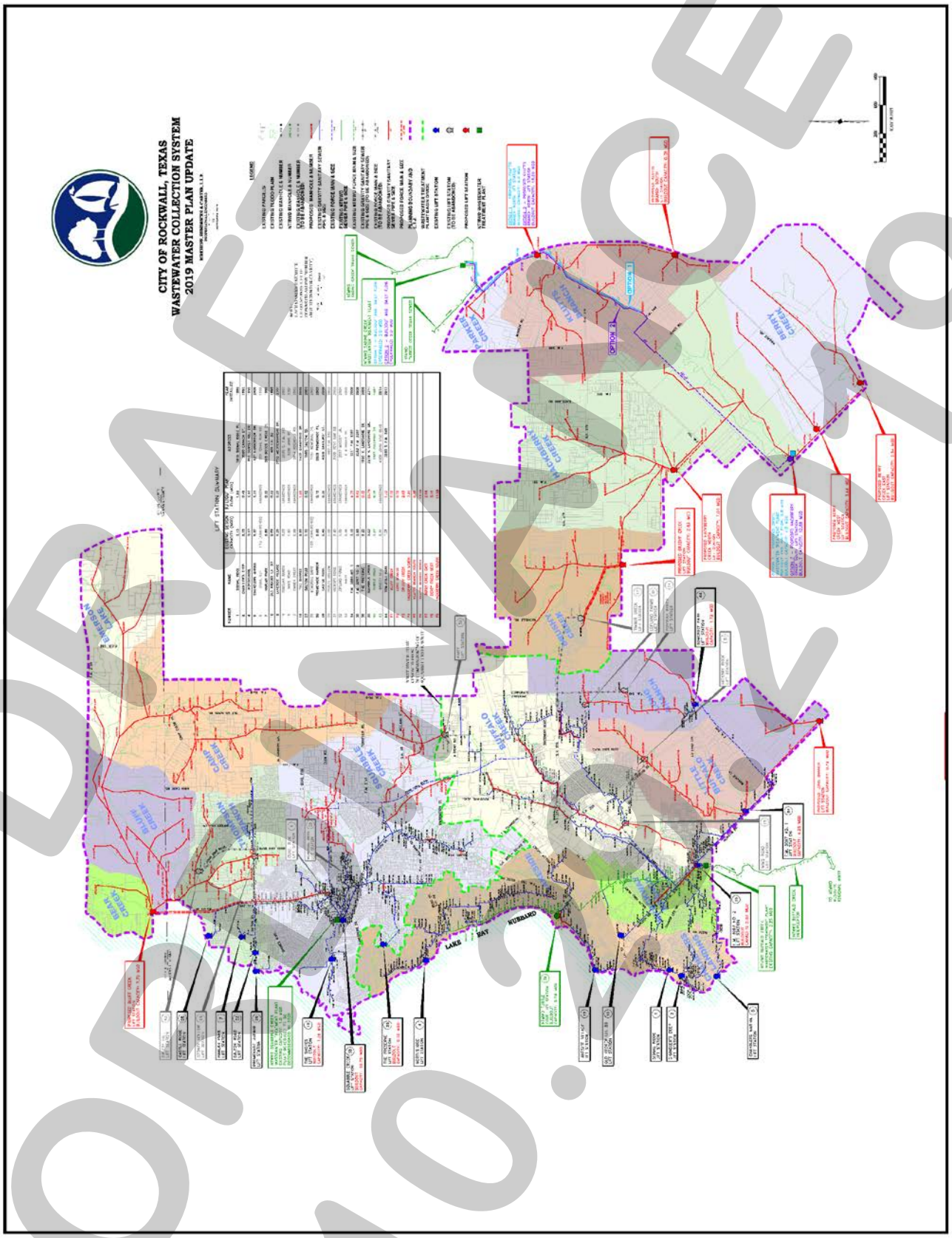
1st Reading: *November 18, 2019*

2nd Reading: *December 2, 2019*

DRAFT ORDINANCE 10.29.2019



DRAFT
ORDINANCE
2019



DRAFT
10.2.2019

City of Rockwall

Project Plan Review History

Project Number	P2019-040	**Owner**	SAUCEDO, RAUL &	**Applied**	10/18/2019 LM
Project Name	Lot 1&2, Block A, Haley & Kyle Addition	**Applicant**	HALFF ASSOCIATES	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
501 S CLARK ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CLARK STREET HOMESITE	A	107	A	3140-0107-0000-A0-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	10/18/2019	10/25/2019	10/22/2019	4	APPROVED	
ENGINEERING	Sarah Johnston	10/18/2019	10/25/2019	10/24/2019	6	COMMENTS	

(10/24/2019 4:47 PM SJ)
M - Add note, "Property owner is responsible for maintaining, repairing, or replacing any drainage system/drainway in drainage easement."
M - Add a 10' utility easement along S Clark St frontage.
M - The existing Harris plat shows the lots to be 120' deep. Are you combining with the B.F. Boydstun Survey?
M - Must show the drainage Easement for floodplain defined per section 3.2.7 of standards.
M - Need to show 100-YR floodplain of squabble creek along with X-sections and 100-YR WSEL.
M - Will need topographic survey and contours to determine exact location of floodplain live to determine easement.

FIRE	Ariana Hargrove	10/18/2019	10/25/2019	10/24/2019	6	APPROVED	
GIS	Lance Singleton	10/18/2019	10/25/2019	10/22/2019	4	APPROVED	
PLANNING	Korey Brooks	10/18/2019	10/25/2019	10/24/2019	6	COMMENTS	Comments

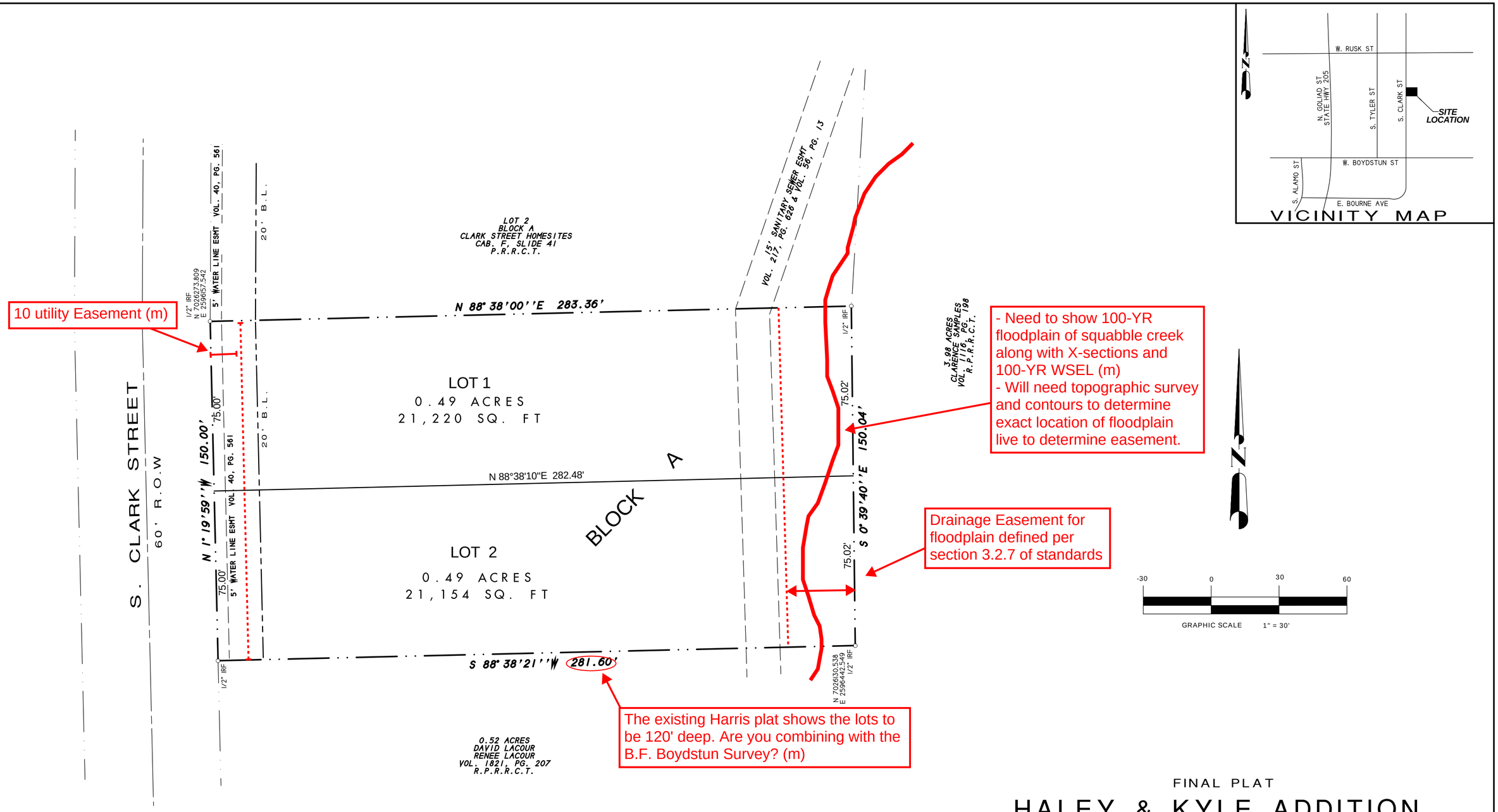
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2019-040; Replat for Lots 1 & 2, Block A, Haley & Kyle Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Perry Bowen on behalf of Kyle Bryan and Haley Brook Bowen for the approval of a replat for Lots 1 & 2, Block A, Haley & Kyle Addition being a 0.97-acre parcel of land currently identified as Lot A, Block 107, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, being zoned Single-Family 7 (SF-7) District, addressed as 501 S. Clark Street.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2019-040) in the lower right-hand corner of all pages on future submittals.
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
M.5 This request is considered to be a complete application.
M.6 Replat. Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please provide Point of Beginning
2) Please review title block and legal description. Is this a replat of Lot A, Block 107, B.F. Boydstun Addition?
3) Please add "7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements."
4) Please show topography lines on this plat.

I.7 Please note that failure to address all comments provided by staff by noon on November 5, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 5, 2019; The Park Board Meeting for this case is November 5, 2019. The Planning & Zoning Meeting November 12, 2019. The City Council Meeting is November 18, 2019.



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

FINAL PLAT

HALEY & KYLE ADDITION
LOTS 1 & 2, BLOCK A

0.97 ACRES OR 42,375 S.F.
(2 LOTS)
B.F. BOYSTON SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
KYLE BRYAN &
HALEY BROOKE BOWEN
401 E. KAUFMAN STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR. COND. UNIT	PROPANE TANK

SURVEY DATE OCTOBER 18, 2019
SCALE 1" = 30' FILE # 20190322-FP
CLIENT BOWEN

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS KYLE BRYAN and HALEY BROOKE BOWEN, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that 0.97 acres tract of land as described in a Warranty deed from Mario Del Bosque to Kyle Bryan and Haley Brooke Bowen, dated May 19, 2019 and being recorded in Document no. 20190000007530 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the East right-of-way line of Clark Street (60' R.O.W.) at the Southwest corner of the above cited tract of land, said point also being at the Northwest corner of a 0.52 acres tract of land as described in a Contract for deed to David Lecour and Renee Lecour, dated January 15, 1999 and being recorded in Volume 1821, Page 207 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 19 min. 59 sec. W. along said right-of-way line, a distance of 150.00 feet to a 1/2" iron rod found for corner at the Northwest corner of said Bryan and Bowen tract and at the southwest corner of Lot 2, Block 1, Clark Street Homesites Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet F, Slide 41 of the Plat Records of Rockwall County, Texas;

THENCE N. 88 deg. 38 min. 00 sec. E. a distance of 283.36 feet to a 1/2" iron rod found for corner at the Northeast corner of said Bryan and Bowen tract;

THENCE S. 00 deg. 39 min. 40 sec. E. a distance of 150.04 feet to a 1/2" iron rod found for corner at the Northeast corner of said Lecour tract;

THENCE S. 88 deg. 38 min. 21 sec. W. a distance of 281.60 feet to the POINT OF BEGINNING and containing 42,375 square feet or 0.97 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as HALEY & KYLE ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We , our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
KYLE BRYAN

_____
HALEY BROOKE BOWEN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KYLE BRYAN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HALEY BROOKE BOWEN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of KYLE & HALEY ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

HALEY & KYLE ADDITION
LOTS 1 & 2, BLOCK A

0.97 ACRES OR 42,375 S.F.
(2 LOTS)
B.F. BOYSTON SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

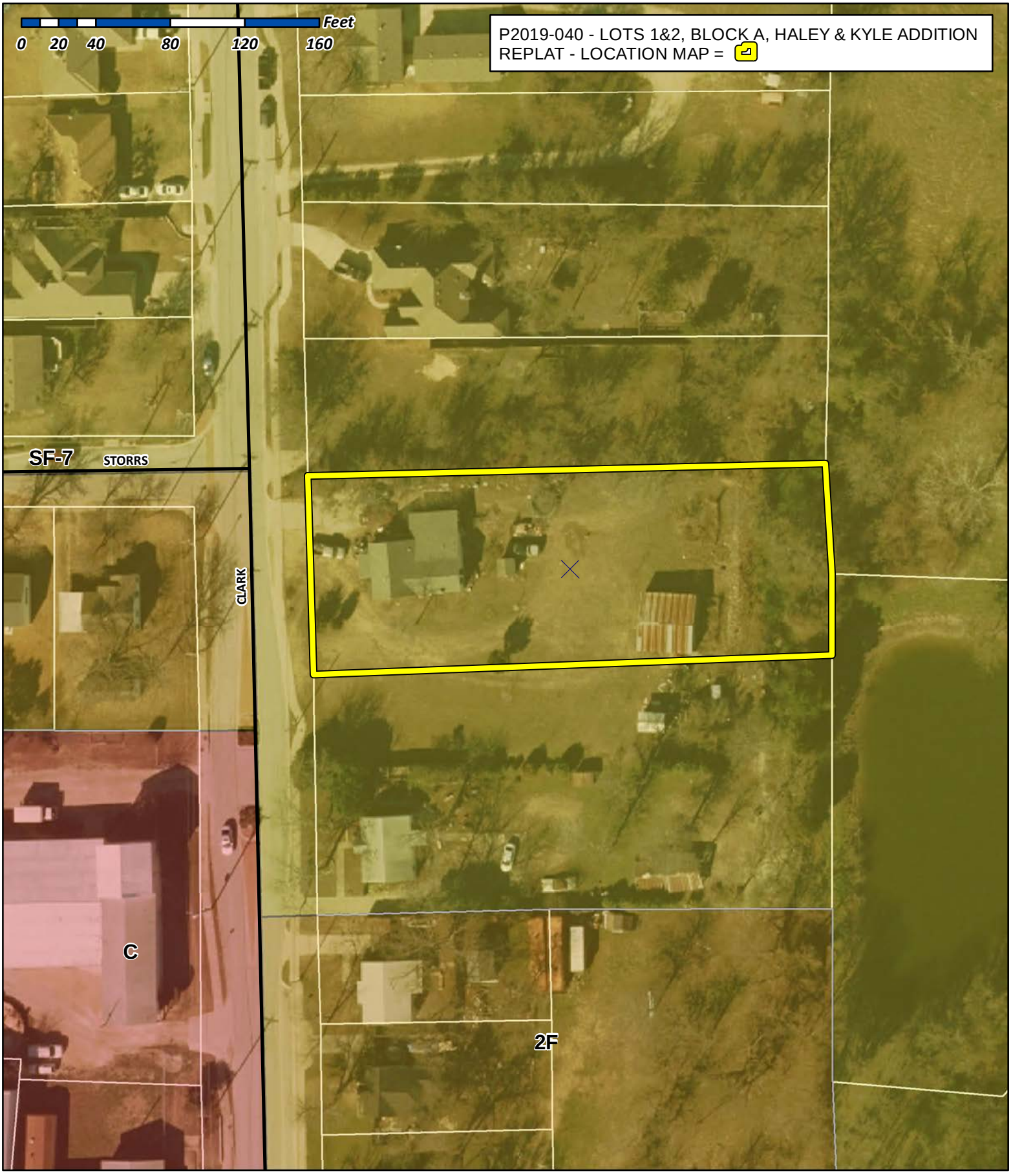
OWNER:
KYLE BRYAN &
HALEY BROOKE BOWEN
401 E. KAUFMAN STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
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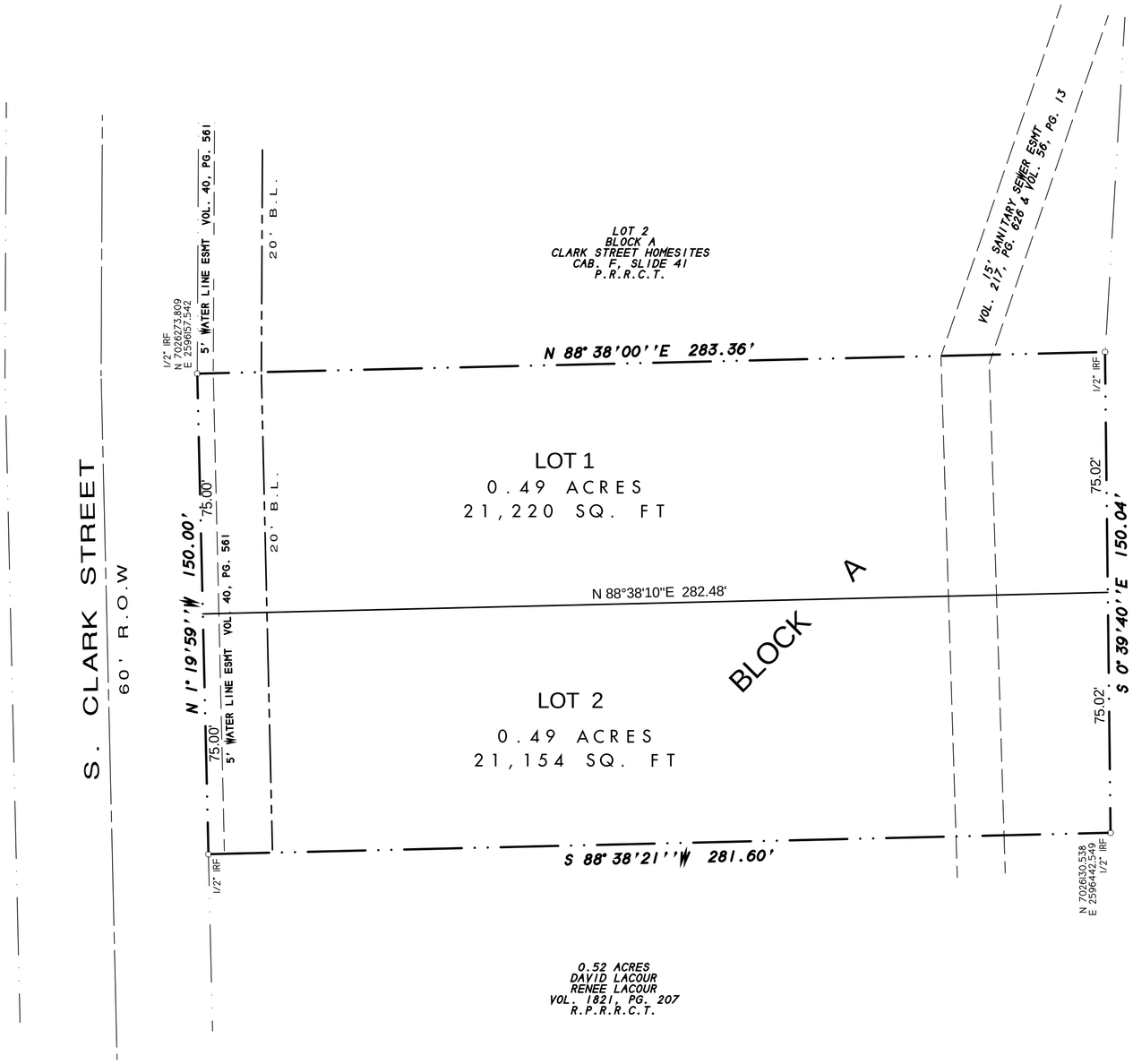
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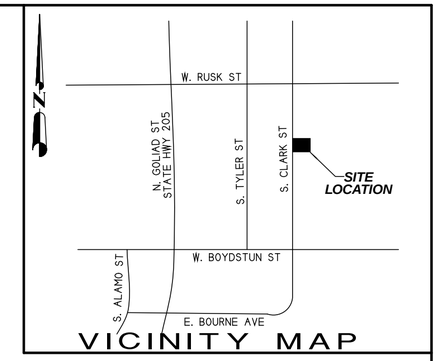


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

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LOTS 1 & 2, BLOCK A

0.97 ACRES OR 42,375 S.F.
(2 LOTS)
B.F. BOYSTON SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
KYLE BRYAN &
HALEY BROOKE BOWEN
401 E. KAUFMAN STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR. COND. UNIT	PROPANE TANK

SURVEY DATE OCTOBER 18, 2019
SCALE 1" = 30' FILE # 20190322-FP
CLIENT BOWEN

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS KYLE BRYAN and HALEY BROOKE BOWEN, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that 0.97 acres tract of land as described in a Warranty deed from Mario Del Bosque to Kyle Bryan and Haley Brooke Bowen, dated May 19, 2019 and being recorded in Document no. 20190000007530 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the East right-of-way line of Clark Street (60' R.O.W.) at the Southwest corner of the above cited tract of land, said point also being at the Northwest corner of a 0.52 acres tract of land as described in a Contract for deed to David Lecour and Renee Lecour, dated January 15, 1999 and being recorded in Volume 1821, Page 207 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 19 min. 59 sec. W. along said right-of-way line, a distance of 150.00 feet to a 1/2" iron rod found for corner at the Northwest corner of said Bryan and Bowen tract and at the southwest corner of Lot 2, Block 1, Clark Street Homesites Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet F, Slide 41 of the Plat Records of Rockwall County, Texas;

THENCE N. 88 deg. 38 min. 00 sec. E. a distance of 283.36 feet to a 1/2" iron rod found for corner at the Northeast corner of said Bryan and Bowen tract;

THENCE S. 00 deg. 39 min. 40 sec. E. a distance of 150.04 feet to a 1/2" iron rod found for corner at the Northeast corner of said Lecour tract;

THENCE S. 88 deg. 38 min. 21 sec. W. a distance of 281.60 feet to the POINT OF BEGINNING and containing 42,375 square feet or 0.97 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as HALEY & KYLE ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We , our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
KYLE BRYAN

_____
HALEY BROOKE BOWEN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KYLE BRYAN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HALEY BROOKE BOWEN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of KYLE & HALEY ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

HALEY & KYLE ADDITION
LOTS 1 & 2, BLOCK A

0.97 ACRES OR 42,375 S.F.
(2 LOTS)
B.F. BOYSTON SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
KYLE BRYAN &
HALEY BROOKE BOWEN
401 E. KAUFMAN STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR. COND. UNIT	PROPANE TANK

SURVEY DATE OCTOBER 18, 2019
SCALE 1" = 30' FILE # 20190322-FP
CLIENT BOWEN

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

City of Rockwall

Project Plan Review History

Project Number	SP2019-037	**Owner**	HUGHES, ROBERT J & PATRICK HUGHES &	**Applied**	9/13/2019	KB
Project Name	Ridge Road Retail Center	**Applicant**	CARILLO ENGINEERING, LLC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	P&Z HEARING			**Status**	9/20/2019	DG

Revised Plan Submittal - Address Staff Comments that are Highlighted

Site Address	**City, State Zip**	**Zoning**
2930 RIDGE RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	26		26	4210-0000-0026-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
BUILDING	Russell McDowell	10/22/2019	10/29/2019	10/22/2019		APPROVED	
ENGINEERING	Sarah Johnston	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(9/20/2019 11:07 AM SJ)
M - Parking near the building to be 20'x9'. All other parking to be 18'x9'. Standards of Design 2.19
M - Must dimension the distance from the driveways to the nearest driveway on either side Standards of Design 2.6
M - All fire lane radii to be 20' min. This may remove a parking space on the center aisle. Standards of Design 2.19
M - Driveway radii to be 20' min. Standards of Design 2.19
M - Dumpster and screening wall must be out of easements.
M - No structures in easements. This includes retaining walls and footings. Standards of Design 6.4.1
M - "Cemetary Road" will be named Glen Hill Way City Thoroughfare Map
M - Must have a public access easement for the property across Glen Hill Way. Standards of Design 2.19
M - Drive across Gelnn Hill Way must be tied in at a90-degree angle. Standards of Design 2.8
M - Glen Hill Way must have 30' radii onto Ridge Road. Standards of Design 2.8
M - The existing fire hydrant must have a20'x20' easement established. Standards of Design 5.3.1
M - The new 8" water line in Glen Hill Way must connect to the existing16" water line in Ridge Road. Water Master Plan
M - Must show existing utilities and your planned service connections.
M - No trees allowed in the ROW. Standards of Design 4.4

I - Must meet City Standards
I - 4% Inspection fee
I - Impact fees
I - Parking against the building to be 20'x9', all other to be 18'x9' minimum
I - Minimum easement is 20' width
I - Retaining walls 3' and over must be engineered
I - All retaining walls to be rock or stone face. No smooth concrete walls.
I - Dumpster to drain to oil/water separator or grease trap before entering the storm lines
I - Concrete to have 6.5 sack mix/cy.
I - No sand allowed under paving. Add note

ENGINEERING	Sarah Johnston	10/24/2019	10/31/2019	10/25/2019	1	COMMENTS	

(10/25/2019 10:20 AM SJ)
M - Add note, "No trees within 5' of utilities" to the landscape plan. Standards of Design and Construction Sect. 4.4
M - No structures in easements. This includes retaining walls and footings, dumpster, signs, and screening wall must be out of easements. Standards of Design 6.4.1
M - Must add a 10' utility easement along Ridge Road frontage.
M - Driveway spacing on Glen Hill Way is to be 100' from Ridge Road. You must request a variance of this standard from Council. Standards of Design 2.8

I - Dumpster to drain to oil/water separator or grease trap before entering the storm lines.
I - Must meet City Standards
I - 4% Inspection fee
I - Impact fees
I - Parking against the building to be 20'x9', all other to be 18'x9' minimum
I - Minimum easement is 20' width
I - Retaining walls 3' and over must be engineered
I - All retaining walls to be rock or stone face. No smooth concrete walls.
I - Concrete to have 6.5 sack mix/cy.
I - No sand allowed under paving. Add note

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	David Gonzales	10/24/2019	10/31/2019				
FIRE	Ariana Hargrove	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	
(9/20/2019 9:53 AM AA) FDC shall be: -facing and visible from the fire lane - within 100-feet of a fire hydrant - clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access - installed 18-48 inches above grade. (Ord 16-31)							
GIS	Lance Singleton	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	See comment
(9/17/2019 10:12 AM LS) Cemetery Road is now called GLEN HILL WAY per ordinance 16-17 (3/7/2016)							
Parks Department	David Gonzales	10/24/2019	10/31/2019				VOIDED (DG 10/25/2019)
Parks Department	David Gonzales	9/13/2019	10/7/2019	9/30/2019	17	COMMENTS	See comments
(9/30/2019 4:10 PM DG) Travis Sales, Parks and Rec, provided the following comments: SP2019-037: Reviewed; 3” caliper trees on landscape plan need to be a minimum of 4” caliper Shrub locations not shown on plan 668 required mitigation 156 mitigated 512 to be mitigated							
PLANNING	David Gonzales	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	See comments

(9/20/2019 8:44 AM DG)
SP2019-037; Site Plan for Ridge Road Retail Center (PD-32)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2019-037) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC); including the regulations pertaining to Planned Development District 32 (PD-32) [i.e. Ordinance No. 17-22], Resolution No. 10-40 (Design Guideline of PD-32), and the Development Standards of Article V, that are applicable to the subject property.

I.5 Please note that the property will require a replat prior to the issuance of a building permit.

I.6 Provide Site Data Table on all revised plans (i.e. landscape, treescape, photometric, and site plan).

I.7 Please relabel the proposed street section to Glen Hill Way (i.e. not Cemetery Road) on all revised plans (i.e. landscape, treescape, photometric, site plan).

M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please relabel the street to Glen Hill Way (i.e. not Cemetery Road).
2) Verify the building square footage. Indicates 7,025 SF. The SF for each unit = 7,195 SF.
3) Please label a 20-foot landscape buffer adjacent to Ridge Road (Sec. 6.02.E; Art. V; UDC).
4) Will there be a dedicated 24-ft firelane in the parking lot? If so, please label.
5) Remove the label "to be abandoned" underneath Cemetery Road.
6) Is the chain link fence being removed? If so, please remove label from all other plans.
7) Under the Construction Schedule legend, No. 7 indicates a detail for the dumpster enclosure is located on the building elevations. The detail was not provided.
8) The proposed dumpster enclosure is facing Glen Hill Way. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, dumpster enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. Variance required if not screened or reoriented.
9) Parking for a retail (4,592 SF) and restaurant (2603 SF) uses requires as follows: A) Retail Facility - a minimum of one (1) parking space per 250-SF (i.e. 1:250 SF = 18 parking spaces) & B) Restaurant - a minimum of one (1) parking space per 100-SF (i.e. 1:100 SF = 26 parking spaces) of gross floor area. Based on these uses, the proposed 7,025 SF facility requires a minimum of 44 parking spaces. Approval of a variance to Section 5, Off-Street Parking Requirements, of Article VI, Parking and Loading is required by the Planning and Zoning Commission.
10) The proposed parking lot has more than one (1) full row of parking (i.e. two rows of parking with a drive aisle) that is between the primary building façade and the right-of-way (i.e. Ridge Road) and requires a variance. (Subsection 6.02.D.2, Art. V, UDC).

M.9 Dumpster Enclosure. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, Trash/Recycling Receptacles and Dumpster Enclosures. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building.

1) Provide detail of dumpster meeting the Scenic Overlay District's minimum standard for height, materials, etc. (Sec. 6.02.D.7, Art. V, UDC)

M.10 Streetscape Plan. Please provide a streetscape plan that shows conformance to the requirements of Ordinance No. 17-22. According to this ordinance the required streetscape plan shall include cut sheets and product specification sheets indicating the proposed products, and a plan indicating the location of all the products.

M.11 Building Elevations. Resolution No. 10-40 lays out three (3) architectural styles (i.e. Tuscan, Traditional, and/or Transitional) that are acceptable within Planned Development District 32 (PD-32). The proposed building elevations do not appear to adhere to any of the recommended architectural styles

M.12 Building Elevations. According to Section 6.2, General Overlay District Standards, of Article V, District Development Standards, of the UDC, each exterior wall of a building's façade shall consist of a minimum of 20% natural or quarried stone. In this case, the submitted building elevations does not appear to have stone incorporated into the building's design. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.13 Building Elevations. Please review the articulation formulas contained in Section 4.01.C of Article V, District Development Standards, of the UDC. The submitted building elevations do not appear to meet all the formulas required for building articulation This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

I.11 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey al of the required elements to the City's boards and commissions:

1) Indicate all HVAC units on the building elevations (i.e. dash-in) so that staff can ensure that they meet the screening requirements dictated by the UDC (Subsection. 1.05.C.3; Art. V; UDC).
2) Please provide a detail for the parapet height to determine screening of RTUs.
3) Please provide a label for each building elevation's facing direction (i.e. north, south, east, west).
4) Provide calculation of building materials as a percentage.

M.14 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please label a 20-foot landscape buffer adjacent to Ridge Road (Sec. 6.02.E; Art. V; UDC).
2) A minimum of two (2) canopy and four (4) accent trees are required in the 20-foot landscape buffer adjacent to Ridge Road (Sec. 6.02.E; Art. V; UDC). Please indicate conformance to this requirement on the landscape plan and relabel where needed
3) Please provide an exhibit showing headlight screening for the head-in parking adjacent to the street (Subsection 5.02(C), Art. VIII, UDC).
4) Please provide an exhibit showing that all parking spaces are located within 80-feet from the trunk of a large canopy tree (Sec. 5.9; Art. VIII, UDC).
5) Parking Lot Landscaping – requires one (1), three (3) inch caliper 65 gallon tree be provided for every eight (8) parking spaces and the trees are to be provided in

5-ft x 5-ft diamond planters or island planters. (Ord. No. 17-22, Exhibit 'F-1', of PD-32) Provide tree leave outs.

6) Parking Lot Landscaping – landscape buffers adjacent to public streets are to consist of trees, shrubs, perennial, and/or ornamental grasses in natural groupings. (Ord. No. 17-22, Exhibit 'F-1', of PD-32) Provide exhibit.

7) Please provide an identifying symbol for each tree type to better identify what is being planted

8) Please ghost-in the existing trees in order to distinguish between proposed plantings.

9) Under General Planting Notes, number 5 indicates the "City of Canyon". Please change to City of Rockwall.

M.15 Treescape Plan. According to Section 3.4, Treescape Plan Review Process, of Article IX, of the UDC, the director of planning and zoning, or his/her designee, shall review the treescape plan and approve the plan per the requirements of this article, or forward any recommendations to the planning and zoning commission As part of the treescape plan review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees The planning and zoning commission will review and approve or disapprove the treescape plan The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted

(1) Adjust mitigation inches due for all landscape trees being provided The minimum size required for planting of a canopy tree is four(4) inches. (Sec. 4.A.2, Art VIII, UDC)

M.16 Photometric Plan. Ordinance No. 17-22 stipulates a design standard for all pedestrian scale street lighting and parking lot light fixtures The proposed pedestrian scale street light does appear to conform to the design standards for this district

M.17 Based on the submittal staff has identified the following variances

1) Building Materials. The proposed addition exceeds the maximum permitted percentage of secondary materials and does not include a minimumof20% stone.
2) Building Articulation. The proposed addition does not meet the articulation standards established by the UDC.
3) Dumpster Enclosure. The proposed relocation of the dumpster enclosure faces a public street.
4) Parking Count. The proposed site does not meet the minimum parking standards.
5) Parking Restrictions. The proposed parking lot has more than one (1) full row of parking (i.e. two (2) rows of parking with a drive aisle) adjacent to Ridge Road and within the Scenic Overlay (SOV) District.

To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two(2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures.

I.18 Please note that failure to address all comments provided by staff by5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.19 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 8, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 24, 2019.

I.20 The Architectural Review Board (ARB) meeting will be held on September 24, 2019 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
forward a recommendation to the Planning and Zoning Commission I.21 Staff recommends that a representative be present for the meetings as scheduled above The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.							
PLANNING	David Gonzales	10/24/2019	10/31/2019	10/24/2019		COMMENTS	Revised Submittal

comments on next page

(10/24/2019 7:21 PM DG)
SP2019-037; Revised Submittal -- Site Plan for Ridge Road Retail Center (PD-32)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2019-037) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan, landscape plan, treescape plan, photometric plan, building elevations).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC); including the regulations pertaining to Planned Development District 32 (PD-32) [i.e. Ordinance No. 17-22], and the Development Standards of Article V, that are applicable to the subject property.

I.5 Please note that the property will require a replat prior to the issuance of a building permit.

I.6 Provide Site Data Table on all revised plans (i.e. landscape, treescape, and photometric).

I.7 Please provide a label for the proposed street section of Glen Hill Way on all plans (i.e. landscape, treescape, and photometric).

M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Under the Construction Schedule legend No. 7, change the minimum dumpster enclosure to indicate 8-ft.
2) The proposed dumpster enclosure is facing Glen Hill Way. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, dumpster enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. Variance required.
3) Provide a standard signature block with signature space for the Planning and Zoning Chairman and Planning Director.

M.9 Building Elevations. According to Section 6.2, General Overlay District Standards, of Article V, District Development Standards, of the UDC, each exterior wall of a building's façade shall consist of a minimum of 20% natural or quarried stone. In this case, the revised building elevations do not incorporate stone on the front (east) and side (south) facing facades. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

I.10 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey al of the required elements to the City's boards and commissions:

1) Indicate all HVAC units on the building elevations (i.e. dash-in RTU's) so that staff can ensure that they meet the screening requirements dictated by the UDC (Subsection. 1.05.C.3; Art. V; UDC).
2) Please provide a detail for the parapet height to determine screening of RTUs.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
3) Please provide a label for each building elevation's facing direction (i.e. north, south, east, west). 4) Provide calculation of building materials as a percentage. M.11 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions: 1) Please provide an exhibit showing headlight screeningfor the head-in parking adjacent to the street (Subsection 5.02(C), Art. VIII, UDC). M.12 Treescape Plan. According to Section 3.4, Treescape Plan Review Process, of Article IX, of the UDC, The planning and zoning commission will review and approve or disapprove the treescape plan. The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted. (1) Total mitigation due= 336 caliper inches. Refer to Article IX, Sec. 5, Tree Mitigation Requirements in order to satisfy mitigation balance M.13 Based on the submittal staff has identified the following variances 1) Building Materials. The proposed addition does not meet the minimum of 20% stone. 2) Dumpster Enclosure. The proposed relocation of the dumpster enclosure faces a public street. To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two(2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures. I.14 Please note that failure to address all comments provided by staff by8:00 AM on November 5, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case. I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 5, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November12, 2019 Planning & Zoning Meeting. Please note that the Planning & Zoning Work Session meeting will be held on October 29, 2019. I.16 The Architectural Review Board (ARB) meeting will be held on October 29, 2019 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will forward a recommendation to the Planning and Zoning Commission. I.17 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.							
Police Department	David Gonzales	10/24/2019	10/31/2019				VOIDED (DG 10/25/2019)
Police Department	David Gonzales	9/23/2019	9/23/2019	9/23/2019		COMMENTS	See comments

(9/23/2019 9:15 AM DG)
Responses from Capt. Ed Fowler 09.20.2019:

SP2019-037 Ridge Road Retail Center
Considerations.

- Consider Security lighting above all entrances, including rear doors, rear parking areas and dumpster(s).
- Provide clearance around the bottom of the fencing surrounding the dumpster for visual sight line of anyone inside fencing
- Consider mirror(s) on dumpster fencing to reveal any persons inside holding(fencing) area.
- Lighting placed on or in fencing area around dumpster to eliminate shadow and dark areas and prevent theft from dumpster(ID Theft, etc.)
- Add photocell to main exterior lighting and update all lighting to LED fixtures. Ensure that all lighting is positioned in a manner to minimize glare and reduce all shadows especially at the rear of business.
- Consider auxiliary locking system on rear doors.
- Consider all exterior doors being equipped with alarm contact sensors and windows with glass break sensors.
- Consider motion sensor alarms inside the business and motion activated lighting for the interior.
- Consider installation of locking mechanisms/bars on rear doors during closed hours.
- Consider installation of solid core doors for offices inside the business including the room that houses any monies or safe Single cylinder locks for all offices and a double cylinder lock for the safe room.
- Consider an additional alarm inside the safe room, either attached to the entrance door or safe.
- Consider the addition of security cameras on the exterior of the building that provide360 degree coverage.
- Consider camera monitors for the rear of the business to ensure that employees will have a complete and unobstructed view prior to exiting into the rear parkin area.
- Consider the addition of security cameras for the interior the business.
- Ensure new or existing trees and bushes are trimmed within acceptable standards(Trees Trimmed up to7' and Bushes Trimmed Down to3') and consider ground wash lighting to illuminate the area and provide territorial reinforcement, ownership and enhance natural lines of sight at night.
- More than willing to speak directly with the business owners or developers about the property.

The implementation of all or any portion of the considerations are NO guarantee or assurance that crime will not occur or that the property will be crimeproof. The considerations should, however, reduce the probability of crime if the strategies and recommendations are properly applied and consistently maintained Any changes should still meet with the City of Rockwall's building code, code of ordinances and fire code.

MEDIUM DUTY PAVEMENT SECTION

REINFORCED PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 3600 PSI AT 28 DAYS. (6.5 SACKS/CY)

REINFORCE WITH #3 BARS @ 18" O.C.E.W. WITH CONSTRUCTION JOINTS NOT TO EXCEED 12 FEET IN ANY DIRECTION.

6"

SEE GEOTECHNICAL REPORT

SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS.

NOTE: NO SAND ALLOWED UNDER PAVING

HEAVY DUTY PAVEMENT SECTION

REINFORCED PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. (6.5 SACK/CY)

REINFORCE WITH #3 BARS @ 18" O.C.E.W. WITH CONSTRUCTION JOINTS NOT TO EXCEED 12 FEET IN ANY DIRECTION.

7"

SEE GEOTECHNICAL REPORT

SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS.

NOTE: NO SAND ALLOWED UNDER PAVING



LOCATION MAP
N.T.S.

N

0 10 20 40

(IN FEET)
1 INCH = 20 FT

Must have an oil/water separator and must drain to the storm lines.

INSTALL: 12 L.F. H20 LOAD RATED 6" TRENCH DRAIN AND CONNECT TO SANITARY SEWER

PROPOSED RETAINING WALL PER CITY STANDARDS

EX 15' SANITARY SEWER EASEMENT CITY OF ROCKWALL VOLUME 549, PAGE 88 (RPRRCT)

PROPOSED FIREHYDRANT

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

PROPOSED SWITCHBACK RAMP

10' LANDSCAPE BUFFER

10' BUILDING SETBACK

PROPOSED RETAINING WALL. PER CITY STANDARDS

LOT 1, BLOCK A MURPHY PLAZA NO. 2 CABINET G, PAGE 225 (MRRCT)

RETAIL 7,000± SF
HWF
3,505± SF
FFE=558.00

NAIL SALON
3,501± SF

LOT 26R LAKE RIDGE ESTATES CABINET A, PAGE 10 (MRRCT) 1.162 ACRES 50,615 SF

20' LANDSCAPE BUFFER

PROPOSED FDC

PROP 6" DOM

PROP 1 1/2" IRR METER

PROP 2" DOM METER

PROP 6" FIRE

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

GLEN HILL WAY (PROP 50' ROW)

PROPOSED ROW

EXISTING ROW

PROPOSED CENTER LINE

8" PROPOSED WATERLINE

10' BUILDING SETBACK

PUBLIC ACCESS EASEMENT

EXISTING CENTER LINE

CEMETERY ROAD (40' ROW)

LOT 3, BLOCK A WILLIS–SEALOCK ADDITION CABINET E, PAGE 248 (MRRCT)

LOT 2, BLOCK A WILLIS–SEALOCK ADDITION CABINET E, PAGE 248 (MRRCT)

EXISTING FIRE HYDRANT

20' WATER EASEMENT

EXISTING MAILBOX TO BE RELOCATED

EXISTING BFR TO BE REPLACED

EXISTING STOP SIGN

EXISTING SIDEWALK

24' Fire Lane, Access and Utility Easement

71 L.F. FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH CONSTRUCTION JOINT. INSTALL COMMERCIAL DRIVE APPROACH PER TxDOT STANDARDS & SPECIFICATIONS.

Δ= 15°09'38"
R = 613.69'
A = 162.38'
CB = S 30°49'31" W

15' BUILDING SETBACK

EXISTING CENTER LINE

RIDGE ROAD (F.M. 740) (VARIABLE WIDTH ROW)

10' utility easement required along Ridge Road frontage.

No monument signs in easements.

PROPOSED MONUMENT SIGN REFER TO ARCHITECTURAL PLANS FOR DETAILS)

EX STATE OF TEXAS VOLUME 5738, PAGE 268 (RPRRCT)

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

86 L.F. FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH CONSTRUCTION JOINT. INSTALL CONNECTION PER TxDOT STANDARDS & SPECIFICATIONS.

100' spacing required. Must request a variance from council.

- Are Dimension to back of curb or face? If back of curb add parking adjacent to blds = 20.5' (m)
- TxDOT Permit Required (i)

SITE DATA	
PROPOSED ZONING	PLANNED DEVELOPMENT COMMERCIAL
PROPOSED LAND USE	RETAIL
LOT AREA (GROSS)	1.162 ACRES (50,615 SQ FT)
LOT AREA (NET)	0.8319 ACRES (36,239.12 SQ FT)
TOTAL BUILDING AREA	7,000 SQUARE FEET
FLOOR AREA RATIO	7,000 / 36,239 : 19%
OPEN SPACE	13,974 / 36,239 : 39%
TOTAL IMPERVIOUS AREA	22,265 / 36,239 : 61%
REQUIRED PARKING (1/250 RETAIL)	28 SPACES
PARKING PROVIDED	33 SPACES
PARKING PROVIDED (ACCESSIBLE)	2 SPACES
BUILDING HEIGHT	1 STORY, 28'-10" TOTAL HEIGHT

LEGEND

- EXISTING CURB
- PROPOSED CURB
- 9 — PARKING SPACES IN A ROW
- PROPOSED 4000 PSI 7" REINFORCED, HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 3600 PSI 6" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- PROPOSED LIGHT FIXTURE (REFER TO MEP PLAN FOR EXACT LOCATION, TYPE, AND SPECIFICATIONS
- PROPOSED PEDESTRIAN–SCALE STREET LIGHT PER CITY STANDARDS AND SPECIFICATIONS

CONSTRUCTION SCHEDULE	
1	HANDICAP RAMPS, BFRs PER CITY STANDARDS AND SPECS.
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	4' SIDEWALK
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP
7	DUMPSTER WITH 7' MASONRY ENCLOSURE PER DETAILS ON ARCHITECTURAL ELEVATIONS.

APPLICANT:

CARRILLO ENGINEERING, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NO. F-15893
301 COMMERCE STREET, SUITE 1410
FORT WORTH, TEXAS 76102
PHONE NO.: 817-697-4996
CONTACT: ANNA C. BLACKWELL, P.E.

OWNER / DEVELOPER:
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FORT WORTH, TEXAS
PHONE: (817) 870-9147
EMAIL: JRM@RETAILPARTNERSLLC.COM
CONTACT: EDDIE MARTIN

PROJECT BENCHMARK:

CITY OF ROCKWALL CONTROL MONUMENTATION MONUMENT NUMBER RESET #1.

POSTED ELEV=567.704 (NAVE88)

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-697-4996 - Firm Registration #F-15893

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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

RIDGE ROAD RETAIL CENTER
2930 SOUTH RIDGE ROAD
LAKERIDGE ESTATES, LOT 26
ROCKWALL, TEXAS

SITE PLAN

Issue Dates:
SEP 13, 2019

Date | Revisions

Scale:
Drawn By:
Checked By:

Sheet
SP-1

CASE NUMBER # SP2019-037

Engineering Mark-Up

Drawing: X:\19-139-001 - Rockwall Retail\CAD\19-139-001 SITE PLAN.dwg Saved By: Anjel Saved Time: 10/17/2019 5:57:58 PM
Plotted by: Anjel Plot Date: 10/17/2019 6:08 PM



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

MEDIUM DUTY PAVEMENT SECTION

REINFORCED PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 3600 PSI AT 28 DAYS. (6.5 SACKS/CY)

REINFORCE WITH #3 BARS @ 18" O.C.E.W. WITH CONSTRUCTION JOINTS NOT TO EXCEED 12 FEET IN ANY DIRECTION.

6"

SEE GEOTECHNICAL REPORT

SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS.

NOTE: NO SAND ALLOWED UNDER PAVING

HEAVY DUTY PAVEMENT SECTION

REINFORCED PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. (6.5 SACK/CY)

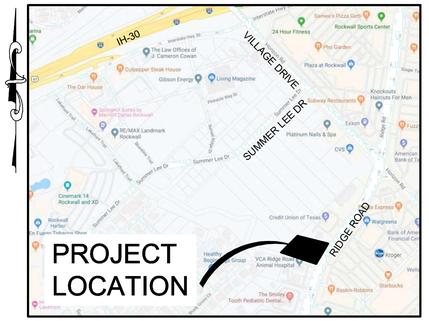
REINFORCE WITH #3 BARS @ 18" O.C.E.W. WITH CONSTRUCTION JOINTS NOT TO EXCEED 12 FEET IN ANY DIRECTION.

7"

SEE GEOTECHNICAL REPORT

SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS.

NOTE: NO SAND ALLOWED UNDER PAVING



LOCATION MAP
N.T.S.

0 10 20 40
(IN FEET)
1 INCH = 20 FT

INSTALL: 12 L.F. H20 LOAD RATED 6" TRENCH DRAIN AND CONNECT TO SANITARY SEWER

PROPOSED RETAINING WALL PER CITY STANDARDS

EX 15' SANITARY SEWER EASEMENT CITY OF ROCKWALL VOLUME 549, PAGE 88 (RPRRCT)

S 33°33'7" E 56.9'

PROPOSED FIREHYDRANT

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

EX 15' SANITARY SEWER EASEMENT CITY OF ROCKWALL VOLUME 549, PAGE 88 (RPRRCT)

N 44°10'52" E

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

PROPOSED ROW

EXISTING ROW

PROPOSED CENTER LINE

N 73°53'04" W 285.09'

PUBLIC ACCESS EASEMENT

EXISTING CENTER LINE

CEMETERY ROAD (40' ROW)

LOT 3, BLOCK A WILLIS–SEALOCK ADDITION CABINET E, PAGE 248 (MRRCT)

LOT 2, BLOCK A WILLIS–SEALOCK ADDITION CABINET E, PAGE 248 (MRRCT)

24' Fire Lane, Access and Utility Easement

GLEN HILL WAY (PROP 50' ROW)

PROP SWITCHBACK RAMP

10' LANDSCAPE BUFFER

10' BUILDING SETBACK

PROPOSED RETAINING WALL. PER CITY STANDARDS

LOT 1, BLOCK A MURPHY PLAZA NO. 2 CABINET G, PAGE 225 (MRRCT)

S 77°43'01" E 200.21'

RETAIL 7,000± SF
HWF
3,505± SF
FFE=558.00

NAIL SALON
3,501± SF

PROP 6" SS

PROP 1" DOM

PROP 1 1/2" IRR METER

PROP 2" DOM METER

PROP 6" FIRE

PROPOSED FDC

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

Δ= 15°09'38"
R = 225.00'
L = 53.3'
D = 13°34'35"
T = 26.78'

8" PROPOSED WATERLINE

10' BUILDING SETBACK

15' S.B.

PUBLIC ACCESS EASEMENT

S 47°7'42" E, 59.7'

Δ= 18°38'58"
R = 225.00'
L = 73.2'
D = 18°38'58"
T = 36.94'

S 64°15'27" W 29.76'

EXISTING FIRE HYDRANT

20' WATER EASEMENT

EXISTING MAILBOX TO BE RELOCATED

EXISTING STOP SIGN

EXISTING SIDEWALK

262.03'

S 38°25'29" W 19.15'

71 L.F. FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH CONSTRUCTION JOINT. INSTALL COMMERCIAL DRIVE APPROACH PER TxDOT STANDARDS & SPECIFICATIONS.

LOT 26R LAKE RIDGE ESTATES CABINET A, PAGE 10 (MRRCT) 1.162 ACRES 50,615 SF

20' LANDSCAPE BUFFER

Δ= 15°09'38"
R = 613.69'
A = 162.38'
CB = S 30°49'31" W

EXISTING SIDEWALK

15' BUILDING SETBACK

PROPOSED MONUMENT SIGN (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

EX STATE OF TEXAS VOLUME 5738, PAGE 268 (RPRRCT)

EXISTING SIDEWALK

S 65°46'40" E 14.1'

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

EXISTING BFR TO BE REPLACED

86 L.F. FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH CONSTRUCTION JOINT. INSTALL CONNECTION PER TxDOT STANDARDS & SPECIFICATIONS.

EXISTING BFR TO BE REPLACED

EXISTING CENTER LINE

RIDGE ROAD (F.M. 740) (VARIABLE WIDTH ROW)

SITE DATA	
PROPOSED ZONING	PLANNED DEVELOPMENT COMMERCIAL
PROPOSED LAND USE	RETAIL
LOT AREA (GROSS)	1.162 ACRES (50,615 SQ FT)
LOT AREA (NET)	0.8319 ACRES (36,239.12 SQ FT)
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OPEN SPACE	13,974 / 36,239 : 39%
TOTAL IMPERVIOUS AREA	22,265 / 36,239 : 61%
REQUIRED PARKING (1/250 RETAIL)	28 SPACES
PARKING PROVIDED	33 SPACES
PARKING PROVIDED (ACCESSIBLE)	2 SPACES
BUILDING HEIGHT	1 STORY, 28'-10" TOTAL HEIGHT

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PARKING SPACES IN A ROW
- PROPOSED 4000 PSI 7" REINFORCED, HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 3600 PSI 6" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT
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- PROPOSED PEDESTRIAN–SCALE STREET LIGHT PER CITY STANDARDS AND SPECIFICATIONS

CONSTRUCTION SCHEDULE	
1	HANDICAP RAMPS, BFRs PER CITY STANDARDS AND SPECS.
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	4' SIDEWALK
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP
7	DUMPSTER WITH 7' MASONRY ENCLOSURE PER DETAILS ON ARCHITECTURAL ELEVATIONS.

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CITY OF ROCKWALL CONTROL MONUMENTATION MONUMENT NUMBER RESET #1.

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RIDGE ROAD RETAIL CENTER
2930 SOUTH RIDGE ROAD
LAKERIDGE ESTATES, LOT 26
ROCKWALL, TEXAS
SITE PLAN

Issue Dates:
SEP 13, 2019

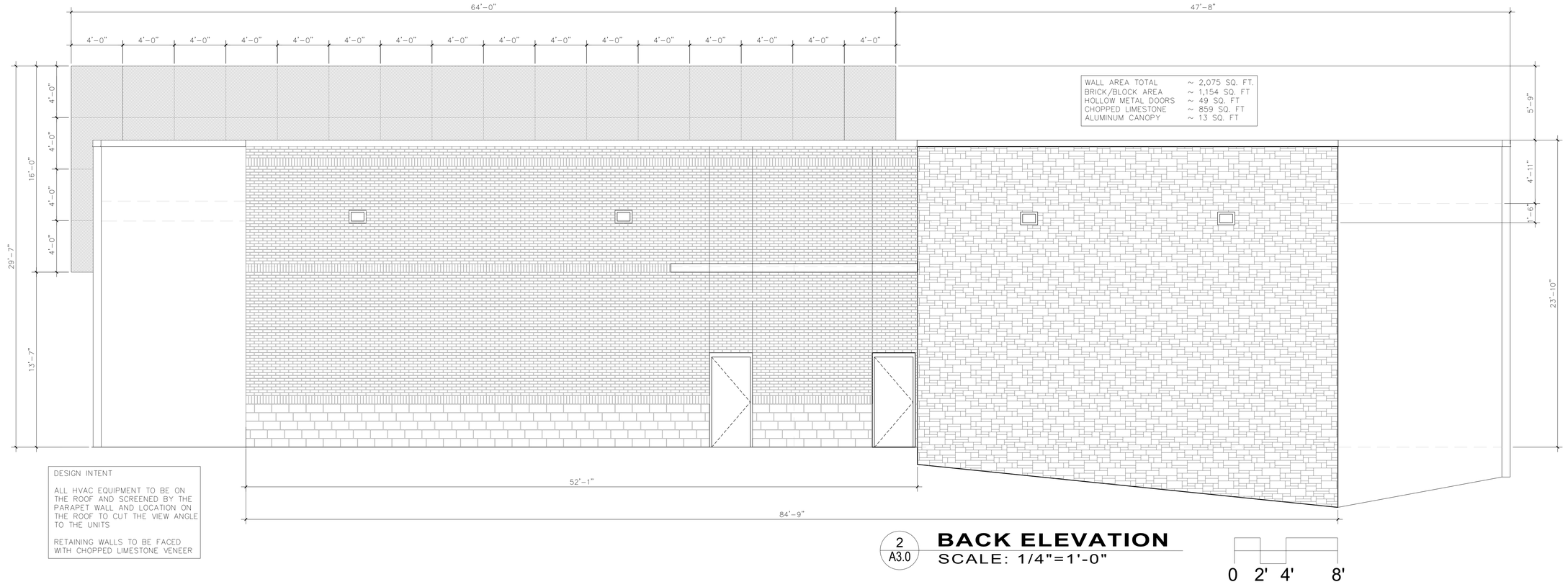
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Checked By:

Sheet
SP-1

CASE NUMBER # SP2019-037

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Plotted by: Anjel Plot Date: 10/17/2019 6:08 PM



DESIGN INTENT

ALL HVAC EQUIPMENT TO BE ON THE ROOF AND SCREENED BY THE PARAPET WALL AND LOCATION ON THE ROOF TO CUT THE VIEW ANGLE TO THE UNITS

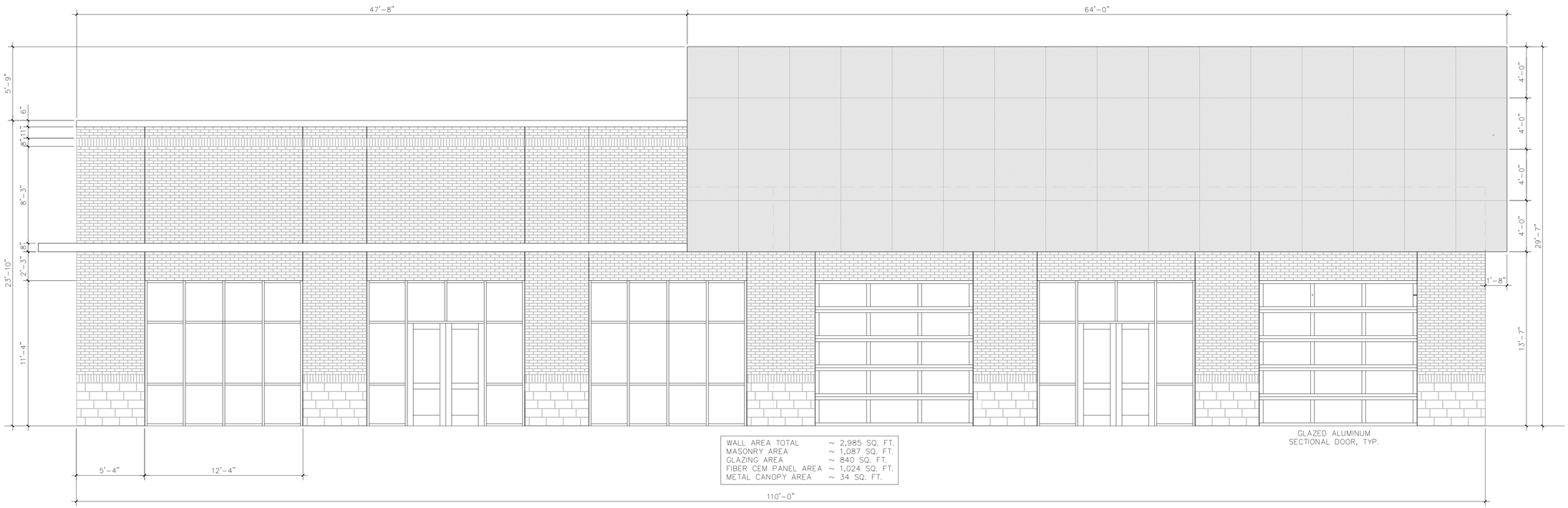
RETAINING WALLS TO BE FACED WITH CHOPPED LIMESTONE VENEER

2
A3.0

BACK ELEVATION

SCALE: 1/4"=1'-0"

0 2' 4' 8'



1
A3.0

FRONT ELEVATION

SCALE: 1/8"=1'-0"

0 2' 4' 8'

SH COPYRIGHT 2019

NOT FOR CONSTRUCTION REVIEW ONLY
JIM HERCKT
TX ARCH
19007

STUDIO HERCKT, LLC.
1716 VIRGINIA PLACE
FORT WORTH, TX 76107
817.919.6574
JHERCKT@GMAIL.COM

CONCEPTUAL ARCHITECTURAL ELEVATIONS

RIDGE ROAD RETAIL CENTER CORE AND SHELL
2930 RIDGE ROAD
ROCKWALL, TX 75032

DEVELOPMENT SUBMITTAL

2019.10.18

ISSUE	DATE

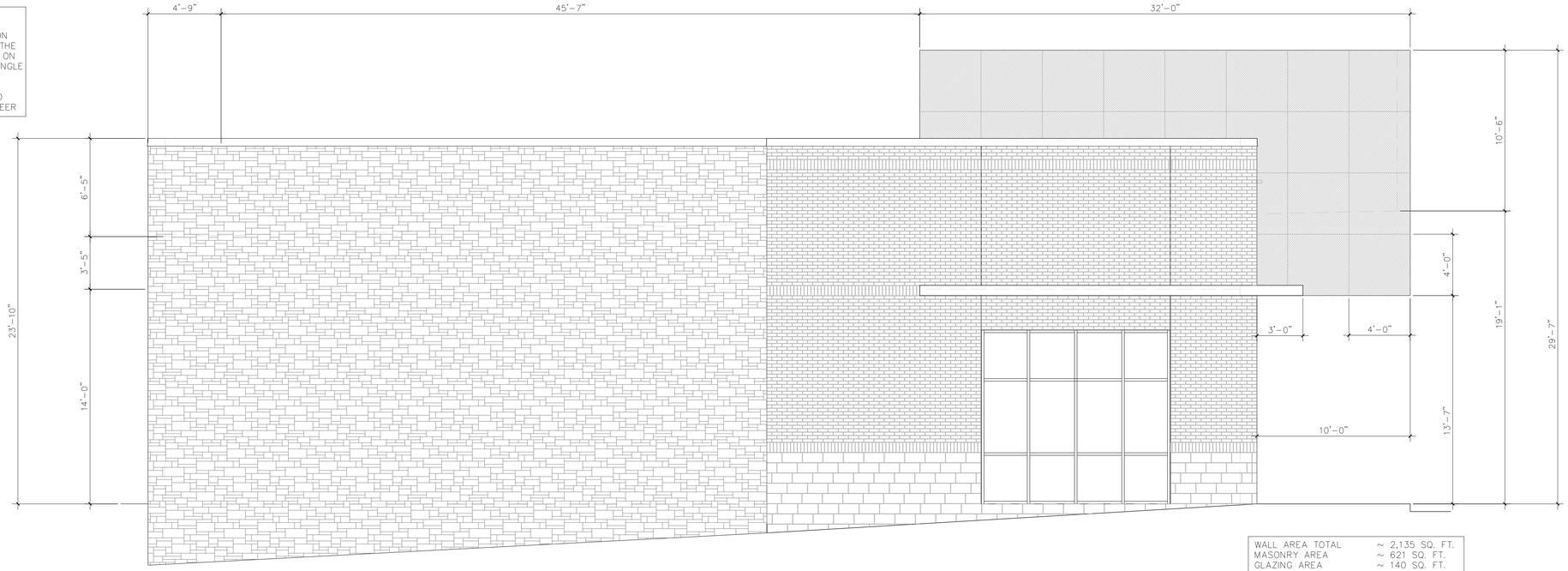
SHEET

A3.0

DESIGN INTENT

ALL HVAC EQUIPMENT TO BE ON THE ROOF AND SCREENED BY THE PARAPET WALL AND LOCATION ON THE ROOF TO CUT THE VIEW ANGLE TO THE UNITS

RETAINING WALLS TO BE FACED WITH CHOPPED LIMESTONE VENEER

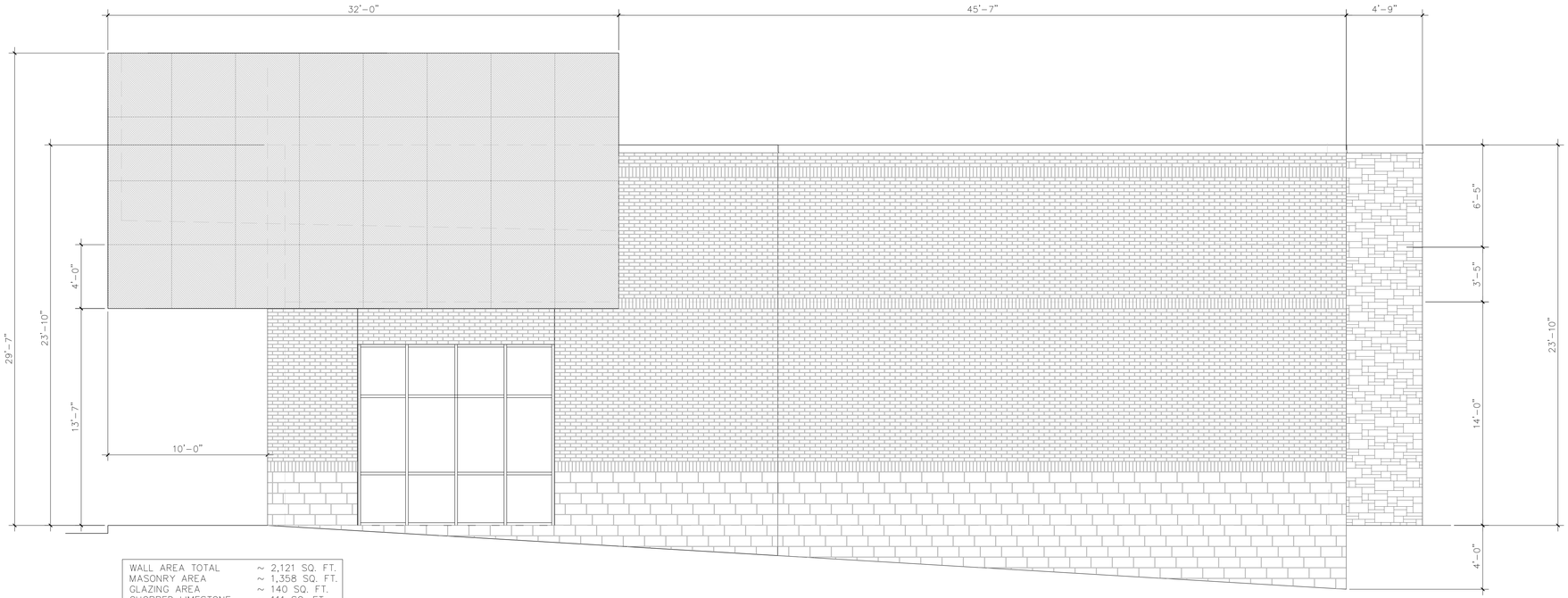


WALL AREA TOTAL	~ 2,135 SQ. FT.
MASONRY AREA	~ 621 SQ. FT.
GLAZING AREA	~ 140 SQ. FT.
FIBER CEM PANEL AREA	~ 296 SQ. FT.
METAL CANOPY AREA	~ 17 SQ. FT.
CHOPPED LIMESTONE	~ 1,061 SQ. FT.

2 / A3.1 **SIDE ELEVATION**

SCALE: 1/4"=1'-0"

0 2' 4' 8'



WALL AREA TOTAL	~ 2,121 SQ. FT.
MASONRY AREA	~ 1,358 SQ. FT.
GLAZING AREA	~ 140 SQ. FT.
CHOPPED LIMESTONE	~ 111 SQ. FT.
FIBER CEM PANEL	~ 512 SQ. FT.

1 / A3.1 **SIDE ELEVATION**

SCALE: 1/4"=1'-0"

0 2' 4' 8'

SH COPYRIGHT 2019

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CONCEPTUAL ARCHITECTURAL ELEVATIONS

RIDGE ROAD RETAIL CENTER
CORE AND SHELL
2930 RIDGE ROAD
ROCKWALL, TX 75032

DEVELOPMENT SUBMITTAL

2019.10.18

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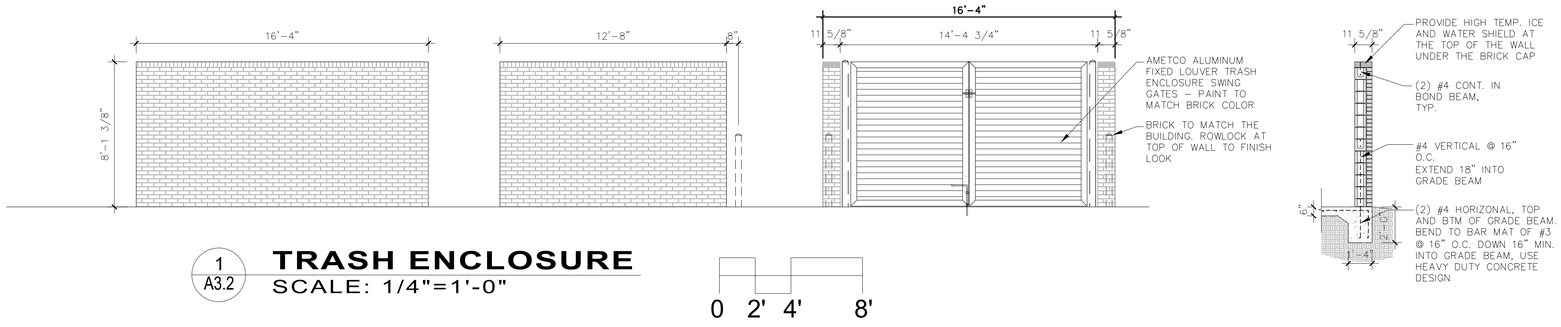
SHEET

A3.1

DESIGN INTENT

ALL HVAC EQUIPMENT TO BE ON THE ROOF AND SCREENED BY THE PARAPET WALL AND LOCATION ON THE ROOF TO CUT THE VIEW ANGLE TO THE UNITS

RETAINING WALLS TO BE FACED WITH CHOPPED LIMESTONE VENEER



1
A3.2

TRASH ENCLOSURE

SCALE: 1/4"=1'-0"

0 2' 4' 8'

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19007

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FORT WORTH, TX 76107
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CONCEPTUAL ARCHITECTURAL ELEVATIONS

RIDGE ROAD RETAIL CENTER
CORE AND SHELL
2930 RIDGE ROAD
ROCKWALL, TX 75032

DEVELOPMENT SUBMITTAL

2019.10.18

ISSUE	DATE

SHEET

A3.2

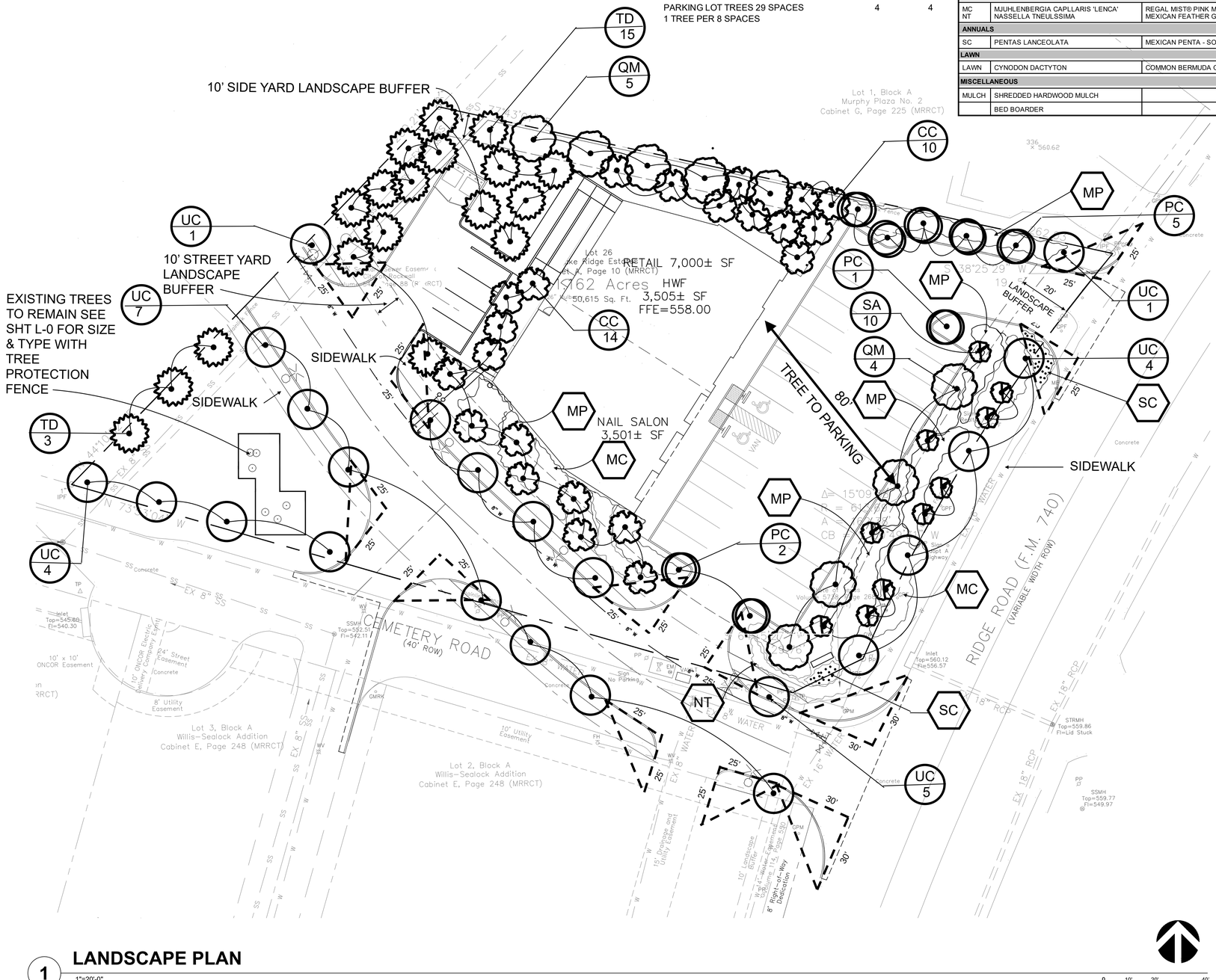
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LANDSAPE REQUIREMENTS

	REQUIRED TREES	PROPSED TREES
STREETSCAPE 10 - LANDSCAPE BUFFER		
CEMETERY ROAD		
STREET TRESS 1 PER 30 LF	11	11
RIDGE ROAD		
STREET TREES 1 PER 50 LF 165 LF	4	4
CANOPY 'TREE		
ORNAMENTAL TREE	8	10
PARKING LOT TREES 29 SPACES	4	4
1 TREE PER 8 SPACES		

PLANT LIST (IN SECTION 6)

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HEIGHT	SPREAD	ROOT BALL	REMARKS
LARGE SIZE TREE								
QM	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	9	4" CAL.	12' - 14'	6' - 8'	CONTAINER	SINGLE TRUNK AND FULL
TD	TAXODIUM DISTICUM	BALD CYPRESS	18	4" CAL.	12' - 14'	6' - 8'	CONTAINER	SINGLE TRUNK AND FULL
UC	ULMUS CRASSIFOLIA	CEDAR ELM	22	4" CAL.	10' - 12'	6' - 8'	CONTAINER	SINGLE TRUNK - BRANCHED TO GROUND
MEDIUM SIZE TREE			49		196			
CC	CERCIS CANADENSIS 'TEXENSIS'	TEXAS REDBUD	24	3" CAL.	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
PC	PISTACHE CHINENSIS	CHINESE PISTACHE	8	3" CAL.	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
SA	STYPHNOLOBIUM AFFINE	EVE'S NECLACE	10	3" CAL.	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
SHRUBS			42		126			
MP	MYRICA PUSILLA	DWARF WAX MYRTLE	230	N/A	18"	18"	3 GALLON	PLACED AS SHOWN ON PLAN
ORNAMENTAL GRASSES								
MC	MUHLENBERGIA CAPLLARIS 'LENCA'	REGAL MIST® PINK MUHLY GRASS	175	N/A	12" - 18"	12" - 18"	3 GALLON	FULL MATCHED 6" O.C. TRIA. SPACED
NT	NASSELLA TNEULSSIMA	MEXICAN FEATHER GRASSS	150	N/A	6" - 8"	6" - 8"	1 GALLON	FULL MATCHED 6" O.C. TRIA. SPACED
ANNUALS								
SC	PENTAS LANCEOLATA	MEXICAN PENTA - SOLID COLOR	235	N/A	6" - 8"	6" - 8"	4" POT	FULL MATCHED 6" O.C. TRIA. SPACED
LAWN								
LAWN	CYNODON DACTYTON	COMMON BERMUDA GRASS						SOLID SOD STAGGARED JOINTS
MISCELLANEOUS								
MULCH	SHREDDED HARDWOOD MULCH							3 INCH DEPTH PLACE OVER FILTER FABRIC
	BED BOARDER							SEE BOARDER MATERIAL SHEET L-1



1 LANDSCAPE PLAN

1"=20'-0"

SCALE IN FEET 0 10' 20' 40'

GENERAL PLANTING NOTES

1. CONTRACTOR SHALL ADHERE TO CITY CONSTRUCTION REQUIREMENTS INCLUDING BUT NOT LIMITED TO ANY PERMITS, INSPECTIONS, AND METHODS OF MATERIAL INSTALLATION.
2. CONTRACTOR SHALL ADHERE TO ALL AGENCY REQUIREMENTS MEANS AND METHODS OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE, AS WELL AS FINDING OUT EACH COMPANY'S RESTRICTIONS ON WORKING WITHIN THEIR EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IMPROVEMENTS AND TO NOT DISTURB THOSE THAT ARE OUTSIDE OF THE SCOPE OF WORK. ANY STRUCTURES THAT ARE TO REMAIN WITHIN THE SCOPE OF WORK AREA SHALL NOT BE DAMAGED. PHOTOGRAPHS AND NOTES SHOULD BE MADE FOR ANY EXISTING DAMAGED CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND DISTRIBUTED TO OWNERS REPRESENTATIVE.
5. A LANDSCAPE IRRIGATION PLAN SHALL BE PREPARED PRIOR TO LANDSCAPE CONSTRUCTION AND WILL BE DESIGNED BY A TEXAS LICENSED IRRIGATION DESIGNER. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE AND RAIN SENSOR. THE SYSTEM SHALL BE DESIGNED TO MEET THE CITY AND THE STATE OF TEXAS IRRIGATION REQUIREMENTS. THE IRRIGATION INSTALLER SHALL BE A STATE OF TEXAS LICENSED IRRIGATION DESIGNER.
6. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IF ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.
7. QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS AT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND SHOW THE ADDED OR REDUCED COST.
8. CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
9. CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO INSTALLATION.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
11. ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM SIX (6") INCHES OF BED PREPARATION.
12. LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILLED 4" DEEP.
13. GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE.
14. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
15. MULCHING OF SHRUB AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED HARDWOOD MULCH.
16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
17. THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE CONSIDERED LANDSCAPING.

LANDSCAPE LEGEND

- LARGE CANOPY TREE
- LARGE NON-CANOPY TREE
- ORNAMENTAL TREE
- SHRUB MASSING
- LAWN AND IRRIGATED AREAS
- STEEL EDGING

BERKENBILE
LANDSCAPE ARCHITECTS
DALLAS OFFICE
2001 N Lamar Suite 290 (214) 922-9946
Dallas, TX 75202
SOUTHLAKE OFFICE
2355 Johnson Rd (817) 379-9853
Southlake, TX 76092

Cartrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-697-4996 - Firm Registration #F-15893
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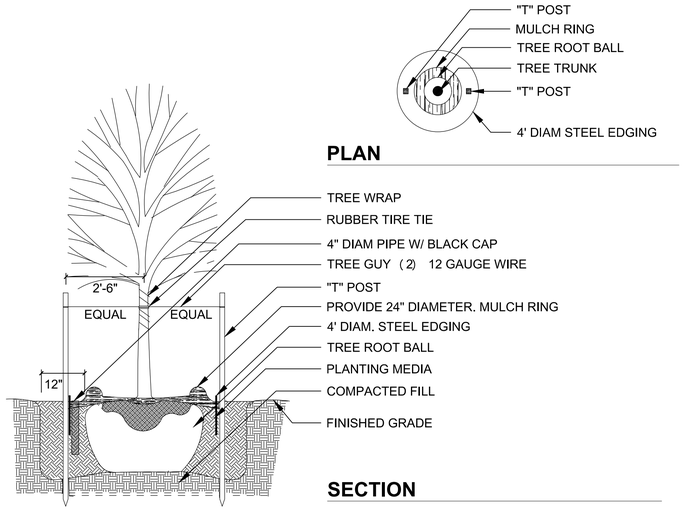
ROCKWALL RETAIL
2930 SOUTH RIDGE ROAD
LAKERIDGE ESTATES, LOT 26
ROCKWALL, TEXAS

Issue Dates:
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Revisions

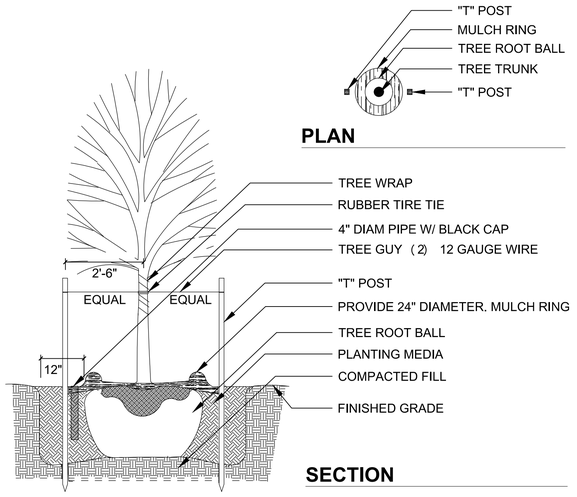
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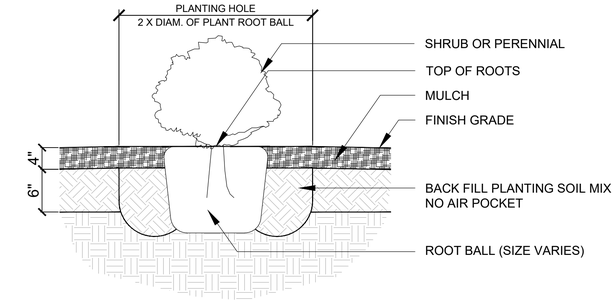
1 TREE PLANTING IN LAWN WITH 4' DIAMETER STEEL EDGING

NOT TO SCALE



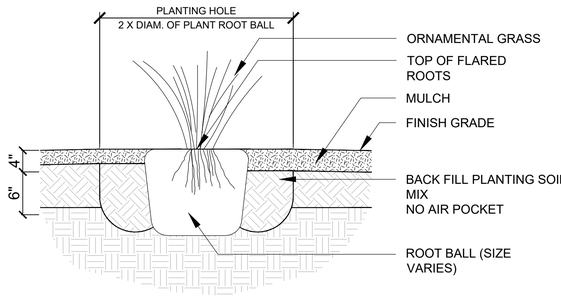
2 TREE PLANTING IN MULCH

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3 SHRUB PLANTING DETAIL

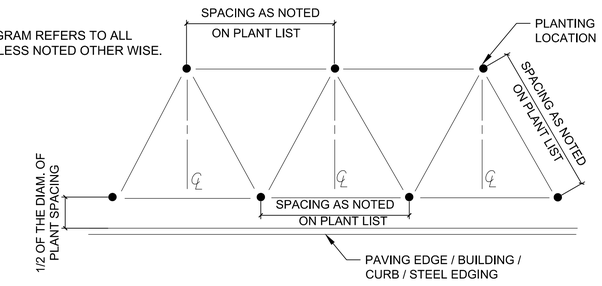
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4 GRASS PLANTING DETAIL

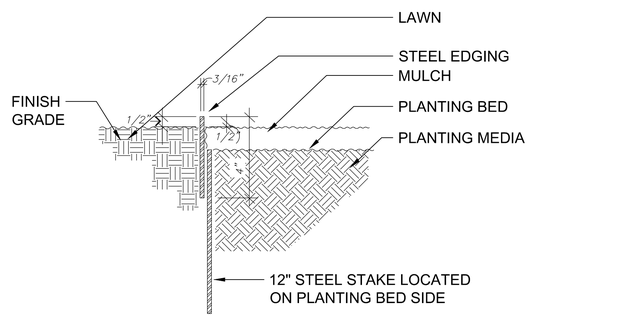
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NOTE:
SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHER WISE.



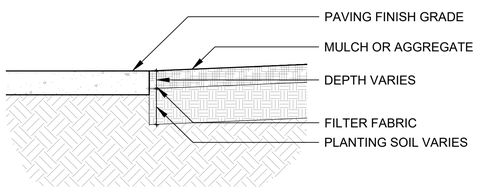
5 TRIANGULAR SPACING

NOT TO SCALE



6 STEEL EDGING DETAIL

NOT TO SCALE



7 BED AT EDGE OF PAVING

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LANDSCAPE ARCHITECTS
DALLAS OFFICE
2001 N Lamar Suite 290 (214) 922-9946
Dallas, TX 75202
SOUTHLAKE OFFICE
2355 Johnson Rd (817) 379-9853
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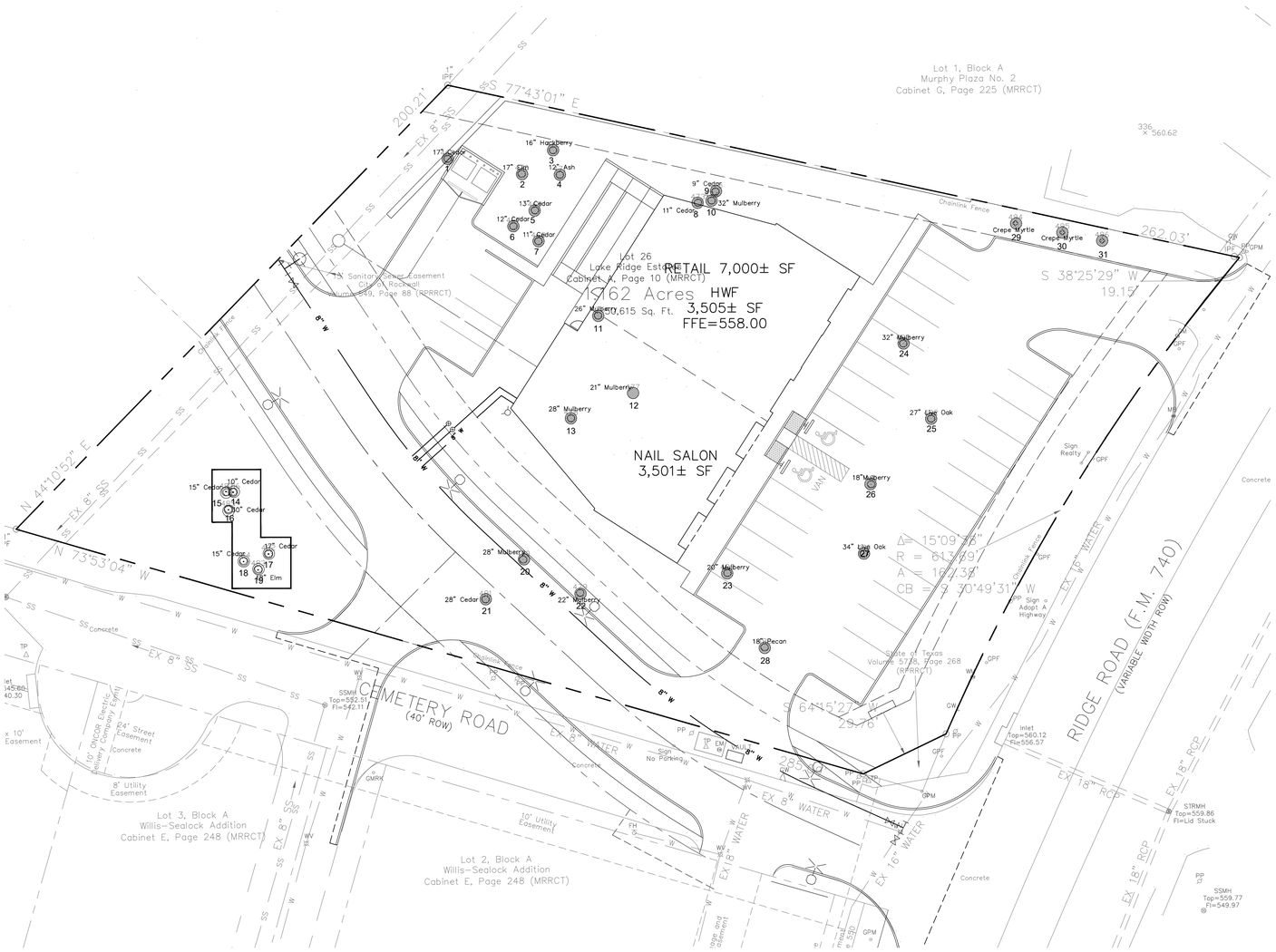
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1 TREESCAPE PLAN

1"=20'-0"

SCALE IN FEET 0 10' 20' 40'

EXISTING TREE CHART

TREE NO.	TREE NAME	TREE LOCATION	CALIPER INCHES	PROTECTED TREES PRESERVED	PROTECTED TREES REMOVED NOT REQUIRING MITIGATION	PROTECTED TREES REMOVED REPLACE INCH PER INCH	SECONDARY PROTECTED TREE 11-25" 1/2 CAL REPLACE	TREE GREATER 25" CAL 1:2 REPLACE
1	CEDAR	LOAD DOCK	17				8.5	
2	ELM	RAMP	17			17.0		
3	HACKBERRY	RAMP	16				8.0	
4	ASH	RAMP	12			12.0		
5	CEDAR	RAMP	13				6.5	
6	CEDAR	RAMP	12				6.0	
7	CEDAR	BUILDING	11				5.5	
8	CEDAR	BUILDING	11				5.5	
9	CEDAR	BUILDING	9			9.0		
10	MULBERRY	BUILDING	32					64.0
11	MULBERRY	BUILDING	26					52.0
12	MULBERRY	BUILDING	21					42.0
13	MULBERRY	BUILDING	28					56.0
14	CEDAR	LANDS AREA	10	10				
15	CEDAR	LANDS AREA	15	15				
16	CEDAR	LANDS AREA	30	30				
17	CEDAR	LANDS AREA	17	17				
18	CEDAR	LANDS AREA	15	15				
19	ELM	LANDS AREA	18	18				
20	MULBERRY	CEMETERY ST.	28					56.0
21	CEDAR	CEMETERY ST.	28					56.0
22	MULBERRY	CEMETERY ST.	22			22.0		
23	MULBERRY	PARKING LOT	20			20.0		
24	MULBERRY	PARKING LOT	32					64.0
25	LIVE OAK	PARKING LOT	27					54.0
26	MULBERRY	PARKING LOT	18			18.0		
27	LIVE OAK	PARKING LOT	34					68.0
28	PECAN	PARKING LOT	18			18.0		
29	CRAPE MYRTLE	LANDS AREA	< 4		LESS THAN 4"			
30	CRAPE MYRTLE	LANDS AREA	< 4		LESS THAN 4"			
31	CRAPE MYRTLE	LANDS AREA	< 4		LESS THAN 4"			
	TOTALS		557	105		116	40	512
	TOTAL REQUIRED TREE MITIGAITON CALIPER INCHES							668.0
	PROVIDED REPLACEMENT 49 TREES AT 4" CALIPER 42 AT 3" CALIPER							322.0

PRIMARY PROTECTED TREES - 4 INCHES - 25 INCHES - REPLACED WITH INCH FOR INCH REMOVED

SECONDARY PROTECTED TREES - HACKBERRY & CEDAR TREES MEASEURE 11 INCHES - 25 INCHES DBH - REPLACED WITH 1/2 INCH FOR EVERY INCH REMOVED.

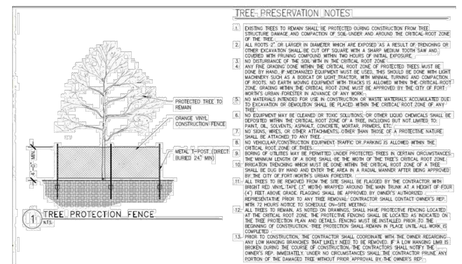
FEATURED TREEES - ALL TREES GREAT THAN 25 INCHES SAHLL BE REPLACED WITH TWICE THE NUMBER OF INCHES BEING REMOVED.

EXISTING LANDSCAPE LEGEND

21 EXISTING TREE TO BE REMOVED

21 SAVED TREE

TREE PROTECTION FENCE



2 TREE PROTECTION DETAIL

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LANDSCAPE ARCHITECTS
DALLAS OFFICE
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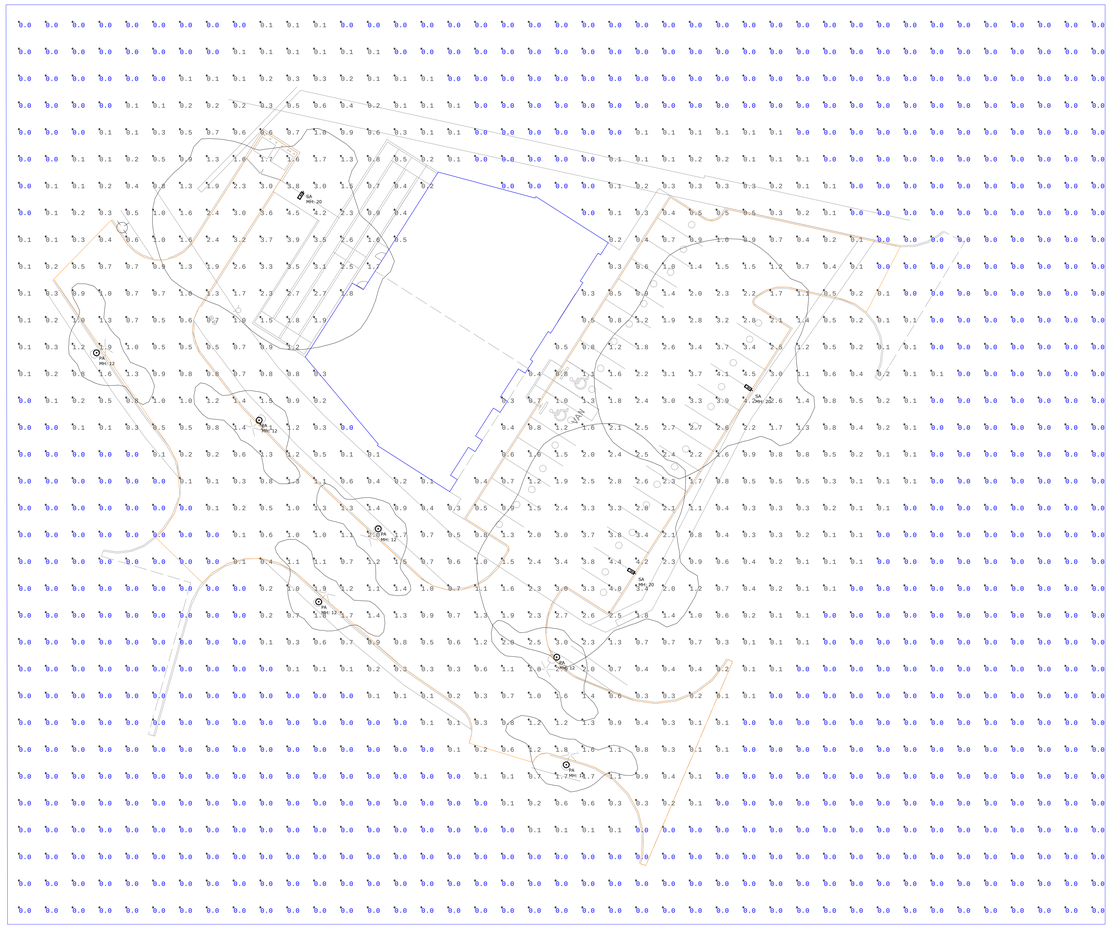
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Pole top luminaires with asymmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing: Two interlocking die-cast aluminum housings. Heavy gauge .080" spun aluminum shade with rolled edge, finished white inside. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Arm: Fabricated from .125" wall aluminum extrusion formed into a continuous smooth radius, terminating and welded into a one piece die-cast aluminum fitter. Fitter slip fits a 3" O.D. pole top and is secured by six (6) socket head stainless steel set screws threaded into stainless steel inserts.

Enclosure: Lamp enclosure/optical system comprises an assembly of two pure anodized aluminum asymmetrical main beam reflectors with clear impact resistant acrylic lens with optical texture fixed to a heavy gauge .080" spun aluminum shade with rolled edge, finished white inside and rigidly fastened to the luminaire housing. Fasteners are stainless steel.

Electrical: 42.8W LED luminaire, 48 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver located in luminaire head, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.
Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

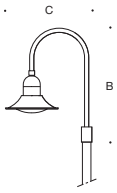
UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

Weight: 27.6 lbs.

EPA (Effective projection area): 2.37 sq. ft.

Luminaire Lumens: 2548
Tested in accordance with LM-79-08





Single pole-top luminaires

	Lamp	LEED	A	B	C
77911	42.8W LED	LZ-2	26⅝	46¼	40⅛

Recommended for use with 14' to 18' poles.

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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D-Series LED, Size 1

Area Luminaire

Refined Styling. Sophisticated Technology.

The modern styling of the D-Series LED Area, Size 1 luminaire is striking yet unobtrusive—making a bold, progressive statement even as it blends seamlessly with its environment. Its outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density.

Key Features:

- Energy savings of up to 75% vs. comparable metal halide luminaires; saves $263 per luminaire, per year over 750W metal halide
- 20+ years expected service life (with lumen maintenance up to L99/100,000 hours at 25°C)
- Proprietary precision optics deliver exceptional uniformity and allow for increased spacing, resulting in fewer poles and lower overall cost
- Control options from Acuity Controls include standalone photocell, switched bi-level, part-night scheduled dimming, multi-level motion sensor, and ROAM® wireless monitoring and control

DSX1			
Model	Input Watts	Lumens	Metal Halide Replacement
DSX1 LED P5 40k T3M	138W	15,377	400W
DSX1 LED P7 40k T3M	209W	20,141	650W
DSX1 LED P9 40k T3M	241W	26,791	750W



Quick Facts:

- Up to 750W MH replacement
- Lumen packages from 4,000 to 29,000 lumens up to L92/50,000 hours
- Efficacies up to 136 lumens per watt
- 14 factory-rotatable distributions available
- Available in 3000K, 4000K & 5000K CCT and Amber LED
- Weight: 27 lbs; EPA: 1.0 ft^2

D-Series LED Area Luminaire, Size 1

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10 P12 P11 P13	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT 120 208 240 277 347 480	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor RPUMBA Round pole universal mounting adaptor **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

Control options

Shipped installed

PER	NEMA twist-lock receptacle only (no controls)
PER5	Five-wire receptacle only (no controls)
PER7	Seven-wire receptacle only (no controls)
DMG	0-10V dimming extend out back of honsing for external control (no controls)
DS	Dual switching
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc
BL30	Bi-level switched dimming, 30%
BL50	Bi-level switched dimming, 50%
PNMTDD3	Part night, dim till dawn
PNMT5D3	Part night, dim 5 hrs
PNMT6D3	Part night, dim 6 hrs
PNMT7D3	Part night, dim 7 hrs
FAO	Field adjustable output

Other options

Shipped installed

HS	House-side shield
SF	Single fuse (120, 277, 347V)
DF	Double fuse (208, 240, 480V)
L90	Left rotated optics
R90	Right rotated optics
BS	Bird spikes

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Accessories *Ordered and shipped separately.*

Controls & Shields

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)
DSHORT SBK U	Shorting cap
DSX1HS 30C U	House-side shield for 30 LED unit
DSX1HS 40C U	House-side shield for 40 LED unit
DSX1HS 60C U	House-side shield for 60 LED unit
PUMBA DDBXD U	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)

Please use the spec sheet at www.acuitybrands.com when ordering to ensure component compatibility for your desired configuration.

DSX2
400W - 1000W MH Replacement



DSX1
250W - 750W MH Replacement



DSX0
175W - 400W MH Replacement

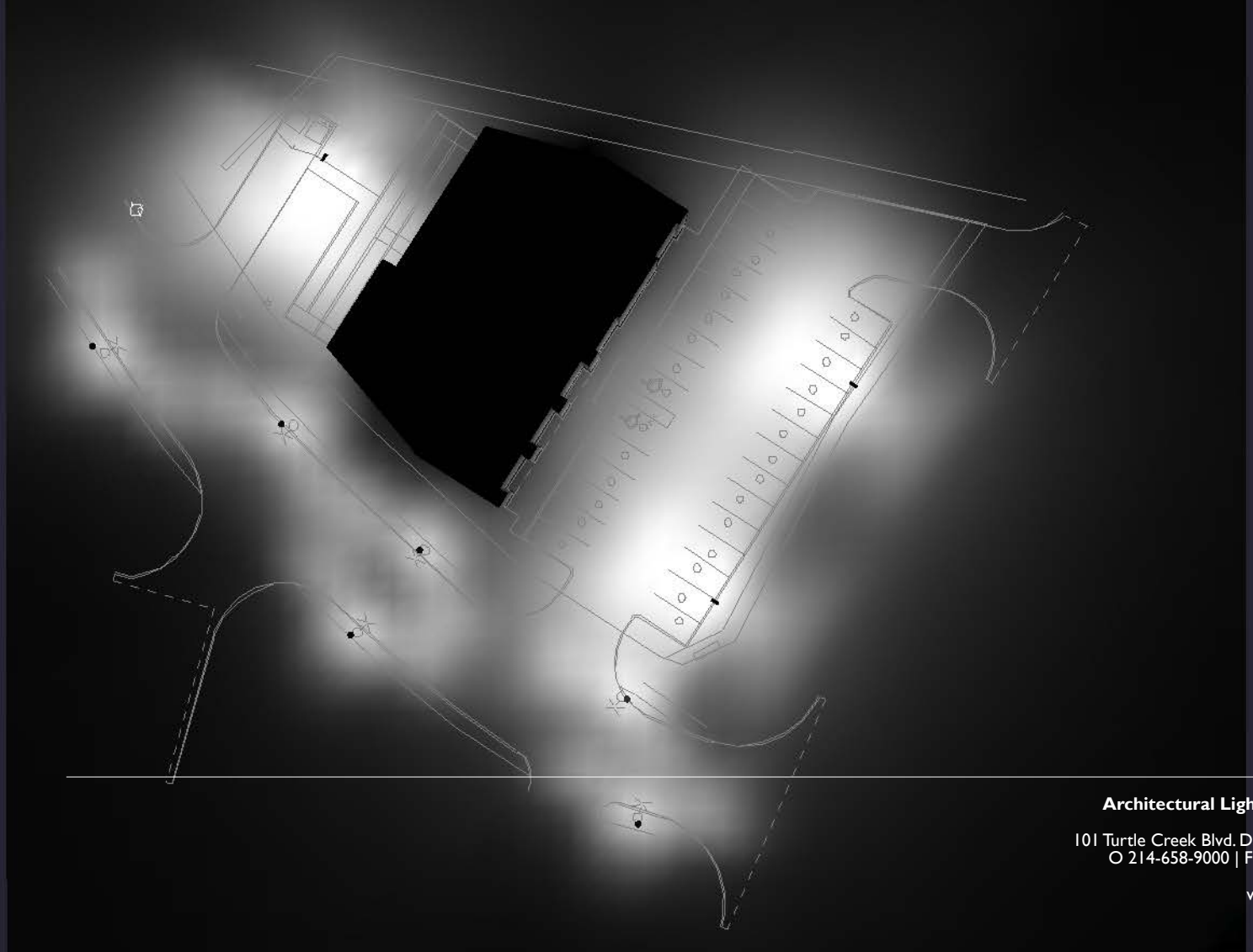


lighting facts LED Product Partner

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

One Lithonia Way, Conyers, GA 30012 | Phone: 800.279.8041 | www.acuitybrands.com
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AcuityBrands.



Architectural Lighting Alliance

101 Turtle Creek Blvd. Dallas TX 75207
O 214-658-9000 | F 214-658-9002

www.alatx.com

City of Rockwall

Project Plan Review History

Project Number	SP2019-040	**Owner**	ROCKWALL URBAN INDUSTRIAL, LP	**Applied**	10/21/2019 LM
Project Name	Ellis Centre Phase 2 Addition	**Applicant**	HALFF ASSOCIATES	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
ALPHA DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ELLIS CENTRE 2	1	D	1	3586-000D-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	10/21/2019	10/28/2019	10/22/2019	1	APPROVED	
ENGINEERING	Sarah Johnston	10/21/2019	10/28/2019	10/24/2019	3	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(10/24/2019 4:26 PM SJ) M - Add note, "No trees within 5' of utilities" to the landscape plan. M - Parking near the building to be 20'x9'. All other parking to be 18'x9'. Standards of Design 2.19 M - All fire lane radii to be 20' min. If the building is 36' or taller, the fire lane radius must be 30' min. Standards of Design 2.19 M - Driveway radii to be 30' min. Standards of Design 2.19 M - No structures in easements. This includes retaining walls and footings, dumpster and screening wall must be out of easements. Standards of Design 6.4.1 M - All fire hydrants must have a 20'x20' easement established. Fire hydrants to have 5' of clearance around all sides. Standards of Design 5.3.1 M - Must show existing utilities and your planned service connections. M - Minimum easement width is 20' for proposed easements. Standards of Design 5.3.1 and 6.4 M - Retaining walls in detention require a variance Standards of Design 3.3.3.2 M – Must stub out the 8" water and 8" sewer to the northern property for future expansion. M - Must meet all standards of design and construction. I - 4% Engineering Fees I - Impact Fees I - Must have detention on-site Manning's C-valve is per zoning I - Water and sewer lines must have 10' of easement on both sides I - No utilities in detention easements I - No grate utilities allowed I - Cul-de-sac paving to be 8" 3600 psi (6.5 sack mix) I - No sand is allowed under paving. I - Walls 3' and over must be engineered I - All retaining walls to be rock or stone face. No smooth concrete walls I - If storm is picking up offsite drainage the pipe maintained must be I - Where you show the 15'x64' turnaround, you must stripe the entire area as no parking.							
FIRE	Ariana Hargrove	10/21/2019	10/28/2019	10/24/2019	3	COMMENTS	see notes
(10/24/2019 3:16 PM AA) FDC shall be: -facing and visible from the fire lane - within 100-feet of a fire hydrant - clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access - installed 18-48 inches above grade. (Ord 16-31)							
GIS	Lance Singleton	10/21/2019	10/28/2019	10/22/2019	1	APPROVED	See comments
(10/22/2019 3:01 PM LS) Addressing will be: BLDG 1 = 1915 Alpha Dr, Rockwall,TX 75087 BLDG 2 = 1905 Alpha Dr, Rockwall,TX 75087 BLDG 3 = 1910 Alpha Dr, Rockwall,TX 75087							
PLANNING	David Gonzales	10/21/2019	10/28/2019	10/24/2019	3	COMMENTS	See comments

(10/24/2019 8:50 PM DG)
SP2019-040; Site Plan for Rockwall Urban & Industrial Center (Ellis Centre, Phase 2)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2019-040) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC); including the District Development Standards, of Article V, that are applicable to the subject property.

I.5 Please note that the property will require a replat prior to the issuance of a building permit.

M.6 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please provide a label for the parking count for each row of spaces in order to determine total parking count
2) The cross sections of concrete pavement thickness is to be determined by the engineering department during the civil submittal process and is not considered to be approved during this site plan process.
3) Parking for an office use requires a minimum of one (1) parking space per 300-SF (i.e. 1:300 SF) of gross floor area. Will there be offices uses within this complex? If so, please update parking legend. (Article VI, Table 3).
4) Provide a standard signature block with signature space for the Planning and Zoning Chairman and Planning Director.
5) Is there a front building set back? If so, this is required to be 25-ft. Please adjust accordingly.
6) Provide a label for all drive aisle widths.
7) Indicate and label all sidewalk widths proposed for this site.
8) Delineate and label all loading dock parking spaces. Minimum 12-ft wide & 65-ft in length. (Art. VI, Section 6.04)
9) Ground mounted utility equipment and RTU's shall be screened from adjacent public rights-of-way and adjacent property. Provide screening detail for these units. (Art. V, Sec. 1.05.3)
10) Provide screening along the western property boundary from the school district property. (Art. VIII, Sec. 5.02.B Landscape Screening)
11) Will there be any outside storage of materials, products, etc.?

M.8 Building Elevations. According to Subsection 5.01.A1, of the General Industrial District Standards, of Article V, District Development Standards, of the UDC, requires a minimum of 20% stone (i.e. natural or synthetic/cultured) on all building façades. In this case, the construction of the addition does not include stone on any façade. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.9 Building Elevations. According to Subsection 5.01A.1, General Industrial District Standards, of Article V, District Development Standards, of the UDC, each exterior wall of a building's façade shall consist of a minimum of 90% primary materials and ten (10) percent secondary materials. In this case, the construction consists of concrete tilt-up wall. The use of concrete tilt-up walls may be permitted on a case-by-case basis in accordance with the exception requirements outlined in this section of the UDC This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.10 Building Elevations. Please review the articulation formulas contained in Section 5.01.C of Article V, District Development Standards, of the UDC. The submitted building elevations do not appear to meet all the formulas required for building articulation This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.11 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Indicate all HVAC units (i.e. dash-in RTU's) on the building elevations so that staff can ensure that they meet the screening requirements dictated by the UDC (Subsection. 1.05.C.3; Art. V; UDC).
2) Provide calculation of building materials as a percentage.

M.12 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Provide screening along the western property boundary from the school district property. Art. VIII, Sec. 5.02.B Landscape Screening, states (a)ny non-residential...land use or parking area that has a ide or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers (as depicted in Figures 6 & 7 below). As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers. As a note, the Agricultural (AG) District is considered residential.
2) Correct table to indicate a minimum 15% landscaping required (currently indicates 10%).
3) All new tree plantings are to be a minimum of 4-inch caliper trees. Correct plan. (Art. VIII, Sec. 4.A.2)
4) Parking lots greater than 20,000 SF are required to provide a minimum of one (1) tree for each 10 parking spaces. 161 parking spaces = 16 trees within the parking lot area. (Art. VIII, Sec. 5.03.E.2)

M.13 Treescape Plan. According to Section 3.4, Treescape Plan Review Process, of Article IX, of the UDC, the director of planning and zoning, or his/her designee, shall review the treescape plan and approve the plan per the requirements of this article, or forward any recommendations to the planning and zoning commission. As part of the treescape plan review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees The planning and zoning commission will review and approve or disapprove the treescape plan The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted

M.14 Photometric Plan. According to Section 3.3, Minimum Requirements, of Article VII, Environmental Performance, of the UDC, the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. In this case, the submitted photometric plan conforms to the requirements of the UDC.

1) No light pole, base or combination thereof shall exceed an overall height of 30-ft. Provide pole detail. (Art. VII, Sec. 3.3.D)

M.15 Based on the submittal staff has identified the following exceptions

1) Building Materials. The proposed addition is requesting the use of tilt-up wall construction and does not include a minimum of 20% stone.
2) Building Articulation. The proposed addition does not meet the articulation standards established by the UDC

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures. I.14 Please note that failure to address all comments provided by staff by 8:00 AM on November 5, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case. I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 5, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 12, 2019 Planning & Zoning Meeting. Please note that the Planning & Zoning Work Session meeting will be held on October 29, 2019. I.16 The Architectural Review Board (ARB) meeting will be held on October 29, 2019 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will forward a recommendation to the Planning and Zoning Commission. I.17 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.							
Police Department	David Gonzales	10/25/2019	11/1/2019	10/25/2019		COMMENTS	See comments

(10/25/2019 12:12 PM DG)
The following CPTED comments are from Captain Ed Fowler of the Rockwall Police Department

SP2019-040 Ellis Center Phase 2
Considerations

- Provide clearance around the bottom of the fencing surrounding the dumpster for visual sight line of anyone inside fencing
- Consider mirror(s) on dumpster fencing to reveal any persons inside holding(fencing) area.
- Consider lighting spaced at intervals around the overhead doors(sides) and rear that fully illuminate the area.
- Evaluate transitional lighting for employees entering the parking lot from an area that has bright lighting to dim lighting and may pose a visual problem.
- There does not appear to be shrubs or trees that will obstruct views around the business.
- Consider additional locking mechanisms for overhead doors in the form of a bar system and case hardened locking system
- Consider the addition of removable bollards for overhead doors to prevent vehicles from being used to breach the doors
- Consider auxiliary locking system on main entrance door(s) with limited key access, key pad or electronic badges for afterhours employees.
- Consider all exterior doors being equipped with alarm contact sensors and windows with glass break sensors.
- Consider motion sensor alarms inside the business and motion activated lighting for the interior.
- Consider installation of locking mechanisms on all sliding windows up to the use of security rods.
- Roof access points should be locked from the inside.
- Consider installation of solid core doors for offices inside the business including the room that houses the safe Single cylinder locks for all offices and a double cylinder lock for the safe room.
- Consider an additional alarm inside the safe room, either attached to the entrance door or safe.
- Consider the addition of security cameras on the exterior of the building that provide360 degree coverage.
- Consider the addition of security cameras forthe interior the business.
- Interior considerations are not being added without speaking with the business owners/reps first.

The implementation of all or any portion of the considerations are NO guarantee or assurance that crime will not occur or that the property will be crimeproof. The considerations should, however, reduce the probability of crime if the strategies and recommendations are properly applied and consistently maintained Any changes should still meet with the City of Rockwall's building code, code of ordinances and fire code.

Extend WL to edge of property for future extension (m)

STUB 8" sewer to property line for future development (m)

Stripe as no parking

No Structures in esmts. (m)

Existing? 20' Min if new

Stripe as no parking

Esmt (m)

? (m)

5' (m)

Sewer and water to have 10' of esmt on either side of the line (i)

No Structures in easements (m)

No Screening walls in esmt. (m)

No grate inlets allowed (i)

Esmt (m)

No utility in detention

If adding water line to this, 20' (m)

30'

Esmt

5' (m)

18' Min

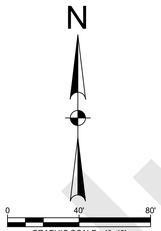
2' min

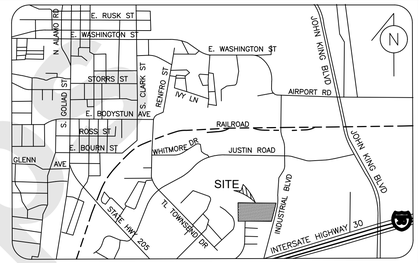
Cul-de-sac paving to be 8" 3600psi (6.5sack mix) (i)

- 4% Engineering Fees (i)
- Impact Fees (i)
- Must have detention on-site Manning's C-valve is per zoning (i)
- Parking against the building must be 20'x9' minimum. All other parking to be 18'x9' minimum. (m)
- Fire lane to be 24' wide with 20' radii as long as the building is less than 36' tall. Radii shall be 30'R if buildings are taller (m)
- Minimum easement width is 20' for proposed easements. (m)
- Water and sewer lines must have 10' of easement on both sides (i)
- No utilities in detention easements (i)
- No grate utilities allowed (i)
- No dumpster walls in utility easements (m)
- Retaining walls in detention require a variance (m)

cul-de-sac paving to be 8" 3600 psi (6.5 sack mix) (i)

- All fire hydrants must be in a 20' easement (m)
- Walls 3' and over must be engineered (i)
- All retaining walls to be rock or stone face. No smooth concrete walls (i)
- Must meet all standards of design and construction (m)
- Label existing and proposed water, sewer, storm (m)
- If storm is picking up offsite drainage the pipe maintained must be (i)





VICINITY MAP
NOT-TO-SCALE

SHEET DATA:

CURRENT ZONING	LIGHT INDUSTRIAL	
PROPOSED LAND USE:	LIGHT INDUSTRIAL	
TOTAL SITE AREA:	7.02 ACRES	
BUILDING:		
BUILDING 1	50,400	SF
BUILDING 2	25,200	SF
BUILDING 3	12,000	SF
PARKING:		
REQUIRED: 1 SPACE/1,000 SF		
TOTAL REQUIRED:	88	SPACES
PROVIDED:	161	SPACES
ACCESSIBLE SPACES PROVIDED:	6*	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

PAVING LEGEND

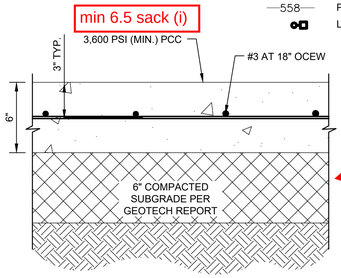
- 6" 3,600 PSI CONCRETE PAVEMENT.
- 7" 4,000 PSI CONCRETE PAVEMENT.
- 4" SIDEWALK
- 6" CURB
- FIRE LANE
- PROPERTY LINE

EXISTING FEATURES LEGEND

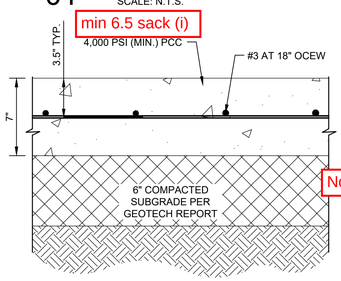
- F.H. FIRE HYDRANT
- PP OVERHEAD POWERPOLE
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- 558 EXISTING CONTOURS

PROPOSED FEATURES LEGEND

- POWER POLE
- FIRE HYDRANT
- GRATE INLET
- CURB INLET
- STORM HEADWALL
- T TRANSFORMER PAD
- 558 PROPOSED CONTOURS
- LIGHT POLE



01 CONCRETE PAVEMENT SECTION 1
SCALE: N.T.S.



02 CONCRETE PAVEMENT SECTION 2
SCALE: N.T.S.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

OWNER/ DEVELOPER
ROCKWALL URBAN INDUSTRIAL , LP
13150 COIT ROAD
DALLAS, TX. 75240
CONTACT: REID CALDWELL
EMAIL: reid@longbowinterests.com
TEL: (214) 457-8198

ENGINEER
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DYLAN HEDRICK
EMAIL: dhedrick@halff.com
TEL: (214) 217-6426
TBPE FIRM# F-312

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAIN WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

SHEET SIZE: 24" x 36"

Rockwall Urban + Industrial Center

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

DYLAN B. HEDRICK — 102108
NAME — P.E. NO.
DATE — 10/18/2019
TBPE FIRM # F-312

Project No.:	35989
Issued:	OCTOBER 2019
Drawn By:	REP
Checked By:	DBH
Scale:	AS SHOWN

Sheet Title

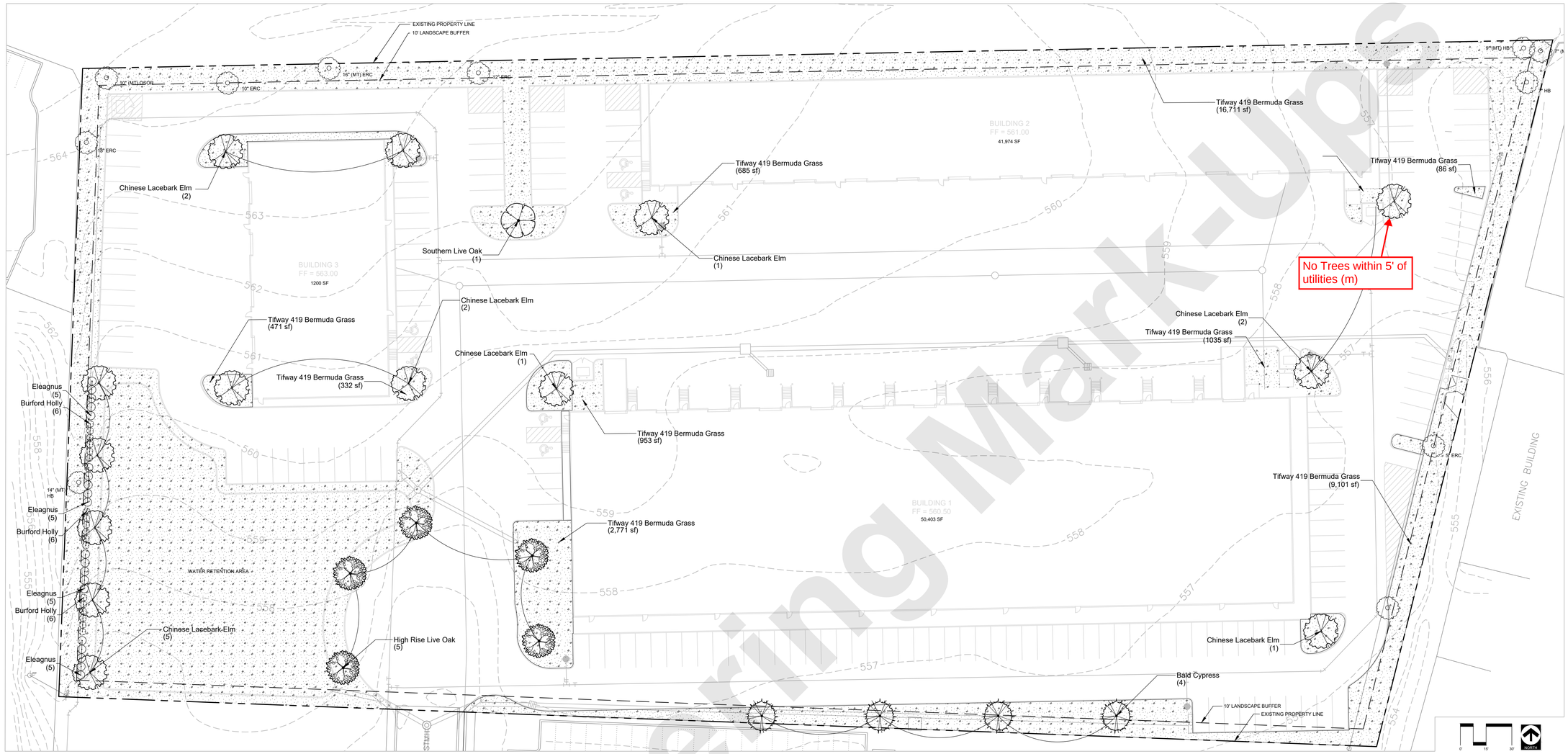
DETAILED SITE PLAN

1 OF 1

Sheet Number

Case Number:

Preliminary



PLANTING PLAN

TREES	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPD	QTY
	Quercus virginiana / Southern Live Oak	45 gal	3" Cal	8`-10` Ht.	4`-6` Spd	1
	Quercus virginiana `High Rise` / High Rise Live Oak	45 gal	3" Cal	8`-10` Ht.	6`-7` Spd.	5
	Taxodium distichum / Bald Cypress	45 gal	3" Cal	10`-12` Ht.	4`-6` Spd	4
	Ulmus parvifolia / Chinese Lacebark Elm	45 gal	3" Cal	8`-10` Ht.	4`-6` Spd	14
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CAL	HT	SPD	QTY
	Elaeagnus x ebbingei / Eleagnus	5 gal		18"-24" Ht.	18"-24" Spd	20
	Ilex cornuta `Burfordii` / Burford Holly	5 gal		18"-24" Ht.	18"-24" Spd	18
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE			QTY
	Cynodon dactylon `Tifway 419` / Tifway 419 Bermuda Grass	SOLID SOD				66,576 sf

EXISTING TREES

EXISTING TREE TO REMAIN

LANDSCAPE REQUIREMENTS

REQUIRED LANDSCAPING		
REQUIRED LANDSCAPING		
ZONED LIGHT INDUSTRIAL	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA PROVIDED (%)	10% OF SITE	21% OF SITE
TOTAL LANDSCAPE AREA PROVIDED (SF)	31,598 SF	66,576 SF
TREE MITIGATION		
	REQUIRED	**PROVIDED**
MITIGATION REQUIREMENTS (inches)	59" CALIPER*	60" CALIPER
* See Sheet L 1.01 for calculations		
PARKING LOT LANDSCAPING		
	REQUIRED	**PROVIDED**
200 SF MIN/ 2 ROWS OR MORE		✓
3 AREAS 200 FT/SQ X 3	600 SF	✓
ONE TREE WITHIN 80' OF REQ. PARKING		✓
PERMIABLE LANDSCAPE PROVIDED		3,756 SF
SCREENING REQUIREMENTS		
	REQUIRED	**PROVIDED**
SCREEN TRASH AREAS	N/A	
SCREEN RESIDENTIAL OR MULTI-FAMILY	N/A	
STREET TREES		
	REQUIRED	**PROVIDED**
1 TREE /50' FRONTAGE	1	1

PLANTING NOTES

PREPARATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.

PLANT LOCATIONS
REFER TO PLANTING PLAN FOR PlaNTING LOCATION AND PLANT MATERIAL LEGEND FOR SPECIFICATIONS. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

COORDINATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

MAINTENANCE
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING BEDS IN A WEED AND DEBRIS FREE CONDITION AND SHALL ACCOMPLISH WATERING BY HAND AS DEEMED NECESSARY UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL MAINTAIN ALL WORK FOR A PERIOD OF 30 DAYS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE.

VERIFICATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATION BY IANDSCAPE ARCHITECT. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. OTHERWISE, THE CONTRACTOR IS TO BID THEIR OWN VERIFIED QUANTITIES PER LANDSCAPE PLAN.

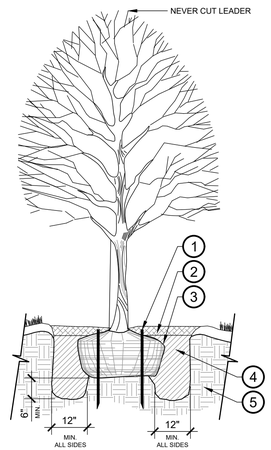
PLANTING BEDS
ALL BED AREAS ARE TO BE FLUSH WITH FINISHED GRADE AT ADJACENT PAVEMENT. ALL BED AREAS SHALL BE ROTOTILLED TO BE A DEPTH OF 6", ADDING PREPARED SOIL MIXTURE AS REQUIRED.

MULCH
AFTER SETTLEMENT, ALL PLANTING BED MULCH DEPTHS SHALL BE A MIN. OF 3". ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND REPLANTED. MULCH SHALL BE TEXAS NATIVE CEDAR

STANDARDS
ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.

PROTECTED TREES
PROTECTED TREES SHALL BE MARKED AND THE DRIP LINE OF SAID TREES SHALL BE PROTECTED PRIOR TO AND DURING ALL CONSTRUCTION, INCLUDING EARTHWORK.

IRRIGATION
IRRIGATION WILL MEET ALL TCEQ AND UDC REQUIREMENTS.



1 NEW TREE PLANTING
N.T.S.

KEY:

1. (3) ARBOR STAKES. INSTALL PER MANUFACTURE'S SPECIFICATIONS
2. SPECIFIED MULCH - 3" MIN. DEPTH ENTIRE TREE BASIN
3. SET TOP OF ROOT BALL 3" ABOVE FINISH GRADE. BUILD 3" HT. SAUCER AROUND PLANTING PIT WITH TOPSOIL.
4. LIVING EARTH PLANTING MIX OR APPROVED EQUAL BY LANDSCAPE ARCHITECT. WATER AND TAMP TO REMOVE SIDE AND BOTTOM AIR POCKETS 6" MIN.
5. UNCOMPACTED NATIVE SOIL/UNDISTURBED SUBGRADE

NOTE:
FOR BALL & BURLAP REMOVE WIRE/TWINE FROM AROUND BURLAP, FOLD TOP THIRD DOWN OR CUT/REMOVE PRIOR TO BACKFILL.

SHEET SIZE: 24" x 36"

Engineering Mark-Ups

Rockwall Urban + Industrial Center

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

LINDSEY M. WILSON 3068 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
10-18-19

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL WILSON, RLA ON 10-18-19. IT IS NOT TO BE ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE LANDSCAPE ARCHITECT IS AN OFFENSE UNDER TITLE 22, TEXAS ADMINISTRATIVE CODE, CHAPTER 3 LANDSCAPE ARCHITECTS. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICE OF HALFF ASSOCIATES, INC. 4000 FOSSIL CREEK BLVD. FORT WORTH, TX 76137-2720. TBPE FIRM #F-312

Project No.:	35989
Issued:	
Drawn By:	CAP
Checked By:	MAW
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

L 2.01
Sheet Number

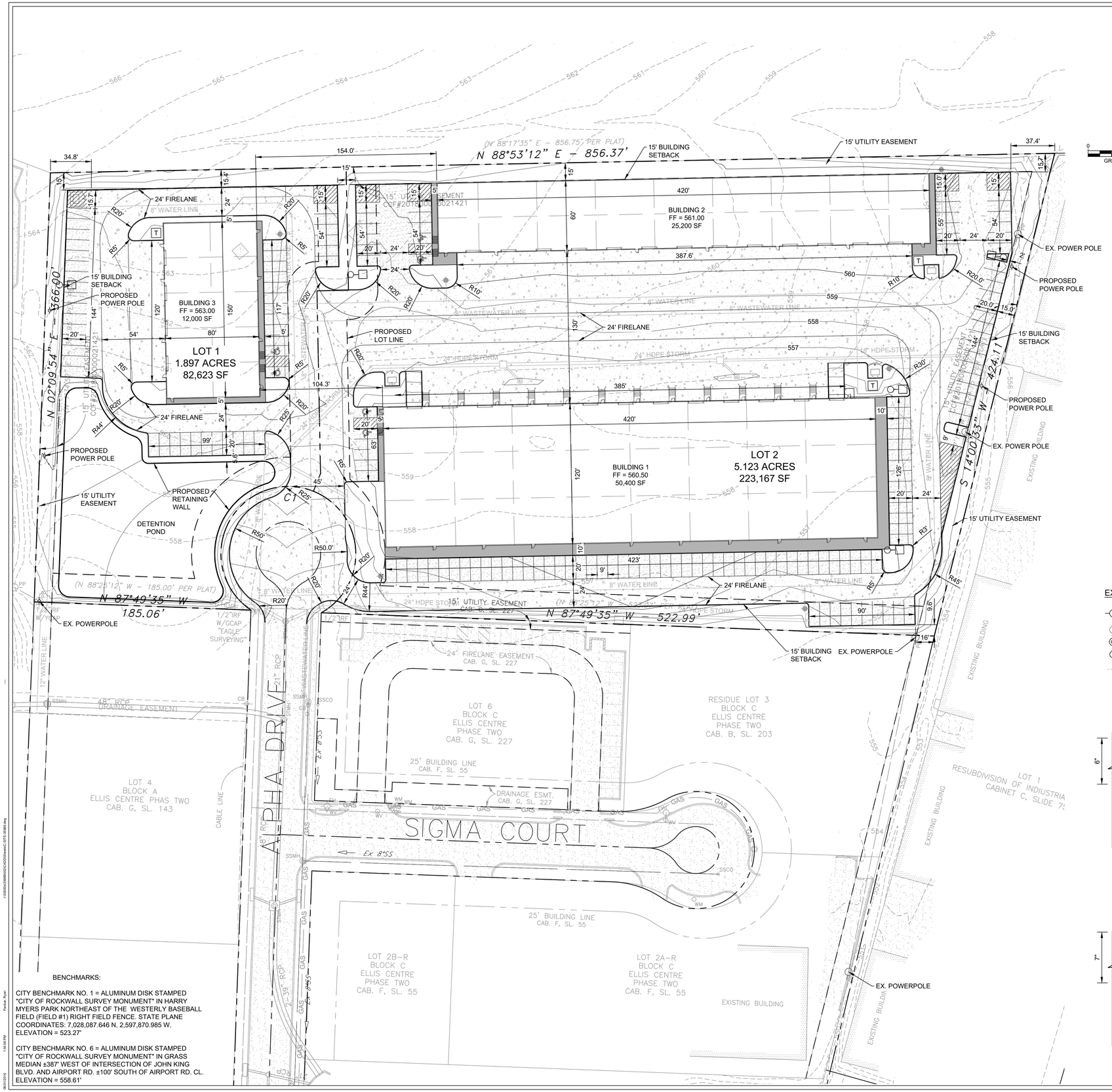
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Wilson, Michael
1:54:08 PM
05/01/2019



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

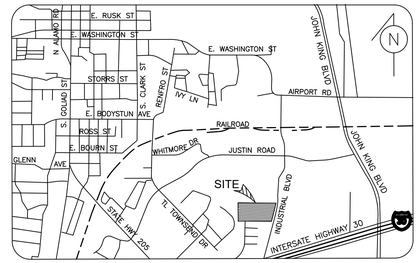
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



N

0 40' 80'

GRAPHIC SCALE - 1"=40'



VICINITY MAP
NOT-TO-SCALE

SHEET DATA:

CURRENT ZONING	LIGHT INDUSTRIAL	
PROPOSED LAND USE:	LIGHT INDUSTRIAL	
TOTAL SITE AREA:	7.02 ACRES	
BUILDING:		
BUILDING 1	50,400	SF
BUILDING 2	25,200	SF
BUILDING 3	12,000	SF
PARKING:		
REQUIRED: 1 SPACE/1,000 SF		
TOTAL REQUIRED:	88	SPACES
PROVIDED:	161	SPACES
ACCESSIBLE SPACES PROVIDED:	6*	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

PAVING LEGEND

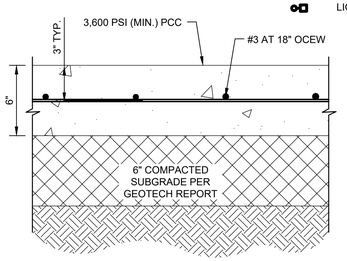
- 6" 3,600 PSI CONCRETE PAVEMENT.
- 7" 4,000 PSI CONCRETE PAVEMENT.
- 4" SIDEWALK
- 6" CURB
- FIRE LANE
- PROPERTY LINE

EXISTING FEATURES LEGEND

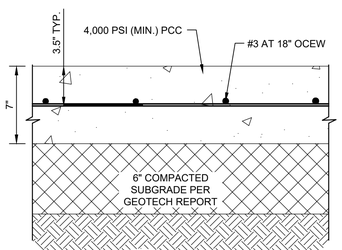
- F.H. FIRE HYDRANT
- PP OVERHEAD POWERPOLE
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- 558 EXISTING CONTOURS

PROPOSED FEATURES LEGEND

- POWER POLE
- FIRE HYDRANT
- GRATE INLET
- CURB INLET
- STORM HEADWALL
- T TRANSFORMER PAD
- 558 PROPOSED CONTOURS
- LIGHT POLE



01 CONCRETE PAVEMENT SECTION 1
SCALE: N.T.S.



02 CONCRETE PAVEMENT SECTION 2
SCALE: N.T.S.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

OWNER/ DEVELOPER
ROCKWALL URBAN INDUSTRIAL , LP
13150 COIT ROAD
DALLAS, TX. 75240
CONTACT: REID CALDWELL
EMAIL: reid@longbowinterests.com
TEL: (214) 457-8198

ENGINEER
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DYLAN HEDRICK
EMAIL: dhedrick@halff.com
TEL: (214) 217-6426
TBPE FIRM# F-312

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAIN WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

BENCHMARKS:

CITY BENCHMARK NO. 1 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN HARRY MYERS PARK NORTHEAST OF THE WESTERLY BASEBALL FIELD (FIELD #1) RIGHT FIELD FENCE. STATE PLANE COORDINATES: 7,028,087.646 N, 2,597,870.985 W. ELEVATION = 523.27'

CITY BENCHMARK NO. 6 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN GRASS MEDIAN ±387' WEST OF INTERSECTION OF JOHN KING BLVD. AND AIRPORT RD. ±100' SOUTH OF AIRPORT RD. CL. ELEVATION = 558.61'

SHEET SIZE: 24" x 36"

Rockwall Urban + Industrial Center

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

DYLAN B. HEDRICK — 102108
NAME — P.E. NO.
DATE — 10/18/2019
TBPE FIRM # F-312

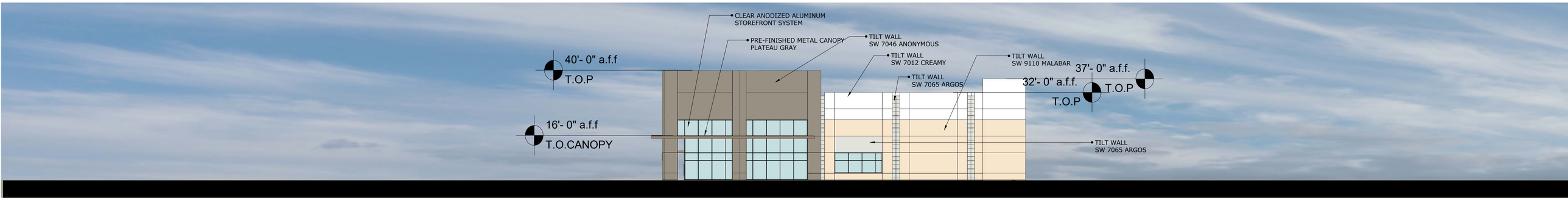
Project No.:	35989
Issued:	OCTOBER 2019
Drawn By:	REP
Checked By:	DBH
Scale:	AS SHOWN

Sheet Title

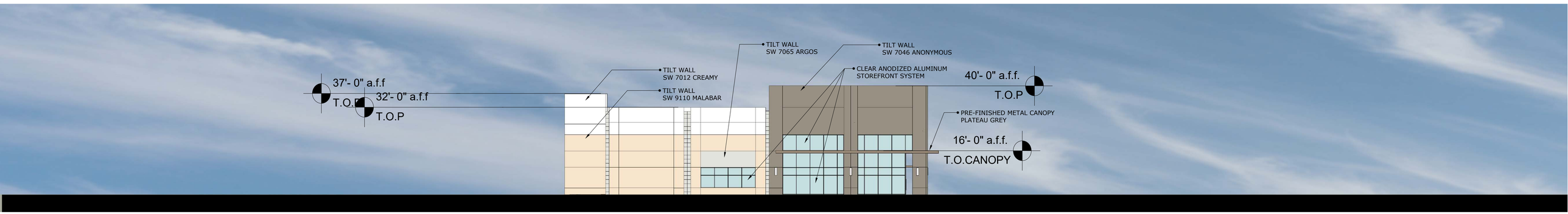
DETAILED SITE PLAN

1 OF 1
Sheet Number

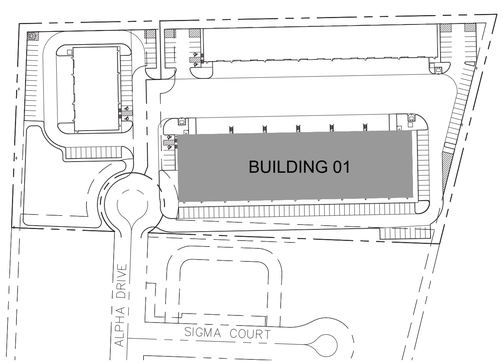
Case Number:



EAST



WEST



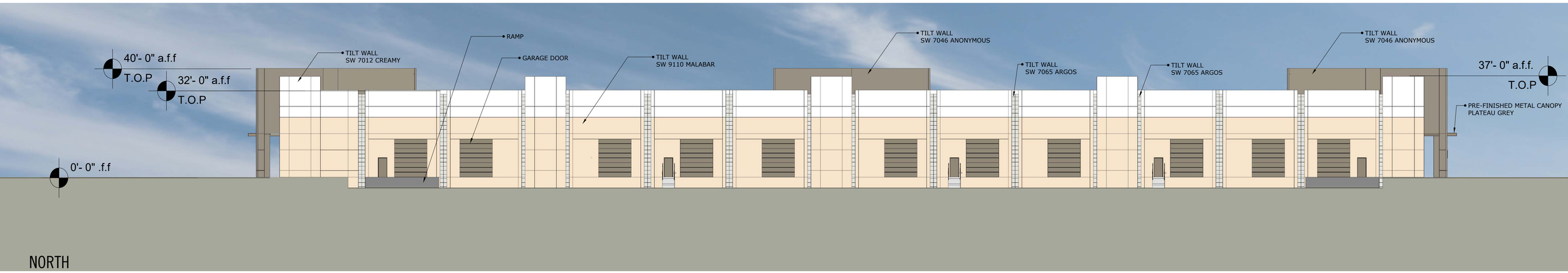
FAÇADE			
BLDG 1			
	METAL CANOPY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL	FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
NORTH	0	14,140	14,140
SOUTH	235	11,220	11,455
EAST	59	3,734	3,793
WEST	59	3,734	3,793
			TOTAL
SF of Materials	353	32,828	33,181
Percentage of Material	1%	99%	100%

URBAN INDUSTRIAL CENTER - BLDG 1
ROCKWALL, TEXAS

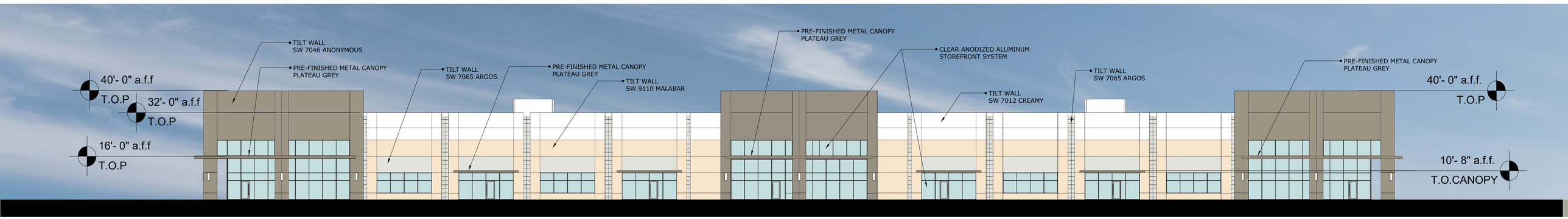
BUILDING ELEVATIONS

Scale: 1"= 20'-0"

OBRIEN

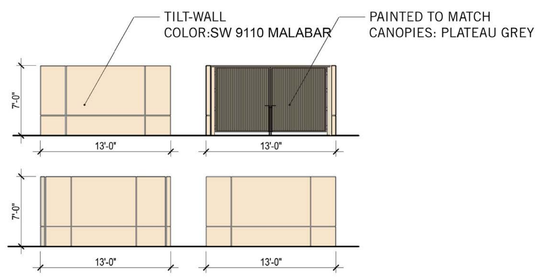


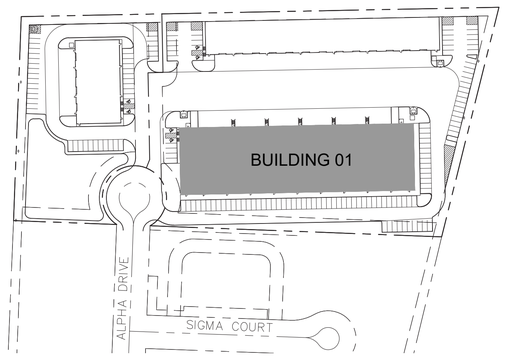
NORTH



SOUTH

TYPICAL DUMPSTER ENCLOSURE ELEVATIONS





FAÇADE		
BLDG 1		
	METAL CANOPY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL
NORTH	0	14,140
SOUTH	235	11,220
EAST	59	3,734
WEST	59	3,734
SF of Materials	353	32,828
Percentage of Material	1%	99%

FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
14,140
11,455
3,793
3,793
TOTAL
33,181
100%

URBAN INDUSTRIAL CENTER - BLDG 1
ROCKWALL, TEXAS

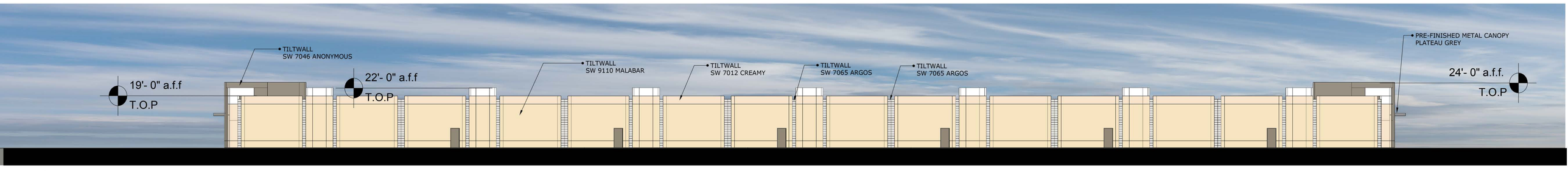
BUILDING ELEVATIONS

Scale: 1"= 20'-0"

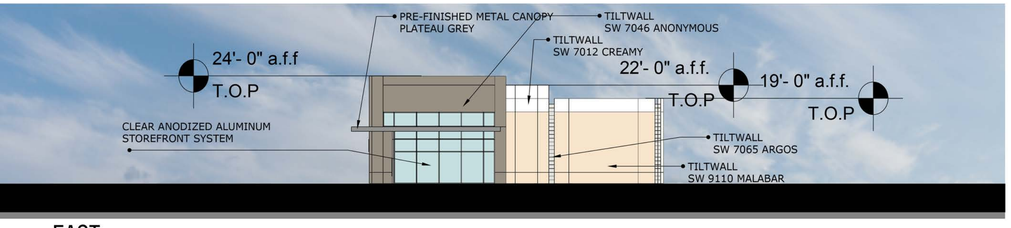
OBRIEN



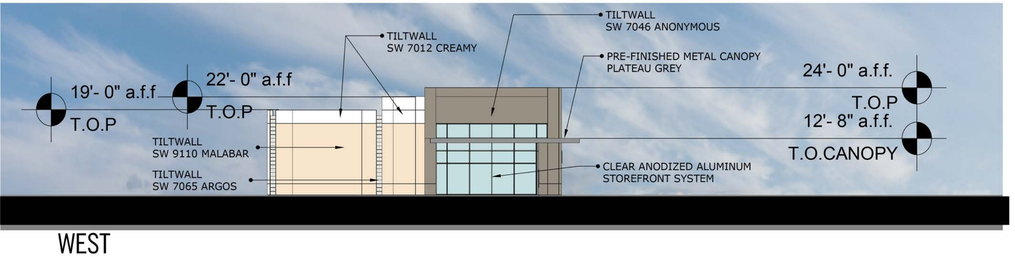
SOUTH



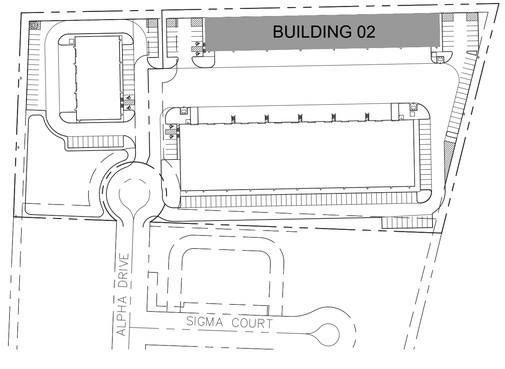
NORTH



EAST



WEST



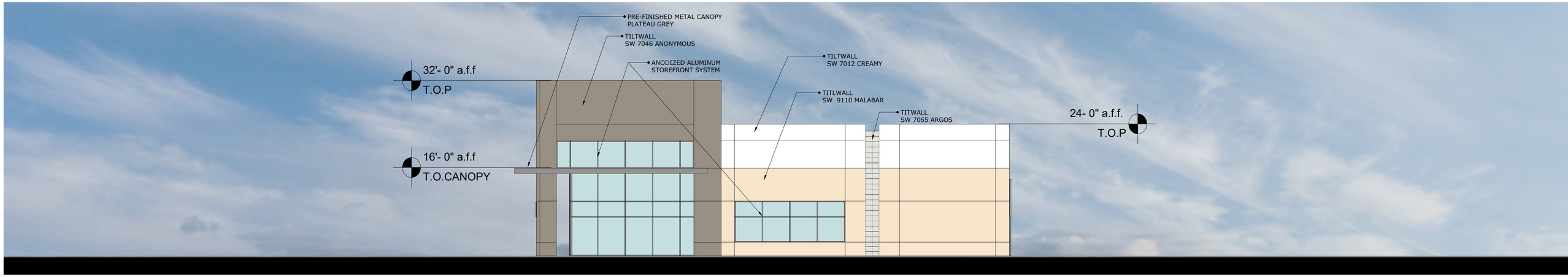
FAÇADE BLDG 2	METAL CANOPY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL	FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
NORTH	0	9,178	9,178
SOUTH	66	5,714	5,780
EAST	33	1,086	1,119
WEST	33	1,086	1,119
			TOTAL
SF of Materials	132	17,065	17,196
Percentage of Material	1%	99%	100%

URBAN INDUSTRIAL CENTER - BLDG 2
ROCKWALL, TEXAS

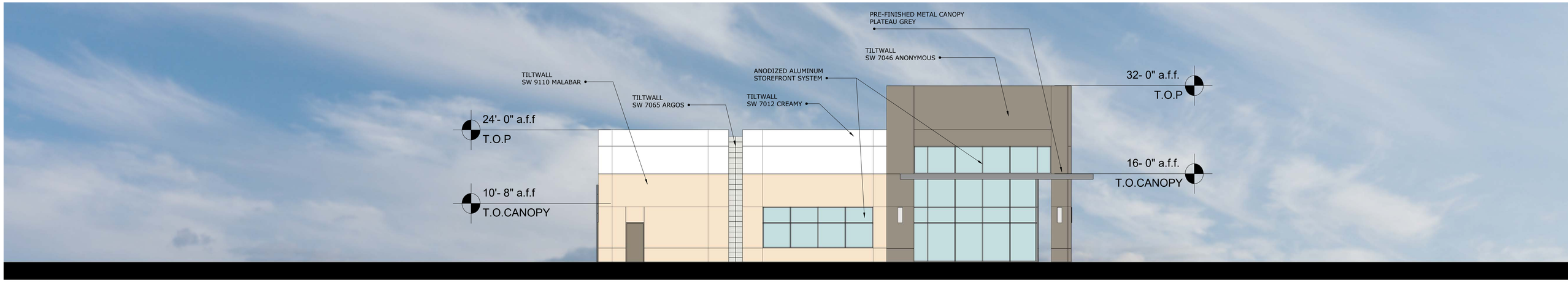
BUILDING ELEVATIONS

Scale: 1"= 30'-0"

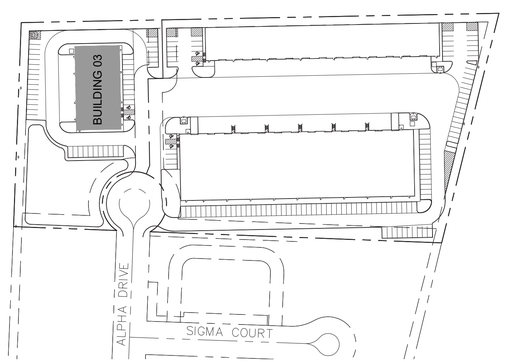
O'BRIEN



NORTH



SOUTH



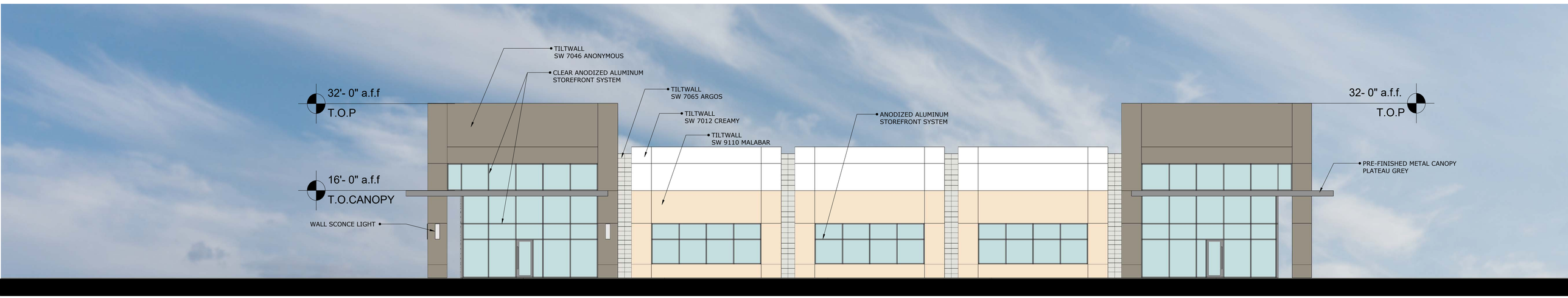
FAÇADE BLDG 3	METAL CANOPY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL	FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
NORTH	35	1,634	1,669
SOUTH	35	1,634	1,669
EAST	74	2,824	2,898
WEST	0	3,096	3,096
			TOTAL
SF of Materials	144	9,188	9,332
Percentage of Material	2%	98%	100%

URBAN INDUSTRIAL CENTER - BLDG 3
ROCKWALL, TEXAS

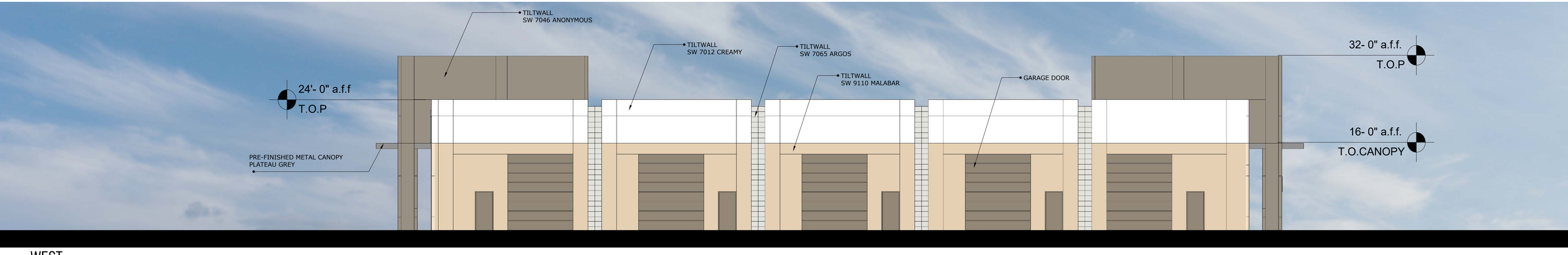
BUILDING ELEVATIONS

Scale: 1/16"= 1'-0"

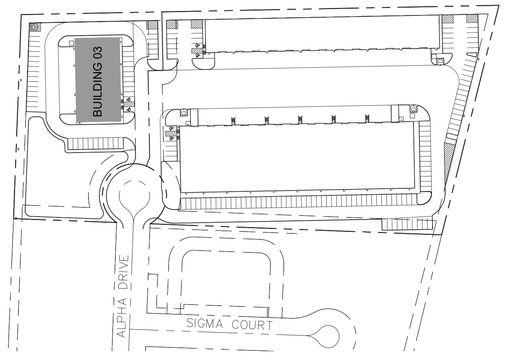
O'BRIEN



EAST



WEST



FAÇADE BLDG 3	METAL CANOPY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL	FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
NORTH	35	1,634	1,669
SOUTH	35	1,634	1,669
EAST	74	2,824	2,898
WEST	0	3,096	3,096
			TOTAL
SF of Materials	144	9,188	9,332
Percentage of Material	2%	98%	100%

URBAN INDUSTRIAL CENTER - BLDG 3
ROCKWALL, TEXAS

BUILDING ELEVATIONS

Scale: 1/16"= 1'-0"

O'BRIEN



1. SW 7046 ANONYMOUS



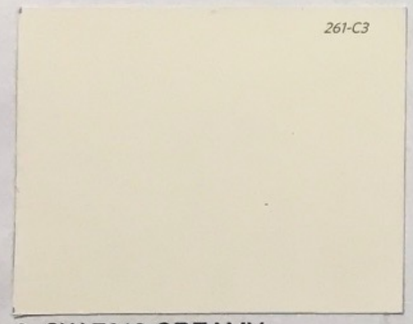
5. PRE-FINISHED METAL CANOPY
PLATEAU GRAY



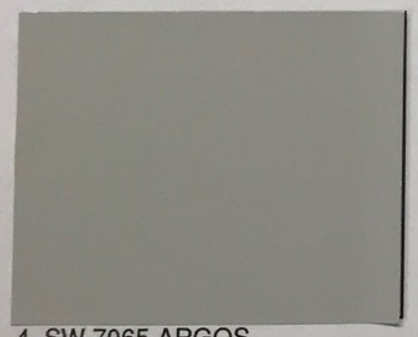
2. SW 9110 MALABAR



6. WINDOW MULLION - CLEAR ANODIZED



3. SW 7012 CREAMY



4. SW 7065 ARGOS



APPLICANT INFORMATION

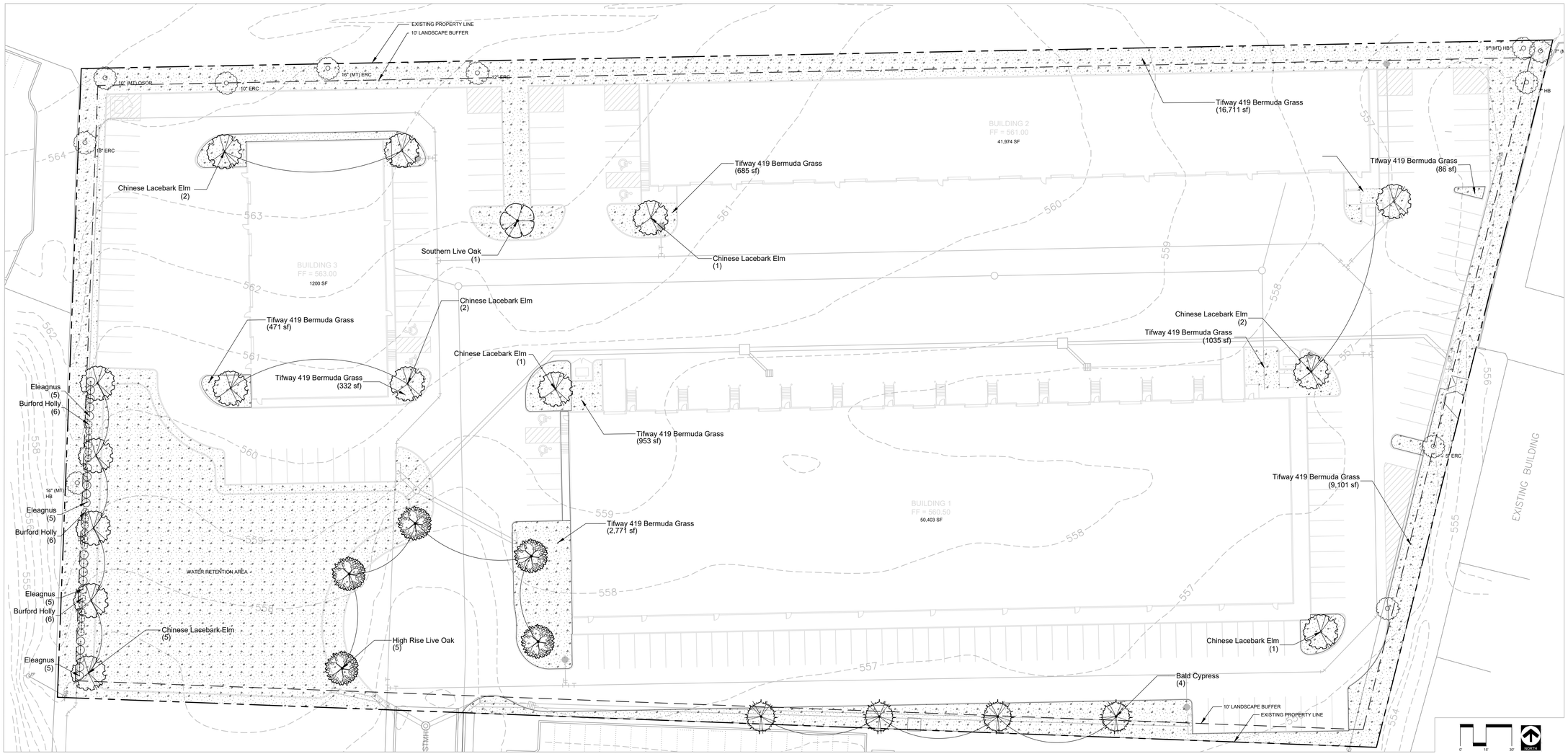
O'BRIEN
Joshua Atkins, AIA
5310 HARVEST HILL ROAD
DALLAS, TX 75230
972.788.1010
josh.atkins@obrienarch.com

OWNER INFORMATION

ROCKWALL URBAN INDUSTRIAL, LP.
13150 COIT RD, SUITE 205
DALLAS, TX 75240
214.457.8198
reid@longbowinterests.com

PROJECT NAME

Rockwall Urban + Industrial Center
CASE NUMBER:



PLANTING PLAN

TREES	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPD	QTY
	Quercus virginiana / Southern Live Oak	45 gal	3" Cal	8`-10` Ht.	4`-6` Spd	1
	Quercus virginiana `High Rise` / High Rise Live Oak	45 gal	3" Cal	8`-10` Ht.	6`-7` Spd.	5
	Taxodium distichum / Bald Cypress	45 gal	3" Cal	10`-12` Ht.	4`-6` Spd	4
	Ulmus parvifolia / Chinese Lacebark Elm	45 gal	3" Cal	8`-10` Ht.	4`-6` Spd	14
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CAL	HT	SPD	QTY
	Elaeagnus x ebbingei / Eleagnus	5 gal		18"-24" Ht.	18"-24" Spd	20
	Ilex cornuta `Burfordii` / Burford Holly	5 gal		18"-24" Ht.	18"-24" Spd	18
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE			QTY
	Cynodon dactylon `Tifway 419` / Tifway 419 Bermuda Grass	SOLID SOD				66,576 sf

EXISTING TREES

EXISTING TREE TO REMAIN

LANDSCAPE REQUIREMENTS

REQUIRED LANDSCAPING		
REQUIRED LANDSCAPING		
ZONED LIGHT INDUSTRIAL	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA PROVIDED (%)	10% OF SITE	21% OF SITE
TOTAL LANDSCAPE AREA PROVIDED (SF)	31,598 SF	66,576 SF
TREE MITIGATION		
	REQUIRED	**PROVIDED**
MITIGATION REQUIREMENTS (inches)	59" CALIPER*	60" CALIPER
* See Sheet L 1.01 for calculations		
PARKING LOT LANDSCAPING		
	REQUIRED	**PROVIDED**
200 SF MIN/ 2 ROWS OR MORE		✓
3 AREAS 200 FT/SQ X 3	600 SF	✓
ONE TREE WITHIN 80' OF REQ. PARKING		✓
PERMIABLE LANDSCAPE PROVIDED		3,756 SF
SCREENING REQUIREMENTS		
	REQUIRED	**PROVIDED**
SCREEN TRASH AREAS	N/A	
SCREEN RESIDENTIAL OR MULTI-FAMILY	N/A	
STREET TREES		
	REQUIRED	**PROVIDED**
1 TREE /50' FRONTAGE	1	1

PLANTING NOTES

PREPARATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.

PLANT LOCATIONS
REFER TO PLANTING PLAN FOR PlaNTING LOCATION AND PLANT MATERIAL LEGEND FOR SPECIFICATIONS. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

COORDINATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

MAINTENANCE
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING BEDS IN A WEED AND DEBRIS FREE CONDITION AND SHALL ACCOMPLISH WATERING BY HAND AS DEEMED NECESSARY UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL MAINTAIN ALL WORK FOR A PERIOD OF 30 DAYS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE.

VERIFICATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATION BY IANDSCAPE ARCHITECT. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. OTHERWISE, THE CONTRACTOR IS TO BID THEIR OWN VERIFIED QUANTITIES PER LANDSCAPE PLAN.

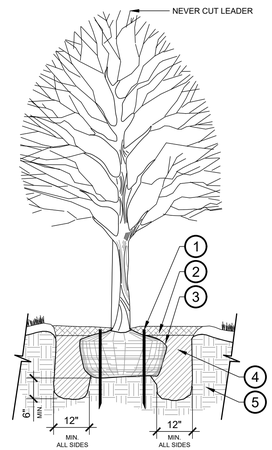
PLANTING BEDS
ALL BED AREAS ARE TO BE FLUSH WITH FINISHED GRADE AT ADJACENT PAVEMENT. ALL BED AREAS SHALL BE ROTOTILLED TO BE A DEPTH OF 6", ADDING PREPARED SOIL MIXTURE AS REQUIRED.

MULCH
AFTER SETTLEMENT, ALL PLANTING BED MULCH DEPTHS SHALL BE A MIN. OF 3". ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND REPLANTED. MULCH SHALL BE TEXAS NATIVE CEDAR

STANDARDS
ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.

PROTECTED TREES
PROTECTED TREES SHALL BE MARKED AND THE DRIP LINE OF SAID TREES SHALL BE PROTECTED PRIOR TO AND DURING ALL CONSTRUCTION, INCLUDING EARTHWORK.

IRRIGATION
IRRIGATION WILL MEET ALL TCEQ AND UDC REQUIREMENTS.



1 NEW TREE PLANTING
N.T.S.

KEY:

1. (3) ARBOR STAKES. INSTALL PER MANUFACTURE'S SPECIFICATIONS
2. SPECIFIED MULCH - 3" MIN. DEPTH ENTIRE TREE BASIN
3. SET TOP OF ROOT BALL 3" ABOVE FINISH GRADE. BUILD 3" HT. SAUCER AROUND PLANTING PIT WITH TOPSOIL.
4. LIVING EARTH PLANTING MIX OR APPROVED EQUAL BY LANDSCAPE ARCHITECT. WATER AND TAMP TO REMOVE SIDE AND BOTTOM AIR POCKETS 6" MIN.
5. UNCOMPACTED NATIVE SOIL/UNDISTURBED SUBGRADE

NOTE:
FOR BALL & BURLAP REMOVE WIRE/TWINE FROM AROUND BURLAP, FOLD TOP THIRD DOWN OR CUT/REMOVE PRIOR TO BACKFILL.

SHEET SIZE: 24" x 36"

Rockwall Urban + Industrial Center

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
10-18-19

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL A. WILSON ON 10-18-19. IT IS NOT PROPER ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE LANDSCAPE ARCHITECT IS AN OFFENSE UNDER TITLE 22, TEXAS ADMINISTRATIVE CODE, CHAPTER 3 LANDSCAPE ARCHITECTS. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICE OF HALFF ASSOCIATES, INC., 4000 FOSSIL CREEK BLVD, FORT WORTH, TX 76137-2720. TBPE FIRM #F-312

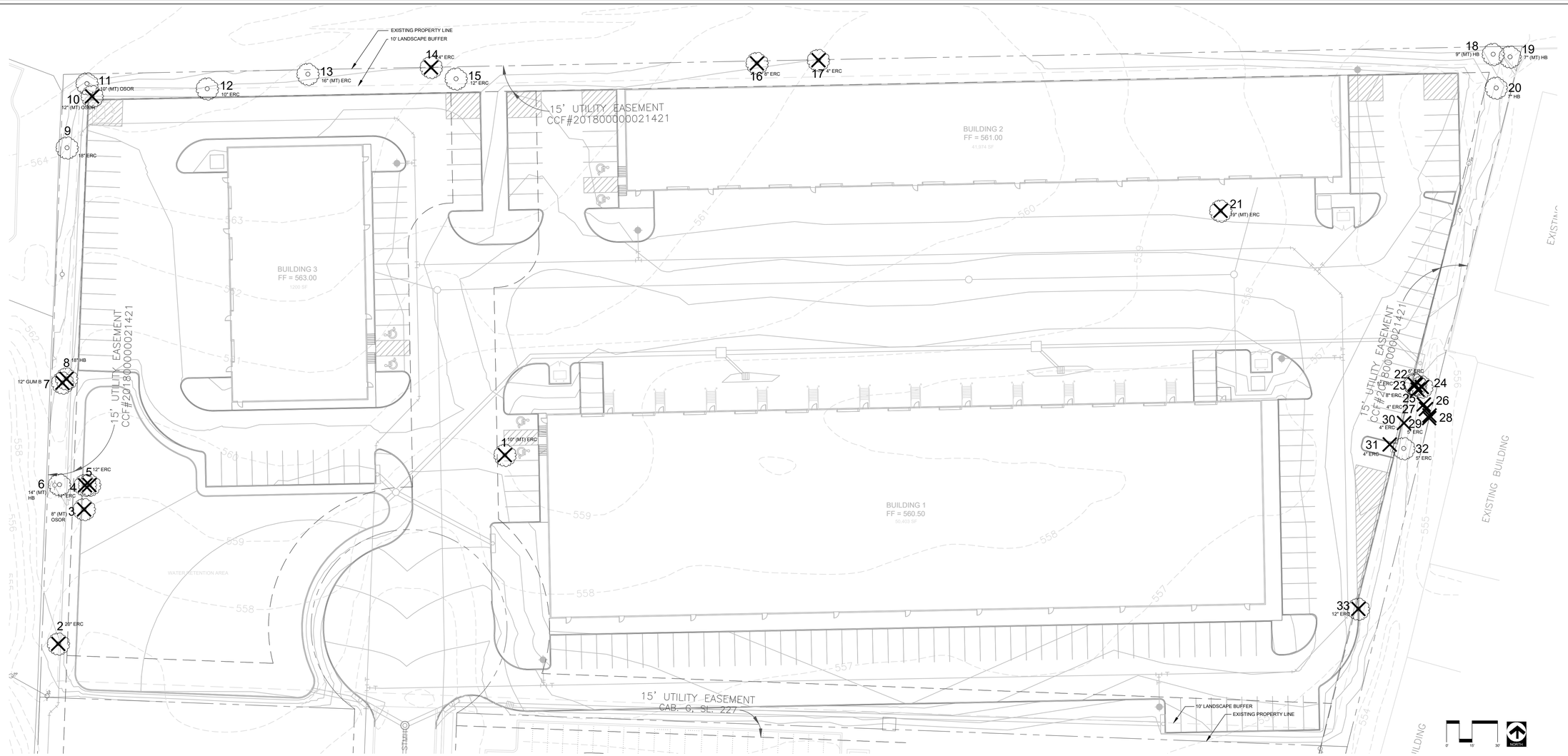
Project No.:	35989
Issued:	
Drawn By:	CAP
Checked By:	MAW
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

L 2.01
Sheet Number

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Wilson, Michael
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TREE INVENTORY / MITIGATION

TREE #	SPECIES	SIZE (inches)	CLASSIFICATION	STATUS	REQ. MITIGATION (Inches)
1	EASTERN RED CEDAR	10 MULTI-TK	NON-PROTECTED	REMOVE	
2	EASTERN RED CEDAR	20	SECONDARY	REMOVE	10
3	OSAGE ORANGE	8 MULTI-TK	NON-PROTECTED	REMOVE	
4	EASTERN RED CEDAR	11	SECONDARY	REMOVE	6
5	EASTERN RED CEDAR	12	SECONDARY	REMOVE	6
6	HACKBERRY	14 MULTI-TK	SECONDARY	PRESERVE	
7	GUM BUMILIA	12	PROTECTED	REMOVE	12
8	HACKBERRY	18	SECONDARY	REMOVE	9
9	EASTERN RED CEDAR	18	SECONDARY	PRESERVE	
10	OSAGE ORANGE	12 MULTI-TK	NON-PROTECTED	REMOVE	
11	OSAGE ORANGE	10 MULTI-TK	NON-PROTECTED	PRESERVE	
12	EASTERN RED CEDAR	10	SECONDARY	PRESERVE	
13	EASTERN RED CEDAR	16 MULTI-TK	SECONDARY	PRESERVE	
14	EASTERN RED CEDAR	4	NON-PROTECTED	REMOVE	
15	EASTERN RED CEDAR	12	SECONDARY	PRESERVE	
16	EASTERN RED CEDAR	8	NON-PROTECTED	REMOVE	
17	EASTERN RED CEDAR	4	NON-PROTECTED	REMOVE	
18	HACKBERRY	9 MULTI-TK	NON-PROTECTED	PRESERVE	
19	HACKBERRY	7 MULTI-TK	NON-PROTECTED	PRESERVE	
20	HACKBERRY	7	NON-PROTECTED	PRESERVE	
21	EASTERN RED CEDAR	19 MULTI-TK	SECONDARY	REMOVE	10
22	EASTERN RED CEDAR	6	NON-PROTECTED	REMOVE	
23	EASTERN RED CEDAR	5	NON-PROTECTED	REMOVE	
24	EASTERN RED CEDAR	5	NON-PROTECTED	REMOVE	
25	EASTERN RED CEDAR	8	NON-PROTECTED	REMOVE	
26	EASTERN RED CEDAR	6	NON-PROTECTED	REMOVE	
27	EASTERN RED CEDAR	5	NON-PROTECTED	REMOVE	
28	EASTERN RED CEDAR	5	NON-PROTECTED	REMOVE	
29	EASTERN RED CEDAR	5	NON-PROTECTED	REMOVE	
30	EASTERN RED CEDAR	4	NON-PROTECTED	REMOVE	
31	EASTERN RED CEDAR	4	NON-PROTECTED	REMOVE	
32	EASTERN RED CEDAR	5	NON-PROTECTED	PRESERVE	
33	EASTERN RED CEDAR	12	SECONDARY	REMOVE	6
TOTAL					59

EXISTING TREES

EXISTING TREE TO REMAIN

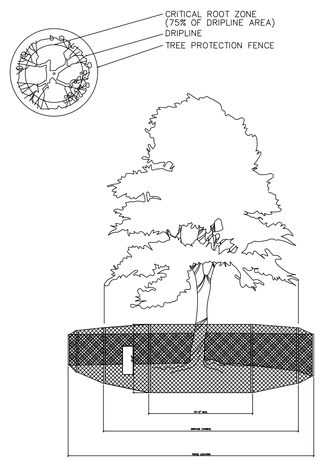
EXISTING TREE TO BE REMOVED

LANDSCAPE REQUIREMENTS

TREE MITIGATION

REQUIRED TREES (inches)	59" CALIPER*
PROVIDED TREES (inches)	60" CALIPER
* See Sheet L 2.01 for Planting Locations	

PLAN VIEW



01 TREE PROTECTION DETAIL
SCALE: N.T.S.

STANDARD PRESERVATION NOTES FOR
TREE AND NATURAL AREA PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing and other measures as needed which may include retaining walls, pruning of limbs, roots, etc.
2. Protective fences shall be erected according to City Standards for Tree Protection.
3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
5. Protective fences shall surround the trees or group of trees, and will be located no closer than the outermost limit of branches (drip line) plus an additional 2'-0" away from the limits of dripline. For natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
   A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
   B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Parks Department;
   C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
   D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
   A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
   B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately by hand prior to paving installation to minimized root damage);
   C. Where trees are close to proposed buildings, erect the fence to allow root pruning in the work space between the fence and the building, prior to disturbance. The fence can be erected at the point of root pruning;
   D. Where there are severe space constraints due to tract size, or other special requirements, contact an Arborist to discuss alternatives.

   Special Note: Exceptions are permitted for areas outside the critical root zone. No disturbances are permitted within the critical root zone (75% of the dripline area). For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted, and no silting of stock piling of material or dirt is allowed around trees.
7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft. in addition to the reduced fencing provided.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
10. Trenching required for the installation of irrigation shall be placed as far from existing tree trunks as possible.
11. No landscape topsoil dressing greater than 2 inches shall be permitted within the drip line of trees. No soil or mulch is permitted on the root flare of any tree.
12. Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).

SHEET SIZE: 24" x 36"

Rockwall Urban + Industrial Center

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

MICHAEL A. WILSON 3068 LICENSED LANDSCAPE ARCHITECT STATE OF TEXAS

10-18-19

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL A. WILSON, RLA 3068 ON 18 OCT 2019. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE LANDSCAPE ARCHITECT IS AN OFFENSE UNDER TITLE 22, TEXAS ADMINISTRATIVE CODE, CHAPTER 3 LANDSCAPE ARCHITECTS. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. 4000 FOSSIL CREEK BLVD., FORT WORTH, TX 76137-2720.
THIS ITEM IS NOT TO SCALE.

Project No.:	35989
Issued:	10-18-19
Drawn By:	CAP
Checked By:	MAW
Scale:	AS SHOWN

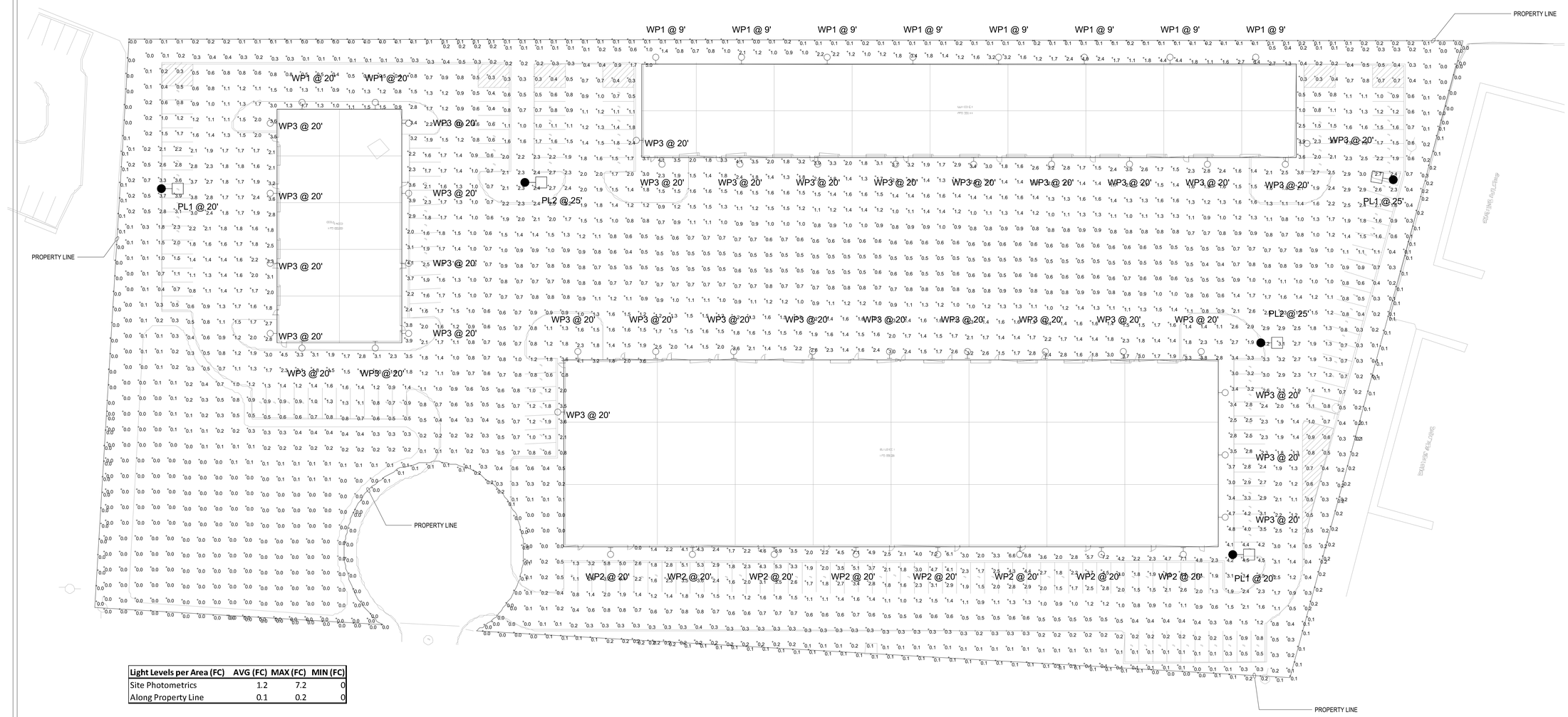
Sheet Title

TREESCAPE PLAN

L 1.01

Sheet Number

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05/01/2019



Light Levels per Area (FC)	AVG (FC)	MAX (FC)	MIN (FC)
Site Photometrics	1.2	7.2	0
Along Property Line	0.1	0.2	0

Label	Catalog Number	Description	Lamp	Lamp Lumens	Watts
WP1	WSR LED P1 SR2 40K MVOLT	WSR LED WITH P1-PERFORMANCE PACKAGE ,4000K, AND SR2 OPTIC TYPE	LED	2251	20
WP2	WST LED P3 40K VF MVOLT	WST LED Performance package 3 4000 K, visual comfort forward throw, MVOLT	LED	6609	50
WP3	WSR LED P4 SR4 40K MVOLT	WSR LED WITH P4-PERFORMANCE PACKAGE, 4000K, AND SR4 OPTIC TYPE	LED	6388	61
PL1	DSX0 LED P5 40K T2M MVOLT HS	DSX0 LED P5 40K T2M MVOLT with houseside shield	LED	9550	89
PL2	DSX0 LED P6 40K T5M MVOLT HS	DSX0 LED P6 40K T5M MVOLT with houseside shield	LED	11955	134

1 SITE PHOTOMETRICS

SCALE: 1/32" = 1'-0"

Jordan & Skala Engineers
17855 North Dallas Parkway • Suite 320
Dallas, TX. 75287
p. 469.385.1616 • f. 469.385.1615
Texas Registered Engineering Firm F-4990

Project Number:1930681 Drawn By:DNH Checked By:JW

SHEET SIZE: 24" x 36"

Rockwall Urban + Industrial Center

OWNER: ROCKWALL URBAN INDUSTRIAL , LP.

END OF ALPHA DRIVE
ROCKWALL, TX 75087

O'BRIEN
5310 HARVEST HILL ROAD
DALLAS, TX 75230
(972) 788-1010

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES.

STATE OF TEXAS
JOSHUA WILEY
129688
LICENSED
PROFESSIONAL ENGINEER
10/16/19

Project No.:	19068
Issued:	OCTOBER 2019
Drawn By:	
Checked By:	
Scale:	AS SHOWN
Sheet Title	SITE PHOTOMETRICS
Sheet Number	E-102

Case Number:

WP2



WST LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

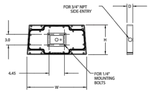
Specifications
Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)



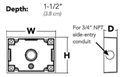
Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)
Width: 17.01" (43.21 cm)
Depth: 1.70" (4.32 cm)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTLL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

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A+ Capable options indicated by this color background.

Ordering Information
EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED						
Series	**Performance Package**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT[1] 277[2] 120[2] 347[2] 208[2] 480[2] 240[2]	**Shipped included** (blank) Surface mounting bracket **Shipped separately** BBW Surface-mounted back box[3] PBBW Premium surface-mounted back box[3,4]	

Options			Finish (required)	
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights[5,6]	E7WC Emergency battery backup, CA Title 20 Noncompliant (cold, 7W)[7,8]	DDBXD Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights[5,6]	E7WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W)[7,8,9]	DBLXD Black
PE	Photoelectric cell, button type[5,6]	E20WH Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS[7,8]	DNAXD Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate)[4]	E20WC Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS[7,8,10]	DWHXD White
PER5	Five-wire receptacle only (controls ordered separate)[4]	E23WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W)[7,8,9,11]	DSSXD Sandstone
PER7	Seven-wire receptacle only (controls ordered separate)[4]	LCE Left cable conduit entry[12]	DDBTXD Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height[6,8]	RCE Right side conduit entry[12]	DBLBXD Textured black
PIRTFCIV	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,6]	**Shipped separately**	DNATXD Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15-30' mounting height[5,6]	RBPW Bersafe back plate[3]	DWHGXD Textured white
PIRHTFCIV	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,6]	VG Vandal guard[13]	DSSTXD Textured sandstone
SF	Single fuse (120, 277, 347V)[1]	WG Wire guard[13]	
DF	Double fuse (208, 240, 480V)[1]		
DS	Dual switching[14]		
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)[15]		
E7WH	Emergency battery backup, Non CEC compliant (7W)[7]		

Accessories
Ordered and shipped separately.

WSTXPBBW DDBXD U Premium Surface - mounted back box
WSBBW DDBTXD U Surface - mounted back box
RBPW DDBXD U Bersafe back plate

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3 Also available as a separate accessory; see accessories information.
4 Top conduit entry standard.
5 Not available with VG or WG. See PER Table.
6 Reference Motion Sensor table.
7 Need to specify 120, 208, 240 or 277 voltage.
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
9 Not available with Emergency options, PE or PER options.
10 DMG option not available with standalone or networked sensors/ receptacle options.
11 Not available with 347/480V.
12 Battery pack rated for -20° to 40°C.
13 Comes with PBBW.
14 Warranty period is 3-years.
15 Not available with BBW.
16 Must order with fixture; not an accessory.

Emergency Battery Operation
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.
All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16.
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.
The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH

WST LED P2 40K VF MVOLT E20WH

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Current (A)
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.98

Electrical Load

Performance package	System Watts	Current (A) 120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	—	—
	14	—	—	—	—	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	—	—
P2	25	0.21	0.13	0.11	0.1	—	—
	39	—	—	—	—	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	—	—
P3	50	0.42	0.24	0.21	0.19	—	—
	56	—	—	—	—	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	—	—

Projected LED Lumen Maintenance
Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Disabled @ 5FC	3 sec	5 min	5 min
PIRTFCIV or PIRHTFCIV	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*Use sure with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)	PER7 (7 wire)
		Wire 4/NEtwS	Wire 4/NEtwS	Wire 6/NEtwS
Photocontrol Only (On/Off)	✓	▲ Wired to dimming leads on driver	▲ Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓ Wired to dimming leads on driver	▲ Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	▲ Wired to dimming leads on driver	▲ Wired to dimming leads on driver	Wires Capped inside fixture
Futurepred*	⊘	▲ Wired to dimming leads on driver	✓ Wired to dimming leads on driver	Wires Capped inside fixture
Futurepred* with Motion	⊘	▲ Wired to dimming leads on driver	✓ Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended
⊘ Will not work
▲ Alternate

*Futurepred means: Ability to change controls in the future.

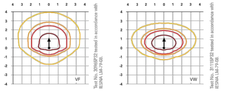
Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI) Lumens	BUG	LPW	30K (3000K, 70 CRI) Lumens	BUG	LPW	40K (4000K, 70 CRI) Lumens	BUG	LPW	50K (5000K, 70 CRI) Lumens	BUG	LPW
P1	12W	VF	1,494	0	0	1,525	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,313	0	0	0	126	1,340	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,227	3,227	1	0	1	129	3,469	1	0	1	139	3,466	1	0	1	139
		VW	3,205	1	0	0	128	3,270	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,145	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	0	122	6,240	6,261	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134

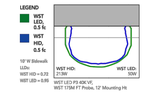
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Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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WP1,WP3

WSR LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Inverted available with WLU option only.

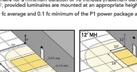
Specifications
Luminaire

Height: 7-1/4" (18.4 cm)
Width: 18" (45.7 cm)
Depth: 9" (22.8 cm)
Weight: 17 lbs (7.7 kg)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Introduction
Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSR LED is ideal for replacing existing 50 – 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information
EXAMPLE: WSR LED P2 40K SR3 MVOLT DDBTXD

WSR LED							
Series	**Performance Package**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Options**	**Finish (required)**
WSR LED	P1 P2 P3 P4	30K 40K 50K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT[1] 120 208 240 277 347 480	**Shipped included** (blank) Surface mount **Shipped separately**[3] BBW Surface-mounted back box	**Shipped installed** PE Photoelectric cell, button type[2,3] SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) E20WC Emergency battery backup, (18W, -20°C), Certified in CA Title 20 MAEDBS[4] E10WH Emergency battery backup, (10W, 0°C), Certified in CA Title 20 MAEDBS[4] WLU Wet location door for up orientation[5] PIR Motion/ambient light sensor[6] DS Dual switching[7] SPD Separate Surge Protection[8] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation
The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.
All E20WC and E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.
The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package type IV product in emergency mode.

WSR P1 LED 40K SR4 MVOLT E30WC
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Not available with 480V option.
3 PE requires specified voltage.
4 Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options.
5 Not available with 347V or 480V. Not available with WLU.
6 WLU not available with PIR, E20WC or E10WH.
7 See PIR Table for default settings.
8 Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits.
9 See electrical section on page 2 for more details.

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Performance Data

Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT)	Dist. Type	30K (3000K, 70CRI) Lumens	LPW	40K (4000K, 70CRI) Lumens	LPW	50K (5000K, 70CRI) Lumens	LPW
P1	20W	SR2	2,373	108	2,251	115	2,285	118
		SR3	2,306	108	2,244	115	2,298	117
		SR4	2,053	105	2,189	112	2,242	115
P2	29W	SR2	2,943	101	3,139	108	3,214	110
		SR3	2,934	101	3,129	107	3,204	110
		SR4	2,863	98	3,053	105	3,126	107
P3	40W	SR2	4,500	114	4,799	122	4,911	125
		SR3	4,486	114	4,784	122	4,896	125
		SR4	4,377	111	4,667	119	4,779	122
P4	61W	SR2	6,159	102	6,567	108	6,724	111
		SR3	6,139	101	6,547	108	6,703	110
		SR4	5,991	99	6,388	105	6,541	108

Motion/Ambient Sensor Default Settings

	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min

*PIR USES SFOD 7

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Noncompliant Lumens Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the **WSW LED P4** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

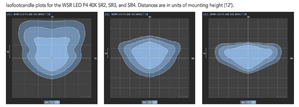
Operating Hours	0	25000	50000	100000	L90
Lumen Maintenance Factor	1	0.96	0.95	0.92	>40000

Electrical Load

Power Package	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
P1	20W	0.17	0.10	0.09	0.08	0.06	0.05
P2	29W	0.26	0.15	0.13	0.12	0.09	0.07
P3	40W	0.37	0.21	0.18	0.16	0.13	0.09
P4	61W	0.59	0.33	0.28	0.25	0.19	0.14

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WSR LED homepage.

Isofootcandle plots for the WSR LED P4 40K SR2, SR3, and SR4. Distances are in units of mounting height (13').



FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WSR LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WSR LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 8 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%, and a minimum 6 KV surge protection. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/ IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.asp.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Rockwall Urban + Industrial Center
OWNER: ROCKWALL URBAN INDUSTRIAL , LP.
END OF ALPHA DRIVE
ROCKWALL, TX 75087

O'BRIEN
5310 HARVEST HILL ROAD
DALLAS, TX 75230
(972) 788-1010

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES.

STATE OF TEXAS
JOSHUA WILEY
129668
LICENSED
PROFESSIONAL ENGINEER
10/16/19

JSE
Jordan & Skala Engineers
17855 North Dallas Parkway • Suite 320
Dallas, TX. 75287
p. 469.385.1616 • f. 469.385.1615
Texas Registered Engineering Firm F-4990

Project No.:	19068
Issued:	OCTOBER 2019
Drawn By:	
Checked By:	
Scale:	AS SHOWN
Sheet Title	WP1,WP2,WP3 CUTSHEETS
Sheet Number	E-102A

Project Number:1930681 Drawn By:DNH Checked By:JW

SHEET SIZE: 24" x 36"

Case Number:

PL1, PL2



D-Series Size 0
LED Area Luminaire

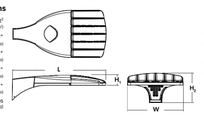
d*series

Catalog Number
Notes
Type

Mounting options shown in gray.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (660 mm)
Width: 13" (333 mm)
Height$_1$: 3" (110 mm)
Height$_2$: 7" (177 mm)
Weight (max): 15 lbs (7.03kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10* P12* P11* P13*	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T4W Forward throw medium T5VS Type V very short	T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT[2,3] 120[3] 208[3] 240[3] 277[3] 347[3] 480[3] **Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[4] RPUMBA Round pole universal mounting adaptor[4] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[5]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[6] PIRHN Network, high/low motion/ambient sensor[7] PER NEMA twist-lock receptacle only (control ordered separate) [1] PERS Five-pin receptacle only (control ordered separate) [1] PE57 Seven-pin receptacle only (leads not factory) (control ordered separate) [1] DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [1]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 2fc.[7,8,9] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 2fc.[7,8,9] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc.[7,8,9] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc.[7,8,9] FAO Field adjustable output.[8]	**Shipped installed** HS House-side shield[1] SF Single fuse (120, 277, 347V).[3] DF Double fuse (208, 240, 480V).[3] L90 Left-rotated optics[1] R90 Right-rotated optics[1] DDL Diffused drop lens[10] **Shipped separately** BS Bird spikes[11] EGS External glare shield[11]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSATXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Ordering Information

Accessories

Ordered and shipped separately.

DLL127 1.5 IR	Photocell - SSL twist-lock (120-277V) *
DLL347 1.5 CUL IR	Photocell - SSL twist-lock (347V) *
DLL480 1.5 CUL IR	Photocell - SSL twist-lock (480V) *
DSX0ST DDBXD	Shorting cap
DSX0EGS DDBXD	Field adjustable EGS (PIR, PIRH, PIR1FC3V and PIRH1FC3V)
DSX0EGS DDBXD U	Rear-side shield for PLOW and PLOW2
DSX0DDL X	Diffused drop lens (polycarbonate)[1]
PUMA DDBXD U	Square and round pole universal mounting bracket adapter (specify finish)[4]
RPUMA DDBXD U	Mast arm mounting bracket adapter (specify finish)[4]

For more control options, visit DTL and ROAM online. Look for nLight AIR.

NOTES
1 P3, P11, P12 and P13 are not rotated optics (L90 or R90) only available together.
2 Not available with HS or SA.
3 Single fuse (SF) requires 277V, 347V or 480V. Double fuse (DF) requires 208V, 240V or 480V.
4 Not available with BLSS, BLSD or PIRBT options.
5 Universal mounting bracket adapter kit for existing pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31.
6 Must order fixture with SPA mounting. Must be ordered as a separate accessory, see Accessories information. For use with 2-3/8" mast arm (not included).
7 Must be ordered with PIR or PIRH.
8 Not available with finishes in dark bronze, black, white and natural aluminum colors.
9 Must be ordered with NLTAIR2. For more information on nLight AIR generation 2, visit this link.
10 Provided standard and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11 Not available with P1, P2, P3, P4, P5, P6, P7, P10, P11, P12 or P13 configurations. Acuity Brands Controls. Shorting Cap included.
12 DMG not available with PIRHN, PIR1FC3V, PIR, PIRH, PIRH1FC3V or PIRHN1FC3V.
13 Not available with P7.
14 Reference PER Table on page 3 to see functionality.
15 Not available with other dimming controls options.
16 Not available with P10, P11, P12, P13 or SF/DF options.
17 Must be ordered with fixture for factory pre-drilling.
18 Requires luminaires to be specified with PER, PERS or PE57 option. See PER Table on page 3.
20 For retrofit use only.

EGS – External Glare Shield

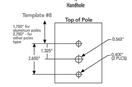


Drilling

HANDHOLE ORIENTATION
(Shown top of pole)



Template #6



Tenon Mounting Slipfitter

Tenon O.D.	Single	2 @ 180°	2 @ 90°	3 @ 120°	4 @ 90°	4 @ 90°
2-3/8"	#5775-190	#5775-280	#5775-290	#5775-320	#5726-390	#5726-490
2-7/8"	#5775-190	#5775-280	#5775-290	#5775-320	#5725-390	#5725-490
4"	#5775-190	#5775-280	#5775-290	#5775-320	#5725-390	#5725-490

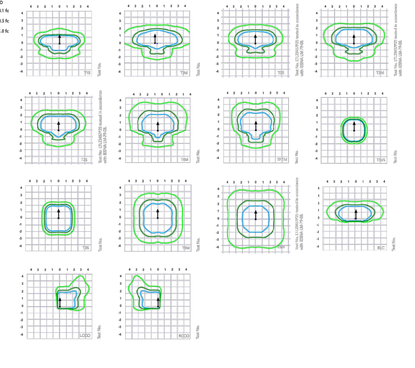
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	4 @ 90
Hood Location		90	90 & 0	90 & 0	90 & 0	90 & 0
Drill Nomenclature		#8	(#8) (#8)	(#8) (#8)	(#8) (#8)	(#8) (#8)
			#5 plate only (1/2" Diameter Hole)			
SPA	#8	2-7/8"	2-7/8"	5.5"	5.5"	5.5"
RPA	#8	2-7/8"	2-7/8"	5.5"	5.5"	5.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	4"
RPUMBA	#5	2-7/8"	3.5"	4"	4"	4"

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepages.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND
0.1 fc
0.5 fc
1.8 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C** ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L28 use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Watts (W)	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1400	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nonwireless	Powerfaze	Nonfloatility	Primary control device	Notes
FAO	Field adjustable analog 0-10 volt driver included inside the luminaire, wired to the driver leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	PAD device	Cannot be used with other controls options that need the 0-10V leads.
DS	Drivers wired independently for 50/50 luminaire operation.	The luminaire is wired in two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PE57	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes such as ROAM.	Twist-lock photocells such as DLL120a or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell, PIR for 8-15' mounting; PIRH for 15-30' mounting.	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIR1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with zero-crossing 0-10V dimming. Wireless control with nLight AIR enabled devices.	nLight Air rSBOR	nLight AIR sensors can be programmed and commissioned from the ground using the CWArchy Pro app.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (5000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5000 K, 70 CRI) Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2M	4,307	1	0	1	113	4,716	1	0	1	124	4,781	1	0	1	126
				T3M	4,196	1	0	1	110	4,577	1	0	1	120	4,636	1	0	1	122
				T4M	4,201	1	0	1	111	4,652	1	0	2	122	4,713	1	0	2	123
				T4W	4,073	1	0	1	107	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	2	120	4,980	2	0	2	131	4,962	2	0	2	131
				T5S	4,552	2	0	2	120	4,984	2	0	2	131	4,966	2	0	2	131
				T5M	4,541	2	0	2	119	4,953	2	0	2	130	4,953	2	0	2	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,598	1	0	2	94	3,863	1	0	2	102	3,912	1	0	2	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,579	1	0	1	114	5,981	1	0	2	122	6,057	2	0	2	124
				T2S	5,579	1	0	1	114	5,981	1	0	2	122	6,057	2	0	2	124
				T2M	5,500	1	0	1	114	6,025	1	0	2	123	6,102	2	0	2	125
				T3S	5,417	1	0	2	111	5,855	1	0	2	119	5,909	2	0	2	121
				T3M	5,300	1	0	2	114	6,015	1	0	2	123	6,057	2	0	2	124
				T4M	5,408	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				T4W	5,376	1	0	2	110	6,007	1	0	2	123	6,083	2	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,227	2	0	0	126
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,232	2	0	1	126
				T5M	5,739	3	0	1	118	6,267	3	0	1	127	6,216	3	0	1	126
				T5W	5,844	3	0	2	119	6,285	3	0	2	128	6,344	3	0	2	129
				BLC	4,372	1	0	1	90	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,492	1	0	2	72	3,855	1	0	2	79	3,771	1	0	2	76
				RCCO	3,492	1	0	2	69	3,663	1	0	2	75	3,771	1	0	2	76
P3	20	1050	71W	T1S	7,852	2	0	2	110	8,459	2	0	2	119	8,536	2	0	2	120
				T2S	7,852	2	0	2	110	8,459	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,657	2	0	2	107	8,205	2	0	2	116	8,273	2	0	2	115
				T3M	7,696	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,673	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				T4W	7,601	2	0	2	110	8,467	2	0	2	122	8,554	2	0	2	123
				T5VS	8,155	3	0	1	115	8,785	3	0	1	124	8,804	3	0	1	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,151	3	0	2	115	8,779	3	0	2	124	8,891	3	0	2	125
				T5W	8,294	3	0	2	117	8,818	4	0	2	124	8,950	4	0	2	126
				BLC	6,206	2	0	1	87	6,926	2	0	1	98	7,012	2	0	1	99
				LCCO	4,794	1	0	2	67	5,353	1	0	2	75	5,278	1	0	2	73
				RCCO	4,794	1	0	2	67	5,353	1	0	2	75	5,278	1	0	2	73
P4	20	1400	92W	T1S	9,795	2	0	2	106	10,547	2	0	2	115	10,651	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,640	2	0	2	116
				T2M	9,851	2	0	2	107	10,590	2	0	2	115	10,698	2	0	2	116
				T3S	9,555	2	0	2	103	10,156	2	0	2	111	10,266	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,233	2	0	2	112	10,466	2	0	2	114
				T4W	9,851	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,128	3	0	1	121
				T5S	10,203	3	0	1	111	10,990	3	0	1	119	11,139	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	10,354	4	0	2	113	11,167	4	0	2	122	11,318	4	0	2	123
				BLC	8,004	1	0	2	87	8,634	1	0	2	94	8,766	1	0	2	95
				LCCO	6,179	1	0	2	67	6,441	1	0	2	70	6,533	1	0	2	71
				RCCO	6,179	1	0	2	67	6,441	1	0	2	70	6,533	1	0	2	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (5000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5000 K, 70 CRI) Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,811	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,828	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,916	2	0	2	123	11,751	2	0	2	132	11,899	2	0	2	134
				T3S	10,553	2	0	2	119	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,649	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	2	119	11,434	2	0	2	128	11,578	2	0	2	130
				T4W	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				T5VS	11,236	3	0	1	127	12,140	3	0	1	136	12,302	3	0	1	138
				T5S	11,246	3	0	1	127	12,150	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,175	4	0	3	139
				BLC	8,598	1	0	2	100	9,176	1	0	2	108	9,698	1	0	2	109
				LCCO	6,613	1	0	3	74	7,126	1	0	3	80	7,276	1	0	3	81
				RCCO	6,613	1	0	3	74	7,126	1	0	3	80	7,276	1	0	3	81
P6	40	1050	134W	T1S	14,905	3	0	3	110	15,969	3	0	3	119	16,151	3	0	3	120
				T2S	14,932	3	0	3	111	15,998	3	0	3	119	16,181	3	0	3	121
				T2M	15,065	3	0	3	111	16,054	3	0	3	120	16,237	3	0	3	121
				T3S	14,556	3	0	3	107	15,589	3	0	3	116	15,765	3	0	3	117
				T3M	14,629	3	0	3	111	15,975	3	0	3	119	16,157	3	0	3	121
				T4M	14,567	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				T4W	14,820	2	0	3	111	15,903	3	0	3	119	16,107	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,813	4	0	1	125
				T5S	15,426	4	0	2	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,307	4	0	2	115	16,575	4	0	2	124	16,786	4	0	2	125
				T5W	15,598	4	0	3	116	16,704	4	0	2	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,045	1	0	3	67	9,790	1	0	3	73	9,863	1	0	3	74
				RCCO	9,045	1	0	3	67	9,790	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,805	3	0	3	102	18,519	3	0	3	108	18,551	3	0	3	112
				T2S	17,805	3	0	3	102	18,519	3	0	3	108	18,551	3	0	3	112
				T2M	17,952	3	0	3	103	18,613	3	0	3	111	18,646	3	0	3	112
				T3S	16,333	3	0	3	100	17,832	3	0	3	107	18,050	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,401	3	0	3	112
				T4M	16,601	3	0	3	100	17,969	3	0	3	108	18,167	3	0	3	110
				T4W	17,040	3	0	3	103	18,317	3	0	4	111	18,390	3	0	4	112
				T5VS	17,723	4	0	2	107	19,092	4	0	1	115	19,244	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,149	4	0	2	117
				T5M	17,602	4	0	2	107	19,059	4	0	2	115	19,101	4	0	2	116
				T5W	17,929	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,141	1	0	3	68
				RCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,141	1	0	3	68

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (5000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5000 K, 70 CRI) Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,727	3	0	3	127	7,247	3	0	3	137	7,339	3	0	3	138
				T3S	6,580	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,605	3	0	3	125	7,031	3	0	3	133	7,424	3	0	3	140
				T4M	6,627	3	0	3	126	7,195	3	0	3	136	7,284	3	0	3	137
				T4W	6,650	3	0	3	125	7,079	3	0	3	133	7,472	3	0	3	141
				T5VS	6,696	3	0	2	126	7,431	3	0	3	140	7,525	3	0	3	142
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				T5M	6,838	3	0	1	129	7,366	3	0	1	139	7,459	3	0	1	141
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,426	2	0	2	102	5,847	2	0	2	110	6,107	2	0	2	115
				LCCO	4,098	1	0	2	77	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,098	1	0	2	77	4,328	1	0	2	82	4,383	1	0	2	83
P11	30	700	72W	T1S	8,544	3

HALFF

October 18, 2019
AVO 35989

Korey Brooks, AICP
Senior Planner
Planning and Zoning
City of Rockwall
385 S. Goliad St
Rockwall, Texas 75087

RE: Detention Pond Slope Variance for Rockwall Urban + Industrial Center

Dear Mr. Brooks:

On behalf of Reid Caldwell and Rockwall Urban Industrial, LP we request a variance to section 3.3.4A of the City of Rockwall Standards of Design and Construction that states "Detention ponds shall have a side slope 4:1 or flatter." Based on maximizing the value of this property and the proposed site layout the detention pond will need to have retaining walls in order to meet the City of Rockwall drainage design.

We believe this variance request is reasonable because it is consistent with the developments directly around our site. The site located directly to our south at the NE Corner of Alpha Dr. and Sigma Ct. has retaining walls built as part of its detention system. If there are any questions or concerns please do not hesitate to contact me.

Sincerely,

Matthew Gardner

Matthew Gardner, P.E.
Civil Engineer
mgardner@halff.com
214-346-6308
HALFF ASSOCIATES, INC.

City of Rockwall

Project Plan Review History

Project Number	SP2019-041	**Owner**	ZAPH & ATH PROPERTIES LLC	**Applied**	10/22/2019 LM
Project Name	Site Plan for a Medical Office Building	**Applicant**	LEEANN LATIMER	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1503 AIRPORT RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
COLUMBIA PARK	2	A	2	4296-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	10/22/2019	10/29/2019	10/22/2019		APPROVED	
ENGINEERING	Sarah Johnston	10/22/2019	10/29/2019	10/25/2019	3	COMMENTS	

(10/25/2019 9:40 AM SJ)
M - Parking near the building or head to head parking to be 20'x9'. All other parking to be 18'x9'. Standards of Design 2.19
M – All fire lanes or drive isles must be a minimum of 24’ wide. Standards of Design and Construction 2.19
M - Must show existing and proposed utilities.
M - Must label that detention for this property was accounted for in phase 1.
M - Minimum easement width is 20' for proposed easements. Standards of Design 5.3.1 and 6.4

I - 4% Engineering Fees
I - Impact Fees
I - Walls 3' and over must be engineered
I - Retaining walls to be rock or stone face, No smooth concrete walls
I - Must dowell into old paving where trying on
I - Must meet all standards of design & Construction
I - No structures in easements. This includes retaining walls and footings, dumpster and screening wall must be out of easements. Standards of Design 6.4.1

FIRE	Ariana Hargrove	10/22/2019	10/29/2019	10/24/2019	2	COMMENTS	See notes

(10/24/2019 3:37 PM AA)
IFC 903.2 Approved automatic fire sprinkler systems shall be installed in all new buildings with a fire flow calculation area of 5,000 square feet or greater.

The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building.

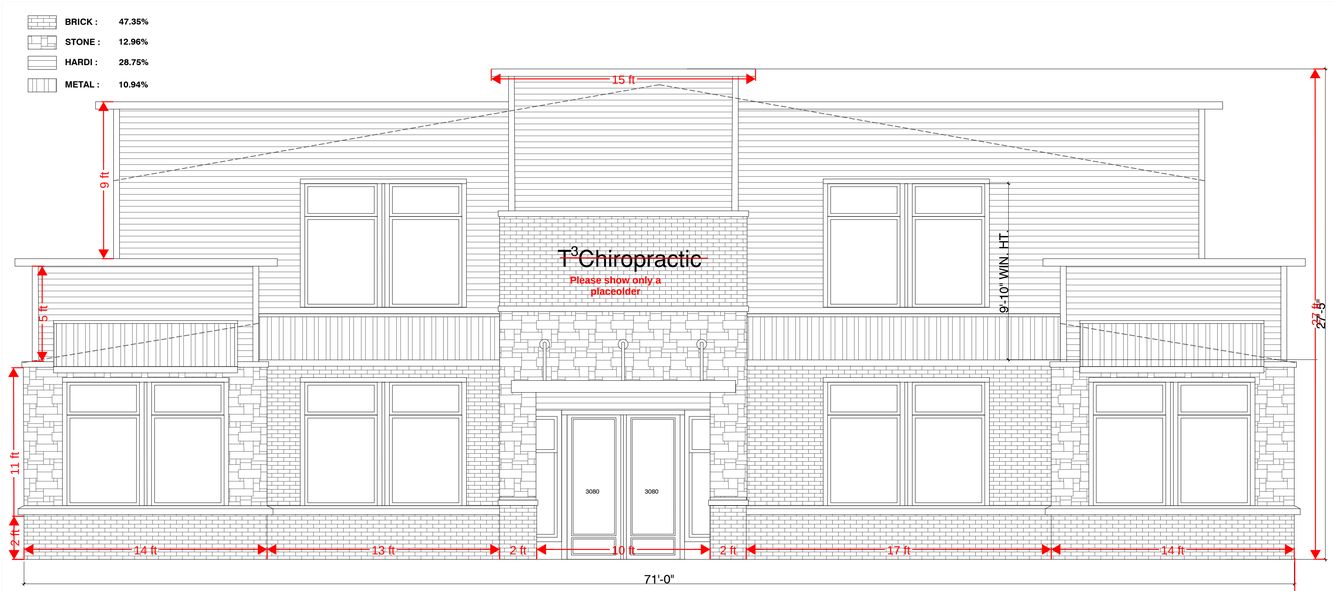
Provide the fire flow calculation area calculation.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	10/22/2019	10/29/2019	10/22/2019		APPROVED	See comments
(10/22/2019 3:13 PM LS) Please use the 1503 Airport Rd (75087) address.							
PLANNING	Korey Brooks	10/22/2019	10/29/2019	10/25/2019	3	COMMENTS	Comments
Please see markups							
Police Department	Police Department	10/25/2019	11/1/2019	10/25/2019		COMMENTS	Comments

SP2019-041 Medical Office

Considerations.

- Consider additional security lighting at corners of building and dumpster(s) area.
- Provide clearance around the bottom of the fencing surrounding the dumpster for visual sight line of anyone inside fencing.
- Consider mirror(s) on dumpster fencing to reveal any persons inside holding (fencing) area.
- Lighting placed on or in fencing area around dumpster to eliminate shadow and dark areas and prevent theft from dumpster (ID Theft, etc.)
- Ensure that all lighting is positioned in a manner to minimize glare and reduce all shadows especially at the rear of business.
- Consider auxiliary locking system on all entrance and exit doors with keypad or electronic badge requirement.
- Consider the placement of bollards at the front of the front and rear of the business to keep a vehicle from being driven through these doors as a breaching tool. They should match the architecture.
- Consider all exterior doors being equipped with alarm contact sensors and windows with glass break sensors.
- Consider motion sensor alarms inside the business and motion activated lighting for the interior.
- Consider installation of locking mechanisms/bars on rear doors during closed hours.
- Consider installation of solid core doors for offices inside the business including the room that houses any monies or safe. Single cylinder locks for all offices and a double cylinder lock for the safe room.
- Consider an additional alarm inside the safe room, either attached to the entrance door or safe.
- Consider the addition of security cameras on the exterior of the building that provide 360 degree coverage and have IR capability.
- Consider camera monitors for the rear of the business to ensure that employees will have a complete and unobstructed view prior to exiting into the rear parking area (Especially after hours).
- Consider the addition of security cameras for the interior the business.
- Ensure new trees andbushes are trimmed within acceptable standards (Trees Trimmed up to 7’ and Bushes Trimmed Down to 3’) and consider ground wash lighting to illuminate the area and provide territorial reinforcement, ownership and enhance natural lines of sight at night.
- Consider ground wash lighting around the 10’ landscape buffer to eliminate any shadows or dark areas.
- Consider additional ground wash lighting around the building to enhance the look and further eliminate any shadows or dark areas.
- Utilize plants around all first floor widows that will deter anyone from entering this area (e.g. native bushes or plants that have thorns).
- More than willing to speak directly with the business owners or developers about the property.
- Interior considerations are not being added without speaking with the business owners/reps first.



FRONT ELEVATION ← West

SCALE: 1/4" = 1' - 0"



LEFT ELEVATION

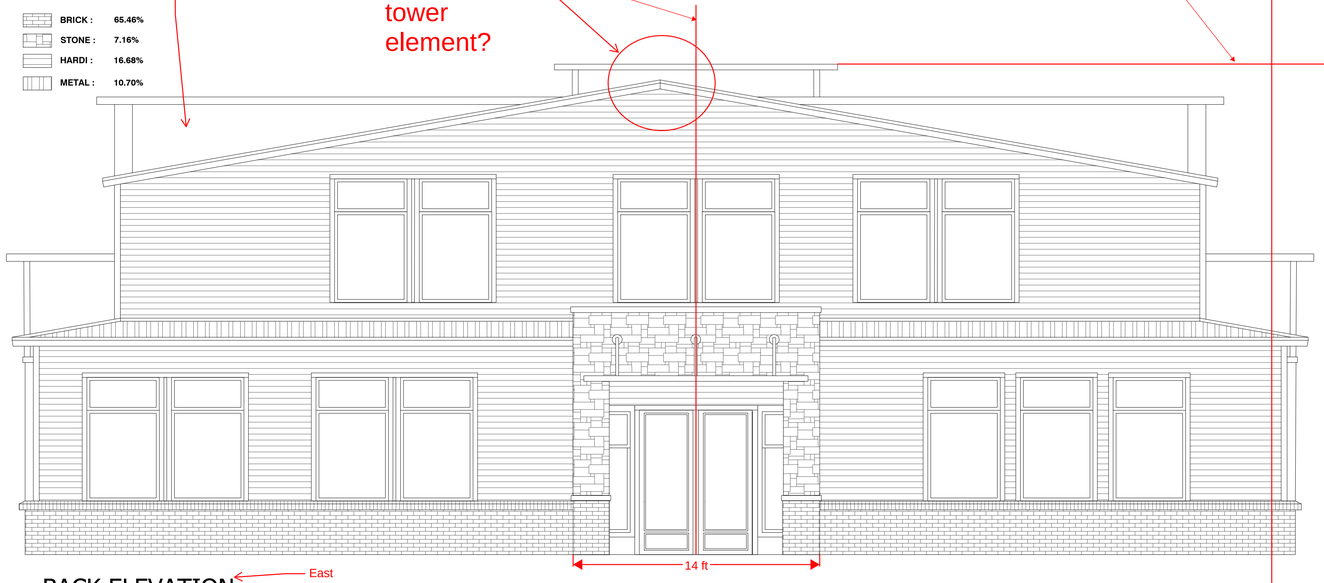
SCALE: 1/4" = 1' - 0"

The tower elements will need to be finished on the back

The gable is not centered with the tower element?

If possible, can you line-up the elevations?

North



BACK ELEVATION ← East

SCALE: 1/4" = 1' - 0"



Please do not use red

RIGHT ELEVATION → South (faces Airport Rd)

SCALE: 1/4" = 1' - 0"

Landing Point Addition

SITE DATA TABLE

PROPERTY ID	~~COLUMBIA PARK ADDITION~~ / LOT 2 / BLOCK A
ADDRESS	AIRPORT ROAD, ROCKWALL, TX
ZONING	~~PD-50~~ Commercial (C) District
PROPERTY USE / TYPE	OFFICE / ~~B~~
PROPERTY AREA (GROSS)	24,570 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	27'-5"
PARKING REQUIRED	~~1 SPACE/500 = SPACE REQUIRED~~ 1:200
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	32 SPACES
ALL SF TOTALS ARE APPROXIMATE	

BUILDING DEVELOPEMENT

OWNER	KEVIN LEFERE 469.628.9106 KLEFERE@ZANATAS.COM
GENERAL CONTRACTOR	TRITON GENERAL CONTRACTING REESE BAEZ 214.738.8752 RBAEZ@TRITONGC.COM
DESIGN FIRM	LATIMER DESIGNS INC. LEE ANN LATIMER 903.268.1167 LATIMERDESIGNGROUP@GMAIL.COM
TENANT	T3 CHIROPRACTICS DR. CASSIDIE 214.606.3980

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

LATIMER DESIGNS INC
ROCKWALL, TEXAS
903.268.1167
latimerdesigngroup@gmail.com

DRAWN BY: L.L.

CHECKED BY:

DATE: 10.16.2019

ISSUED FOR PRE APPROVAL: 10.18.2019

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

REVISIONS:

PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE

LOCATION: AIRPORT ROAD • ROCKWALL • TX • 75087

DATE: 10.15.2019

CASE # SP2019-041

SHEET TITLE: ELEVATONS

SHEET NO.: A - 1.01

What is this column?

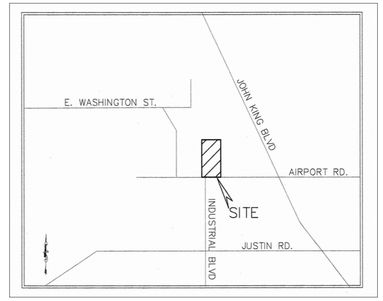
PROPOSED PLANT SCHEDULE

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	00	CEDAR ELM	Ulmus crassifolia	2" - 4" CAL.	PLANT WHERE INDICATED
LO	00	TEXAS RED OAK	Acer saccharum 'caddo'	2" - 4" CAL.	PLANT WHERE INDICATED
CM	00	VITEX	Vitex	5'-10' HT.	PLANT WHERE INDICATED, @ FROM ADJACENT EXISTING WOOD FENCE
DTS	00	DWARF TEXAS SAGE	Leucophyllum candidum 'Thunder Cloud'	7 GAL.	PLANT 42" O.C. MIN.
JY	00	JAPANESE YEW	Podocarpus macrophyllus sinensus	7 GAL.	PLANT 36" O.C. MIN.
DWM	00	DWARF WAX MYRTLE	Myrica pusilla	7 GAL.	PLANT 36" O.C. MIN.
DAB	00	ROSE CREEK DWARF ABELIA	Abelia grandiflora 'rose creek'	7 GAL.	PLANT 36" O.C. MIN.
ASP	00	ASPIDISTRA	Aspidistra elatior	3 GAL.	PLANT 24" O.C. MIN. EVENLY SPACED IN LANDSCAPE AREA
AU	---	AUCUBA	Aucba japonica	5 GAL.	PLANT EVENLY SPACED WHERE INDICATED. UNIFORM SIZE
PWC	00	COLORADO WINTER CREEPER	Euonymus fortunei 'Coloratus'	1 GAL.	PLANT 18" O.C.
TURF	---	COMMON BERMUDA GRASS	Cynodon dactylon	SOD	LEVEL SUB GRADE AND ROLL INTO PLACE.

PLANT KEY

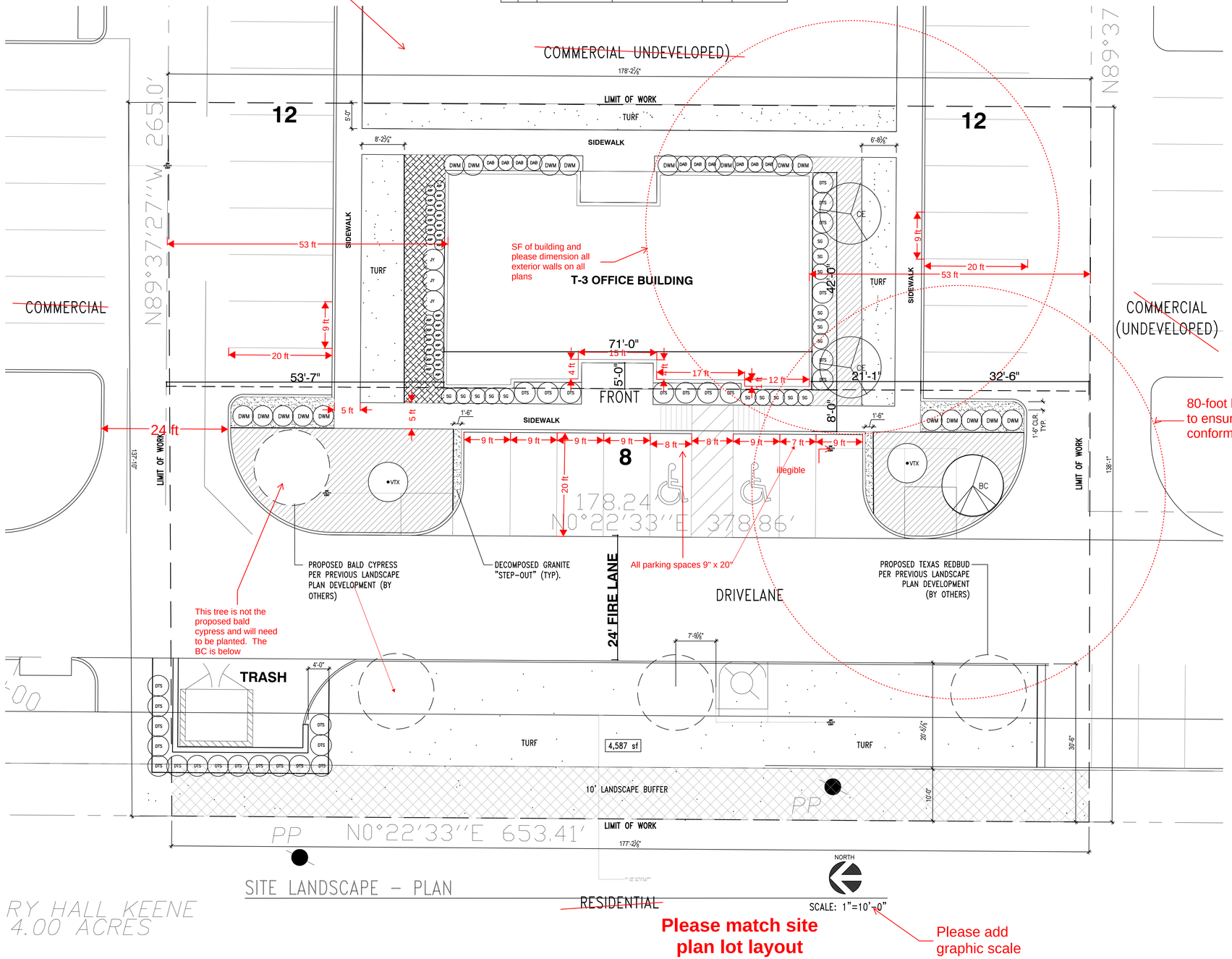
Cedar Elm?

BC	CEDAR ELM
VITX	VITEX
DTS	DWARF TEXAS SAGE
DWM	DWARF WAX MYRTLE
JY	JAPANESE YEW
DAB	DWARF ABELIA "ROSECREEK"
CM	CAST IRON PLANT
SG	GREGI SALVIA
	MEXICAN FEATHERGRASS
	COLORADO WINTERCREEPER
	DECOMPOSED GRANITE
TURF	COMMON BERMUDA



VICINITY MAP
N.T.S.

Please show all of Lot 2



SITE LANDSCAPE - PLAN

RY HALL KEENE
4.00 ACRES

LANDSCAPE TABULATION
LOT: .56 AC (24,515 SF)
BUILDING (FOOTPRINT) : +/- 2,798. SF
ZONED: C - COMMERCIAL

5.1 LANDSCAPE BUFFER-STRIP
WEST SIDE (FRONT OF BUILDING) 177. LF
10' REQUIRED
10' PROVIDED

1/TREE PER 50 LF, 3 TREES REQUIRED
1/TREE PER 50 LF, 3 TREES PROVIDED
1 Canopy and 1 Accent tree

LANDSCAPE AREA SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND TRASH IN ACCORDANCE WITH THE APPLICABLE CODES OF THE CITY.

5.2 SCREENING OF OFF-STREET LOADING DOCKS
N/A

5.3 ACCEPTABLE LANDSCAPE MATERIALS
ALL PLANT MATERIALS USED WILL SATISFY THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE
ALL TREES PLANTED WILL BE A MINIMUM OF 3" CALIPER
ALL PLANT MATERIAL WILL OF CONTAINER GROWN QUALITY AND INSTALLED PER INDUSTRY STANDARDS.
4"

5.4 PROTECTION OF LANDSCAPE AREAS:
ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR AREAS WILL BE PROTECTED BY 6" CONCRETE CURBS OR WHEEL STOPS.

5.5 IRRIGATION:
AN AUTOMATIC, UNDERGROUND DRIP IRRIGATION SYSTEM WILL BE INSTALLED WITH A RAIN GAUGE AND FREEZE/THAW SENSOR AND WILL PROVIDE IRRIGATION SYSTEM. THIS SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PROPOSED AND REMAINING PLANT MATERIAL ON SITE.

5.6 SCREENING FROM RESIDENTIAL USES (SIDE AND BACK YARDS):
N/A

5.7 STREET LANDSCAPING:
N/A

5.8 RIGHT-OF-WAY LANDSCAPING:
N/A

5.9 PARKING LOT LANDSCAPING:
PARKING "MORE THAN TWO ROWS OF SPACES" (WITHIN LIMIT OF WORK) = 10,563 SF
5% OR 200 SF OF LANDSCAPING REQUIRED
9% AND 984 SF OF LANDSCAPE PROVIDED

1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE REQUIRED.
1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE PROVIDED.

5.10 - (DELETED):

5.11 DIMENSIONING OF LANDSCAPE AREA:
ALL LANDSCAPING REQUIRED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.
ALL LANDSCAPING PROVIDED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.

5.12 REQUIRED LANDSCAPING:
ZONED: COMMERCIAL
20%
A. AMOUNT OF LANDSCAPING
3,677. SF = 15% OF SITE REQUIRED TO BE LANDSCAPED.
8,624. SF = 35% OF SITE PROPOSED TO BE LANDSCAPED.

B. LOCATION OF LANDSCAPING
1,839. FF = 50% REQUIRED IN FRONT YARD
6,377. SF = 73% OF PROPOSED LANDSCAPE PROVIDED IN FRONT YARD.

C. DETENTION BASIN
N/A
Being detained with regional detention on Lot 3

9.1 MAINTENANCE REQUIREMENT:
ALL REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITH WITHIN 6 MONTHS AFTER NOTIFICATION BY THE CITY.
A REQUIRED TREE THAT DIES AFTER ITS ORIGINAL PLANTING MUST BE REPLACED BY ANOTHER LIVING TREE HAVING A MINIMUM HEIGHT OF 14' AND A MINIMUM TRUNK CALIPER OF 4" MEASURED AT 12 INCHES ABOVE THE ROOT BALL.

9.2 UTILITY LINES AND RIGHTS-OF-WAY:
ANY DAMAGE TO UTILITIES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLAN MATERIAL.

THERE ARE NO TREES ARE TO BE LOCATED WITHIN 5' OF ANY PUBLIC UTILITY.

TREESCAPE - PROTECTED TREE MITIGATION
THERE ARE NO PROTECTED TREES EXISTING ON SITE

RYBA
Inc.
Landscape Architecture
Site Planning
10670 North Central Expwy.
6th Floor
Dallas, TX. 75231
(214) 629-2052
rba@airmail.net
www.rybadesign.com

STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED
LANDSCAPE ARCHITECT
XX/XX/XXXX

DRAWN BY:
DK
CHECKED BY:
SR
DATE:
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS:

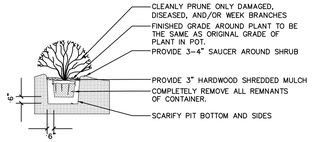
T3 - Chiropractic Office
Landing Point
Rockwall TX

CASE # XXXX

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN (2)

SHEET NO.:
L1.01

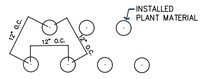
PRELIMINARY 10/15/19
NOT FOR CONSTRUCTION



NOTE:
1. USE MIXED COMPOST TO BACKFILL.
2. FERTILIZE AND WATER THOROUGHLY AFTER INSTALLATION.
3. EXCAVATE ENTIRE SHRUB BED, AS SHOWN.
4. NO SHRUB, EDGER OR ROOTBALL, SHALL BE PLANTED CLOSER THAN 2'-0" FROM FOUNDATION OF BUILDING.

SHRUB PLANTING-SECTION

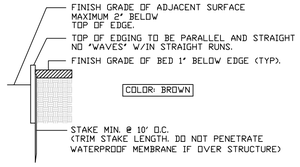
N.T.S.



NOTE:
1. THE "ON CENTER" MAY VARY PER PLANT TYPE. REFER TO PLANT SCHEDULE, FOR VARIOUS "ON CENTERS".

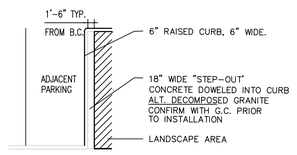
GROUNDCOVER PLANTING-PLAN

N.T.S.



STEEL EDGE-SECTION

N.T.S.

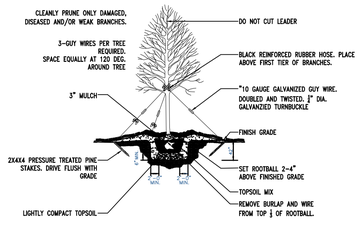


TYPICAL PARKING ISLAND-PLAN

N.T.S.

GENERAL PLANTING NOTES:

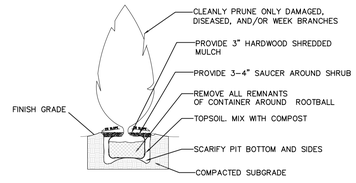
1. QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF ANY OF THESE IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
3. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL. INSTALL 5" OF TOPSOIL WITHIN ALL PLANTING AREAS. REMOVE EXISTING SOIL AND REPLACE WITH TOPSOIL. TO GRADE.
4. TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED INN#3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
5. SHRUB PIT SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
6. MULCH TOP DRESSING FOR ALL PLANTING BEDS UNLESS OTHERWISE NOTED SHALL BE A MINI. 3" DEPTH LAYER, DECOMPOSED GRANITE UNIFORMLY SPREAD ON ALL SHRUB AND GROUND COVER BEDS.
7. BED EDGING TO BE STEEL EDGING 12G, X 5.5" AS MANUFACTURED BY COL-MET , COLOR: BLACK OR APPROVED EQUAL. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AND ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
8. ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS APPLICABLE) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
9. ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
10. ANY LARGE OR SMALL TREE SHALL BE PLANTED AT LEAST 48" MIN. FROM THE EDGE OF ANY PAVED SURFACE.
11. GENERAL MAINTENANCE: REQUIRED PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PEST PREVENTION, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES SHALL BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPARABLE TO THE EXISTING PLANT MATERIALS SPECIFIED IN THE APPROVED LANDSCAPE PLAN
12. LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY.
13. THE LOCATION OF ALL UTILITIES, INDICATED ON THESE PLANS, WERE PROVIDED BY OTHERS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOULD BE DETERMINED BY THE LANDSCAPE CONTRACTOR PRIOR TO HIS COMMENCEMENT OF WORK.
14. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING INDICATED IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS, PRIOR TO CONSTRUCTION. PROTECT ALL SITE UTILITIES DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
16. GROUNDCOVER / SEASONAL COLOR BEDS WILL RECEIVE 3" OF "MIXED SOIL WITH COMPOST" TILLED INTO PLACE TO A 6" DEPTH.



LARGE CANOPY TREE-SECTION

MUST INSTALL SUMP

N.T.S.



LARGE SHRUB-SECTION

N.T.S.

PRELIMINARY 10/15/19
NOT FOR CONSTRUCTION

RYBA
Inc.
Landscape Architecture
Site Planning
10670 North Central Expwy.
6th Floor
Dallas, TX. 75231
(214) 629-2052
rba@airmail.net
www.rybadesign.com

STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED
LANDSCAPE ARCHITECT

XX/XX/XXXX

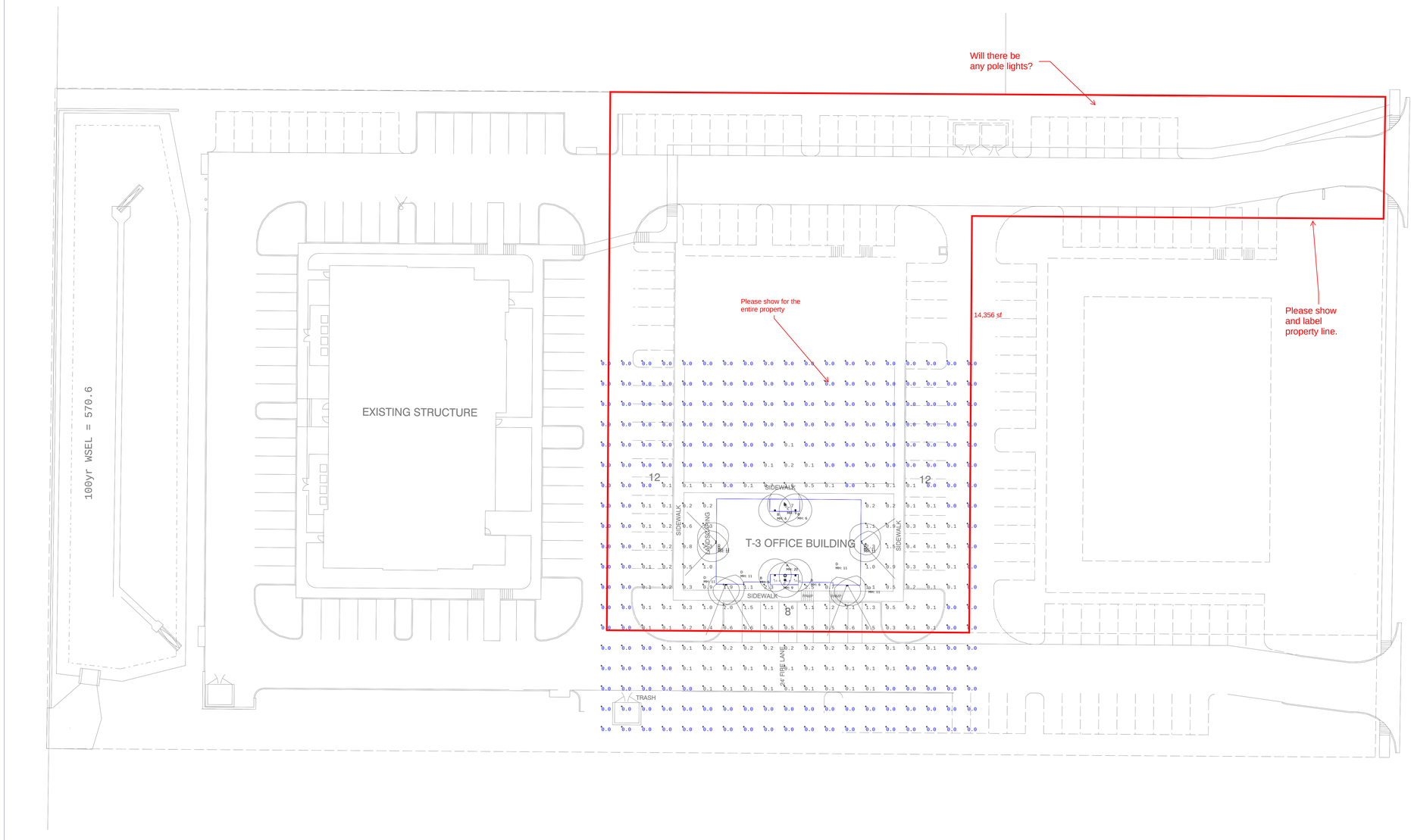
DRAWN BY:
DK
CHECKED BY:
SR
DATE:
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS:

T3 - Chiropractic Office
Landing Point
Rockwall TX

CASE # XXXX

SHEET TITLE:
LANDSCAPE DEVELOPMENT DETAILS

SHEET NO.:
L2.01



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	A	1	HI LITE_H-15316-B	404	60	1.000	2.261	2.800
	B	4	FEISS_OL180130RB MODIFIED FROM BRUCK DAZZLE 1	404	60	1.000	2.261	2.800
	C	2	FEISS_F2959/10RB MODIFIED FROM BRUCK DAZZLE 1	404	75	1.000	2.261	2.800
	D	8	LITHONIA_ OLF 2RH 40K 120 FINISH	2275	24.5	1.000	0.404	0.500

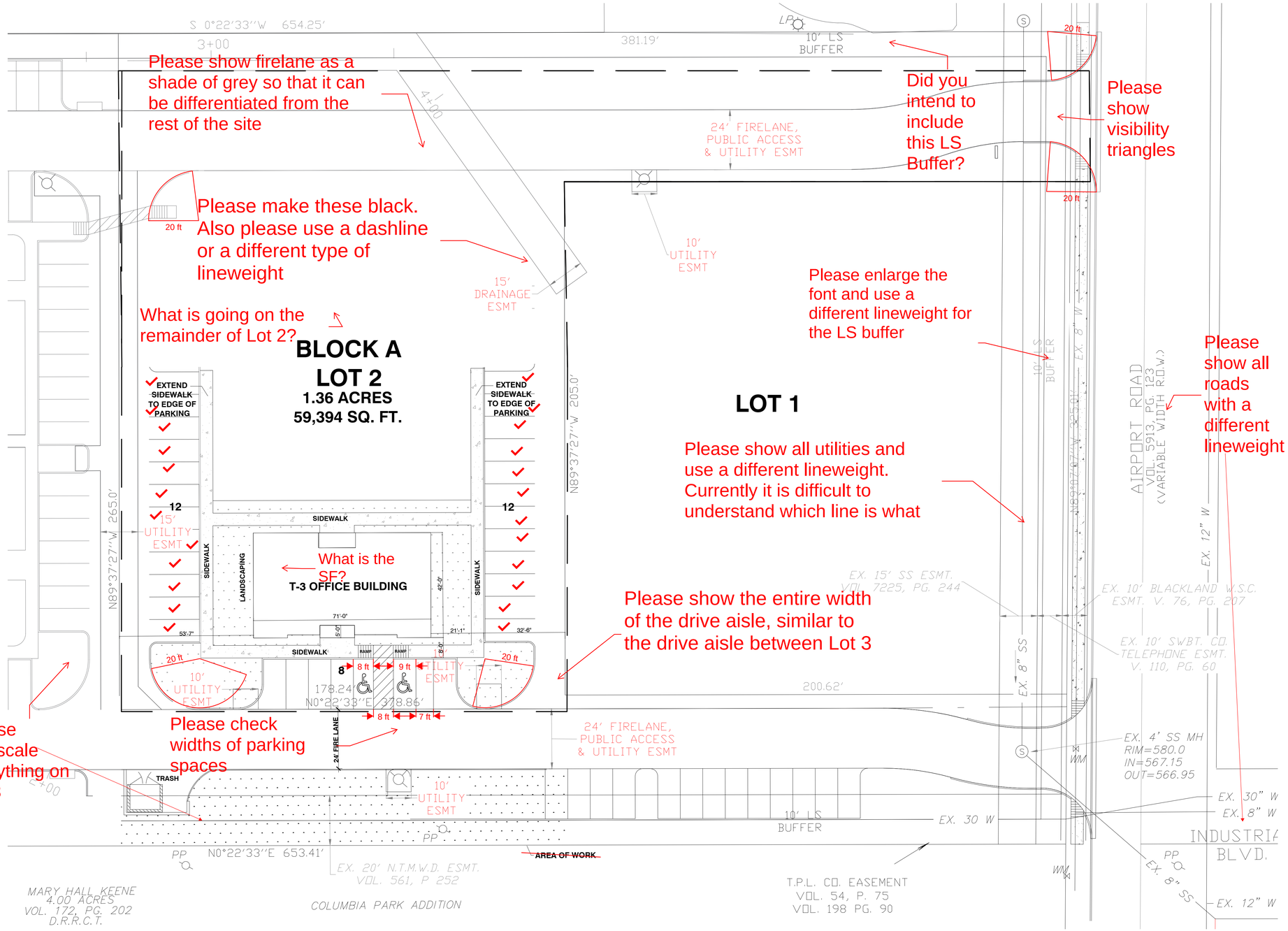
Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CANOPY	0	Fc	13.20	14.4	11.8	1.12
GRADE_Planar	0	Fc	0.20	6.7	0.0	N.A.

Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values are at height indicated in summary table.
3. Mounting heights are designated on drawing with "MH."
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: T3 CHIROPRACTIC SITE
SALESPERSON: ERIC HOME
SCALE: 1" = 20'-0"
CALC BY: STEPHANIE
FILE: 191011_T3 CHIROPRACTIC SITE_V3

2019-10-11

Architectural Lighting Alliance
101 Turtle Creek Blvd, Dallas TX 75207
O 214-638-9000 | F 214-638-9002
www.alatx.com



01 SITE PLAN
SCALE: 1" = 20' - 0"

Please include a graphic scale

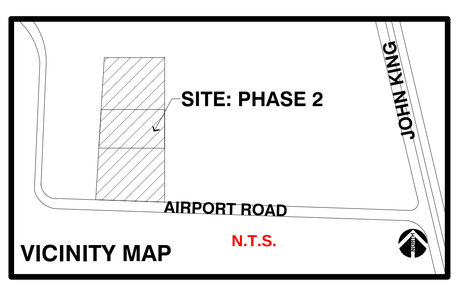
Please provide site data table and developer table as shown on the Landscape Plan

1 space/200--the 1:500 is only for the PD-50 District

Add building SF

Please note that Lot 2 cannot be subdivided.

SITE NOTES
1. TOTAL LOT SQUARE FOOTAGE: 24,570
2. IMPERVIOUS AREA: 11,685
3. IMPERVIOUS / LANDSCAPE: 48%
4. PARKING REQUIREMENTS: ~~1 SPACE /500 = 5 SPACES REQUIRED~~
5. HANDICAP SPACES REQUIRED: 1 ACCESSIBLE IN 0-25 SPACES - 2 PROVIDED
6. TOTAL PARKING SPACES PROVIDED: 32
7. ALL PARKING SPACES AT 9' X 21'



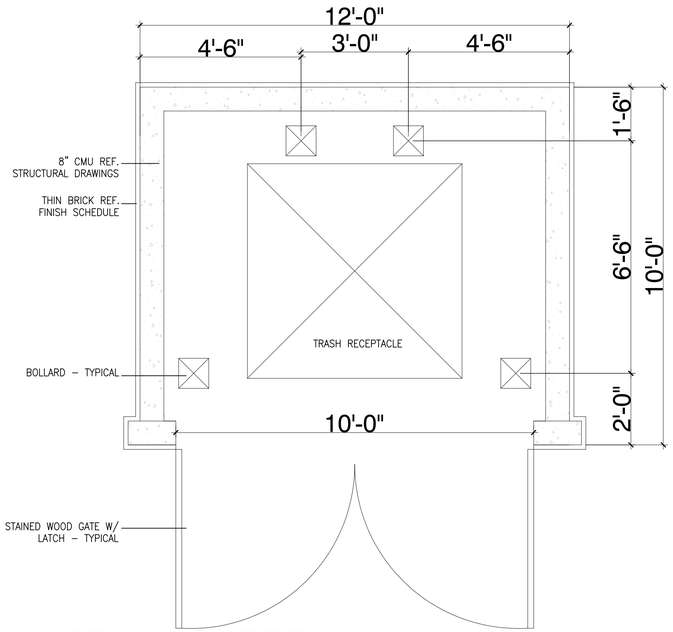
LATIMER DESIGNS INC
ROCKWALL, TEXAS
903.268.1167
latimerdesigngroup@gmail.com

DRAWN BY: L.L.
CHECKED BY:
DATE: 10.16.2019
ISSUED FOR PRE APPROVAL: 10.18.2019
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS: 10.23.2019

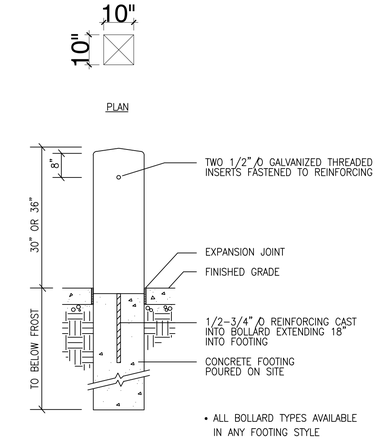
PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: AIRPORT ROAD • ROCKWALL • TX • 75087
DATE: 10.15.2019

CASE # XXXX

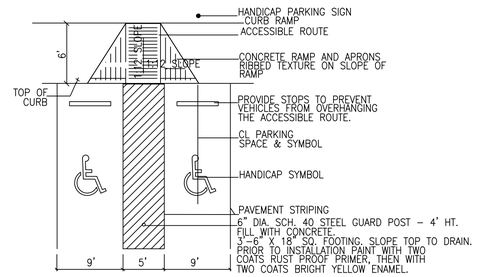
SHEET TITLE: SITE PLAN
SHEET NO.: A - 0.01



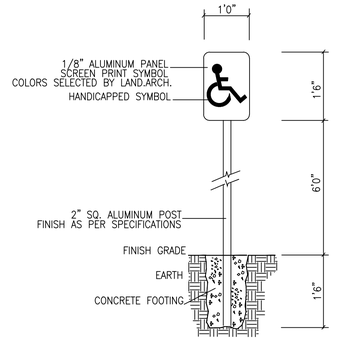
02 TRASH SCREEN
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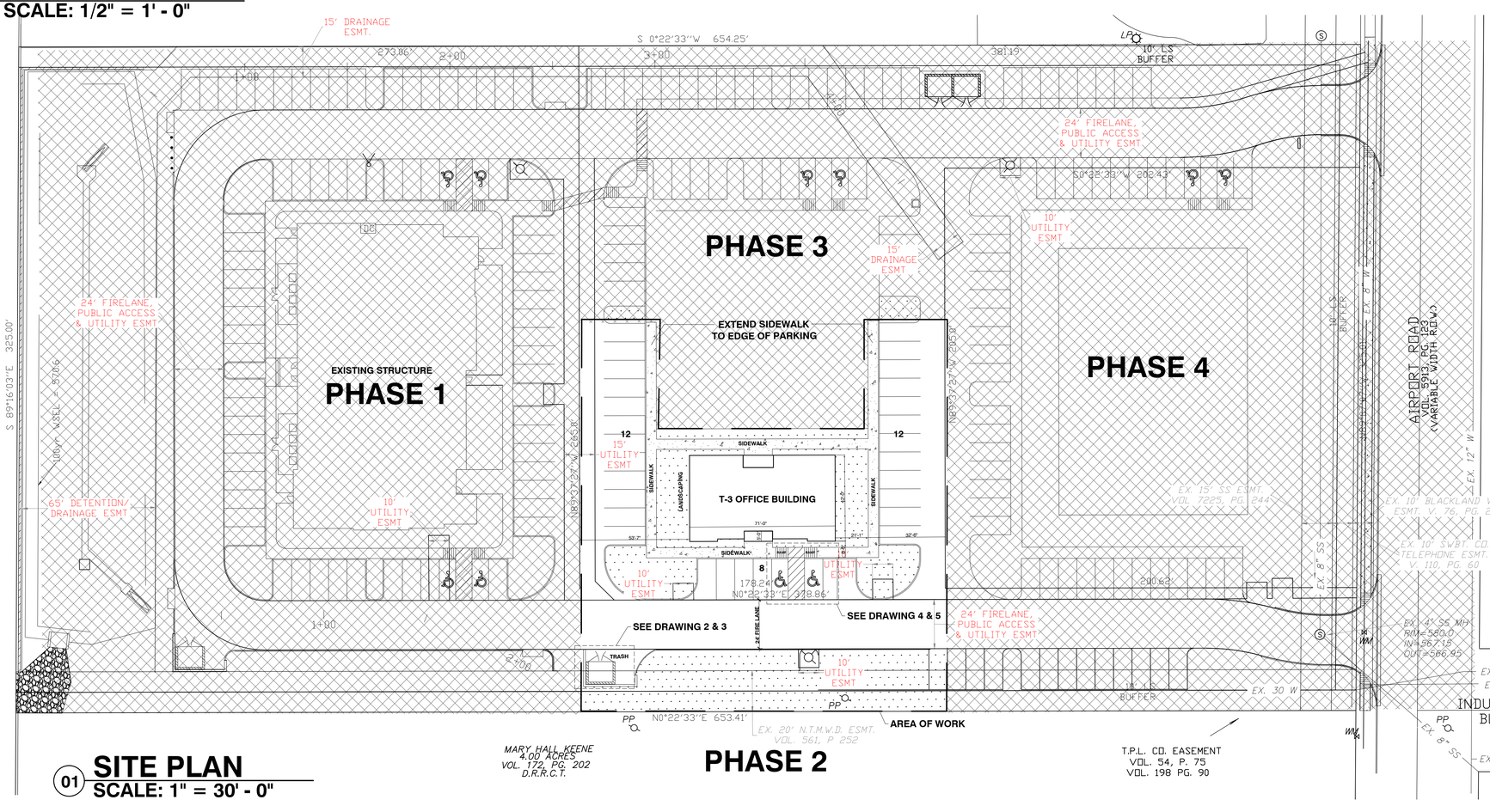
03 BOLLARD (TYP)
SCALE: 1/2" = 1' - 0"



04 ADA RAMP (TYP)
SCALE: 1/2" = 1' - 0"



05 ADA SIGN (TYP)
SCALE: 1/2" = 1' - 0"

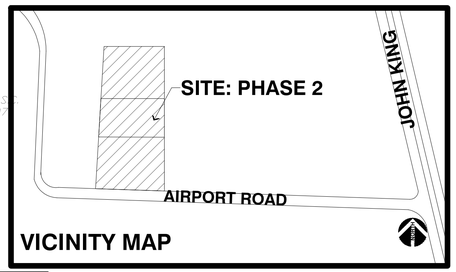


01 SITE PLAN
SCALE: 1" = 30' - 0"

LEGEND

SITE NOTES

1. TOTAL LOT SQUARE FOOTAGE: 24,570
2. IMPERVIOUS AREA: 11,685
3. IMPERVIOUS / LANDSCAPE: 48%
4. PARKING REQUIREMENTS: 1 SPACE /500 = 5 SPACES REQUIRED
5. HANDICAP SPACES REQUIRED: 1 ACCESSIBLE IN 0-25 SPACES - 2 PROVIDED
6. TOTAL PARKING SPACES PROVIDED: 32
7. ALL PARKING SPACES AT 9' X 21'



LATIMER DESIGNS INC
ROCKWALL, TEXAS
903.268.1167
latimerdesigngroup@gmail.com

DRAWN BY:	L.L.
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DATE:	10.16.2019
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ISSUED FOR CONSTRUCTION:	
REVISIONS:	

PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: AIRPORT ROAD • ROCKWALL • TX • 75087
DATE: 10.15.2019

CASE # XXXX

SHEET TITLE: SITE PLAN

SHEET NO.: A - 0.01

COLUMBIA PARK ADDITION
LOT 4, BLOCK A
CABINET H, SLIDE 329
P.R.R.C.T.

EX. CONC. DRIVE

15' DRAINAGE ESMT.

S 0°22'33"W 654.25'

273.86'

2+80

3+80

381.19'

LP

10' LS BUFFER

1+08

24' FIRELANE, PUBLIC ACCESS & UTILITY ESMT

S0°22'33"W 202.43'

10' UTILITY ESMT

15' DRAINAGE ESMT

64' (m)

15'

VOL. 111, PAGE 931
D.R.R.C.T.
S 89°16'03"E 325.00'

24' FIRELANE, PUBLIC ACCESS & UTILITY ESMT

EXISTING STRUCTURE

PHASE 1

PHASE 3

PHASE 4

EXTEND SIDEWALK TO EDGE OF PARKING

EXTEND SIDEWALK TO EDGE OF PARKING

100yr WSEL = 570'

65' DETENTION/ DRAINAGE ESMT

10' UTILITY ESMT

265.81'

N89°37'27"W 265.81'

12

15' UTILITY ESMT

SIDEWALK

SIDEWALK

LANDSCAPING

T-3 OFFICE BUILDING

42'-0"

SIDEWALK

12

9'

20'

71'-0"

5'-0"

53'-7"

21'-1"

32'-6"

20'

20'

9'

9'

9'

8

?

RAMP

10' UTILITY ESMT

10' UTILITY ESMT

N0°22'33"E 653.41'

200.62'

Pave 24' wide (m)

EX. 15' SS ESMT. VOL. 7225, PG. 244

1+80

2+08

Change radius (m)

24' FIRE LANE

No parking offsite w/o approval

Change radius (m)

24' FIRELANE, PUBLIC ACCESS & UTILITY ESMT

20'

TRASH

10' UTILITY ESMT

10' BUFFER

EX. 30

PP

PP

AREA OF WORK

EX. 20' N.T.M.W.D. ESMT. VOL. 561, P 252

MARY HALL KEENE
4.00 ACRES
VOL. 172, PG. 202
D.R.R.C.T.

PHASE 2

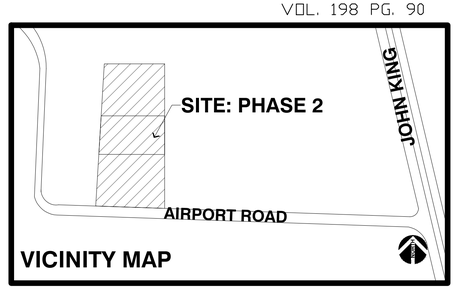
T.P.L. CO. EASEMENT
VOL. 54, P. 75
VOL. 198 PG. 90

- 4% Engineering Fees (i)
- Impact Fees (i)
- Parking to be 20'x9' min (m)
- Minimum easements is 20' (m)
- Walls 3' and over must be engineered (i)
- Retaining walls to be rock or stone face, No smooth concrete walls (i)
- Must dowell into old paving where trying on (i)
- Must meet all standards of design & Construction (i)
- Show proposed and existing utilities (m)
- Need label that detention was provided with phase 1

01 SITE PLAN
SCALE: 1" = 20' - 0"

SITE NOTES

1. TOTAL LOT SQUARE FOOTAGE: 24,570
2. IMPERVIOUS AREA: 11,685
3. IMPERVIOUS / LANDSCAPE: 48%
4. PARKING REQUIREMENTS: 1 SPACE /500 = 5 SPACES REQUIRED
5. HANDICAP SPACES REQUIRED: 1 ACCESSIBLE IN 0-25 SPACES - 2 PROVIDED
6. TOTAL PARKING SPACES PROVIDED: 32
7. ALL PARKING SPACES AT 9' X 21'



LATIMER DESIGNS INC
ROCKWALL, TEXAS
903.268.1167
latimerdesigngroup@gmail.com

DRAWN BY:	L.L.
CHECKED BY:	
DATE:	10.16.2019
ISSUED FOR PRE APPROVAL:	10.18.2019
ISSUED FOR PERMIT:	
ISSUED FOR CONSTRUCTION:	
REVISIONS:	

PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: AIRPORT ROAD • ROCKWALL • TX • 75087
DATE: 10.15.2019

CASE # XXXX

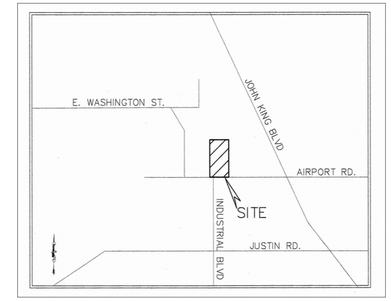
SHEET TITLE: SITE PLAN

SHEET NO.: A - 0.01

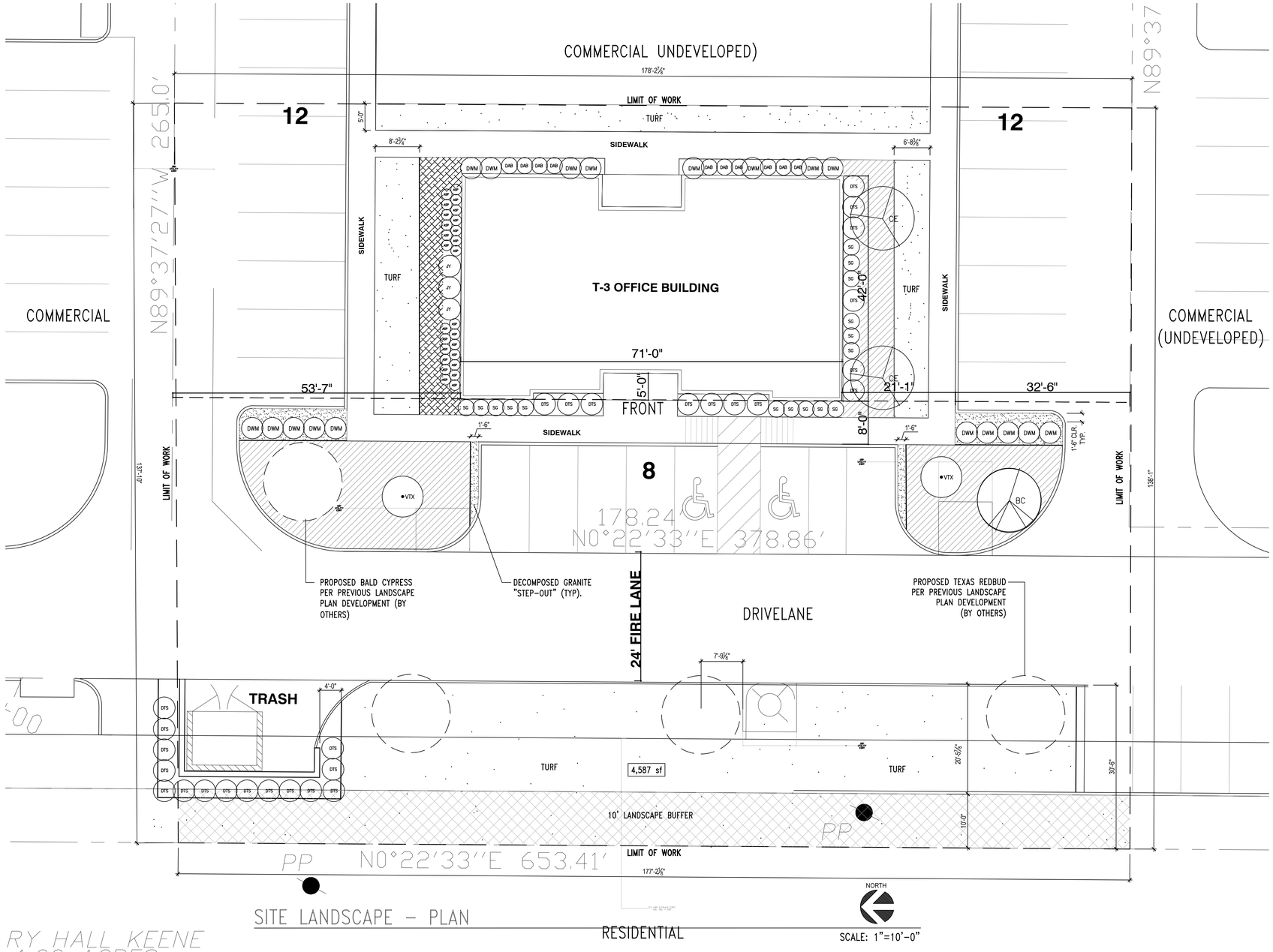
PROPOSED PLANT SCHEDULE					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	00	CEDAR ELM	Ulmus crassifolia	3.5"-4" CAL.	PLANT WHERE INDICATED
LO	00	TEXAS RED OAK	Acer saccharum 'caddo'	3.5"-4" CAL.	PLANT WHERE INDICATED
CM	00	VITEX	Vitex	045 (5'-10' HT	PLANT WHERE INDICATED, @ FROM ADJACENT EXISTING WOOD FENCE
DTS	00	DWARF TEXAS SAGE	Leucophyllum candidum 'Thunder Cloud'	7 GAL.	PLANT 42" O.C. MIN.
JY	00	JAPANESE YEW	Podocarpus macrophyllus sinensus	7 GAL.	PLANT 36" O.C. MIN.
DWM	00	DWARF WAX MYRTLE	Myrica pusilla	7 GAL.	PLANT 36" O.C. MIN.
DAB	00	ROSE CREEK DWARF ABELIA	Abelia grandiflora 'rose creek'	7 gGAL	PLANT 36" O.C. MIN.
ASP	00	ASPIDISTRA	Aspidistra elatior	3 GAL.	PLANT 24" O.C. MIN. EVENLY SPACED IN LANDSCAPE AREA
AU		AUCUBA	Aucba japonica	5 GAL.	PLANT EVENLY SPACED WHERE INDICATED. UNIFORM SIZE.
PWC	00	COLORADO WINTER CREEPER	Euonymus fortunei 'Coloratus'	1 GAL.	PLANT 18" O.C.
TURF		COMMON BERMUDA GRASS	Cynodon dactylon	SOD	LEVEL SUB GRADE AND ROLL INTO PLACE.

PLANT KEY

- BC — CEDAR ELM
- VTX — VITEX
- DTS — DWARF TEXAS SAGE
- DWM — DWARF WAX MYRTLE
- JY — JAPANESE YEW
- DAB — DWARF ABELIA "ROSECREEK"
- CIP — CAST IRON PLANT
- SG — GREGI SALVIA
- MEXICAN FEATHERGRASS
- COLORADO WINTERCREEPER
- DECOMPOSED GRANITE
- TURF — COMMON BERMUDA



VICINITY MAP
N.T.S.



LANDSCAPE TABULATION
LOT: .56 AC (24,515 SF)
BUILDING (FOOTPRINT) : +/- 2,798. SF
ZONED: C - COMMERCIAL

5.1 LANDSCAPE BUFFER-STRIP
WEST SIDE (FRONT OF BUILDING) 177. LF
10' REQUIRED
10' PROVIDED

1/TREE PER 50 LF, 3 TREES REQUIRED
1/TREE PER 50 LF, 3 TREES PROVIDED

LANDSCAPE AREA SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND TRASH IN ACCORDANCE WITH THE APPLICABLE CODES OF THE CITY.

5.2 SCREENING OF OFF-STREET LOADING DOCKS
N/A

5.3 ACCEPTABLE LANDSCAPE MATERIALS
ALL PLANT MATERIALS USED WILL SATISFY THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE
ALL TREES PLANTED WILL BE A MINIMUM OF 3" CALIPER
ALL PLANT MATERIAL WILL OF CONTAINER GROWN QUALITY AND INSTALLED PER INDUSTRY STANDARDS.

5.4 PROTECTION OF LANDSCAPE AREAS:
ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR AREAS WILL BE PROTECTED BY 6" CONCRETE CURBS OR WHEEL STOPS.

5.5 IRRIGATION:
AN AUTOMATIC, UNDERGROUND DRIP IRRIGATION SYSTEM WILL BE INSTALLED WITH A RAIN GAUGE AND FREEZE/THAW SENSOR AND WILL PROVIDE IRRIGATION SYSTEM. THIS SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PROPOSED AND REMAINING PLANT MATERIAL ON SITE.

5.6 SCREENING FROM RESIDENTIAL USES (SIDE AND BACK YARDS):
N/A

5.7 STREET LANDSCAPING:
N/A

5.8 RIGHT-OF-WAY LANDSCAPING:
N/A

5.9 PARKING LOT LANDSCAPING:
PARKING "MORE THAN TWO ROWS OF SPACES" (WITHIN LIMIT OF WORK) = 10,563 SF
5% OR 200 SF OF LANDSCAPING REQUIRED
9% AND 984 SF OF LANDSCAPE PROVIDED

1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE REQUIRED.
1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE PROVIDED.

5.10 - (DELETED):

5.11 DIMENSIONING OF LANDSCAPE AREA:
ALL LANDSCAPING REQUIRED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.
ALL LANDSCAPING PROVIDED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.

5.12 REQUIRED LANDSCAPING:
ZONED: COMMERCIAL
A. AMOUNT OF LANDSCAPING
3,677. SF = 15% OF SITE REQUIRED TO BE LANDSCAPED.
8,624. SF = 35% OF SITE PROPOSED TO BE LANDSCAPED.

B. LOCATION OF LANDSCAPING
1,839. FF = 50% REQUIRED IN FRONT YARD
6,377. SF = 73% OF PROPOSED LANDSCAPE PROVIDED IN FRONT YARD.

C. DETENTION BASIN
N/A

9.1 MAINTENANCE REQUIREMENT:
ALL REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITH WITHIN 6 MONTHS AFTER NOTIFICATION BY THE CITY.
A REQUIRED TREE THAT DIES AFTER ITS ORIGINAL PLANTING MUST BE REPLACED BY ANOTHER LIVING TREE HAVING A MINIMUM HEIGHT OF 14' AND A MINIMUM TRUNK CALIPER OF 4" MEASURED AT 12 INCHES ABOVE THE ROOT BALL.

9.2 UTILITY LINES AND RIGHTS-OF-WAY:
ANY DAMAGE TO UTILITIES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLAN MATERIAL.

THERE ARE NO TREES ARE TO BE LOCATED WITHIN 5' OF ANY PUBLIC UTILITY.

TREESCAPE - PROTECTED TREE MITIGATION
THERE ARE NO PROTECTED TREES EXISTING ON SITE

RYBA
Inc.
Landscape Architecture
Site Planning
10670 North Central Expwy.
6th Floor
Dallas, TX. 75231
(214) 629-2052
rla@airmail.net
www.rybadesign.com

STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED
LANDSCAPE ARCHITECT

XX/XX/XXXX

DRAWN BY:
DK
CHECKED BY:
SR
DATE:
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS:

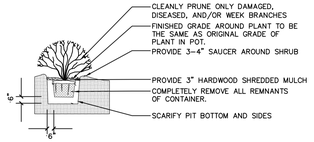
T3 - Chiropractic Office
Landing Point
Rockwall TX

CASE # XXXX

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN (2)

SHEET NO.:
L1.01

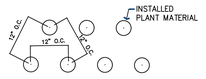
PRELIMINARY 10/15/19
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NOTE:
1. USE MIXED COMPOST TO BACKFILL.
2. FERTILIZE AND WATER THOROUGHLY AFTER INSTALLATION.
3. EXCAVATE ENTIRE SHRUB BED, AS SHOWN.
4. NO SHRUB, EDGER OR ROOTBALL, SHALL BE PLANTED CLOSER THAN 2'-0" FROM FOUNDATION OF BUILDING.

SHRUB PLANTING-SECTION

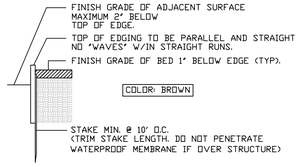
N.T.S.



NOTE:
1. THE "ON CENTER" MAY VARY PER PLANT TYPE. REFER TO PLANT SCHEDULE, FOR VARIOUS "ON CENTERS".

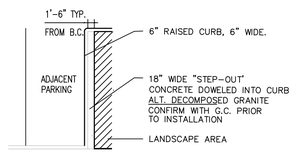
GROUNDCOVER PLANTING-PLAN

N.T.S.



STEEL EDGE-SECTION

N.T.S.

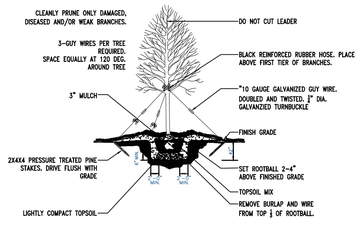


TYPICAL PARKING ISLAND-PLAN

N.T.S.

GENERAL PLANTING NOTES:

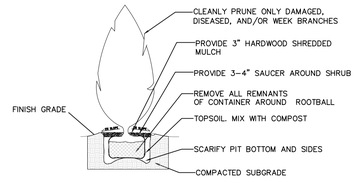
1. QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF ANY OF THESE IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
3. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL. INSTALL 5" OF TOPSOIL WITHIN ALL PLANTING AREAS. REMOVE EXISTING SOIL AND REPLACE WITH TOPSOIL. TO GRADE.
4. TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED INN#3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
5. SHRUB PIT SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
6. MULCH TOP DRESSING FOR ALL PLANTING BEDS UNLESS OTHERWISE NOTED SHALL BE A MINI. 3" DEPTH LAYER, DECOMPOSED GRANITE UNIFORMLY SPREAD ON ALL SHRUB AND GROUND COVER BEDS.
7. BED EDGING TO BE STEEL EDGING 12G, X 5.5" AS MANUFACTURED BY COL-MET , COLOR: BLACK OR APPROVED EQUAL. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AND ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
8. ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS APPLICABLE) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
9. ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
10. ANY LARGE OR SMALL TREE SHALL BE PLANTED AT LEAST 48" MIN. FROM THE EDGE OF ANY PAVED SURFACE.
11. GENERAL MAINTENANCE: REQUIRED PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PEST PREVENTION, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES SHALL BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPARABLE TO THE EXISTING PLANT MATERIALS SPECIFIED IN THE APPROVED LANDSCAPE PLAN
12. LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY.
13. THE LOCATION OF ALL UTILITIES, INDICATED ON THESE PLANS, WERE PROVIDED BY OTHERS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOULD BE DETERMINED BY THE LANDSCAPE CONTRACTOR PRIOR TO HIS COMMENCEMENT OF WORK.
14. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING INDICATED IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS, PRIOR TO CONSTRUCTION. PROTECT ALL SITE UTILITIES DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
16. GROUNDCOVER / SEASONAL COLOR BEDS WILL RECEIVE 3" OF "MIXED SOIL WITH COMPOST" TILLED INTO PLACE TO A 6" DEPTH.



LARGE CANOPY TREE-SECTION

MUST INSTALL SUMP

N.T.S.



LARGE SHRUB-SECTION

N.T.S.

PRELIMINARY 10/15/19
NOT FOR CONSTRUCTION

RYBA
Inc.
Landscape Architecture
Site Planning
10670 North Central Expwy.
6th Floor
Dallas, TX. 75231
(214) 629-2052
rba@airmail.net
www.rybadesign.com

STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED
LANDSCAPE ARCHITECT

XX/XX/XXXX

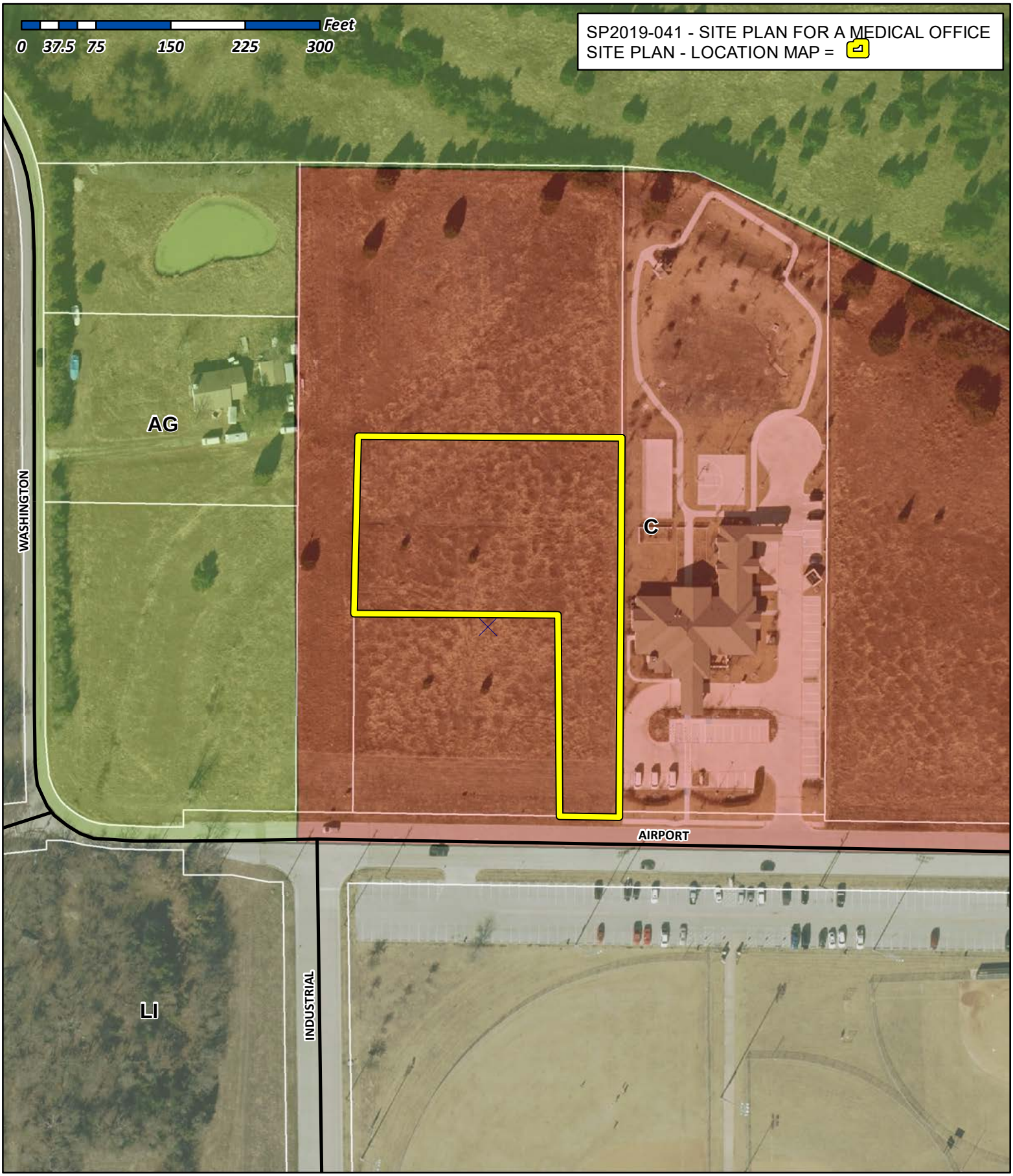
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REVISIONS:

T3 - Chiropractic Office
Landing Point
Rockwall TX

CASE # XXXX

SHEET TITLE:
LANDSCAPE DEVELOPMENT DETAILS

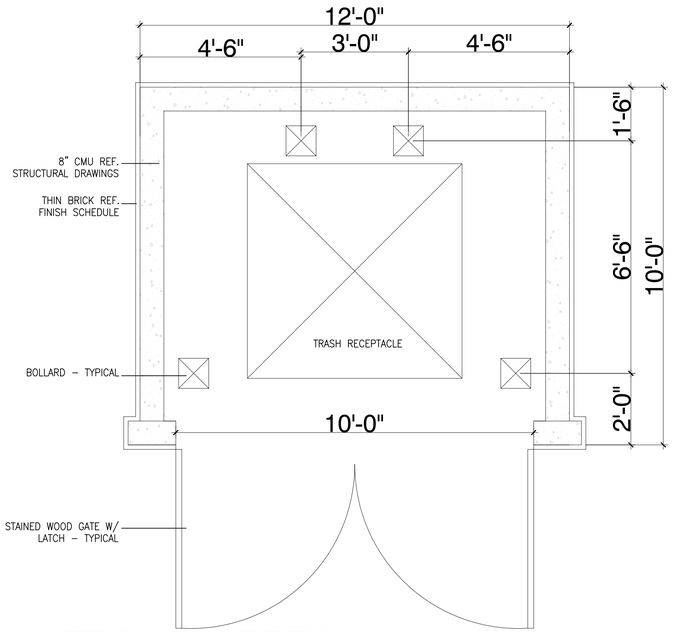
SHEET NO.:
L2.01



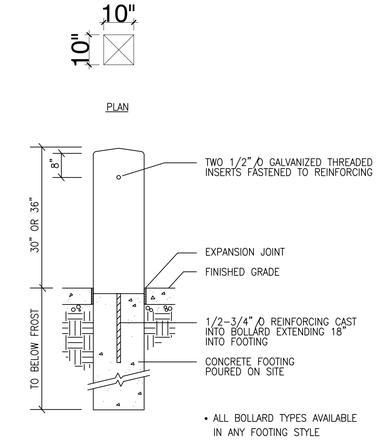
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

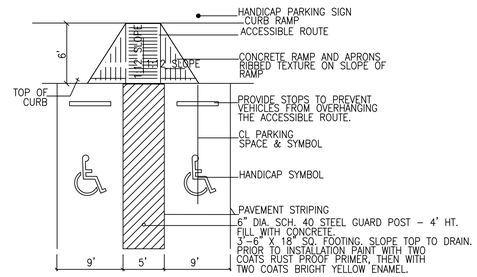
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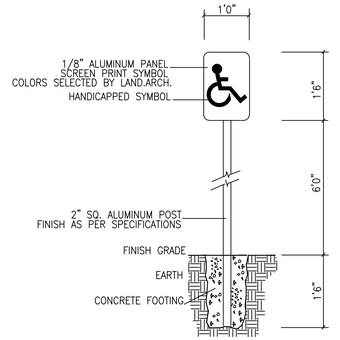
02 TRASH SCREEN
SCALE: 1/2" = 1' - 0"



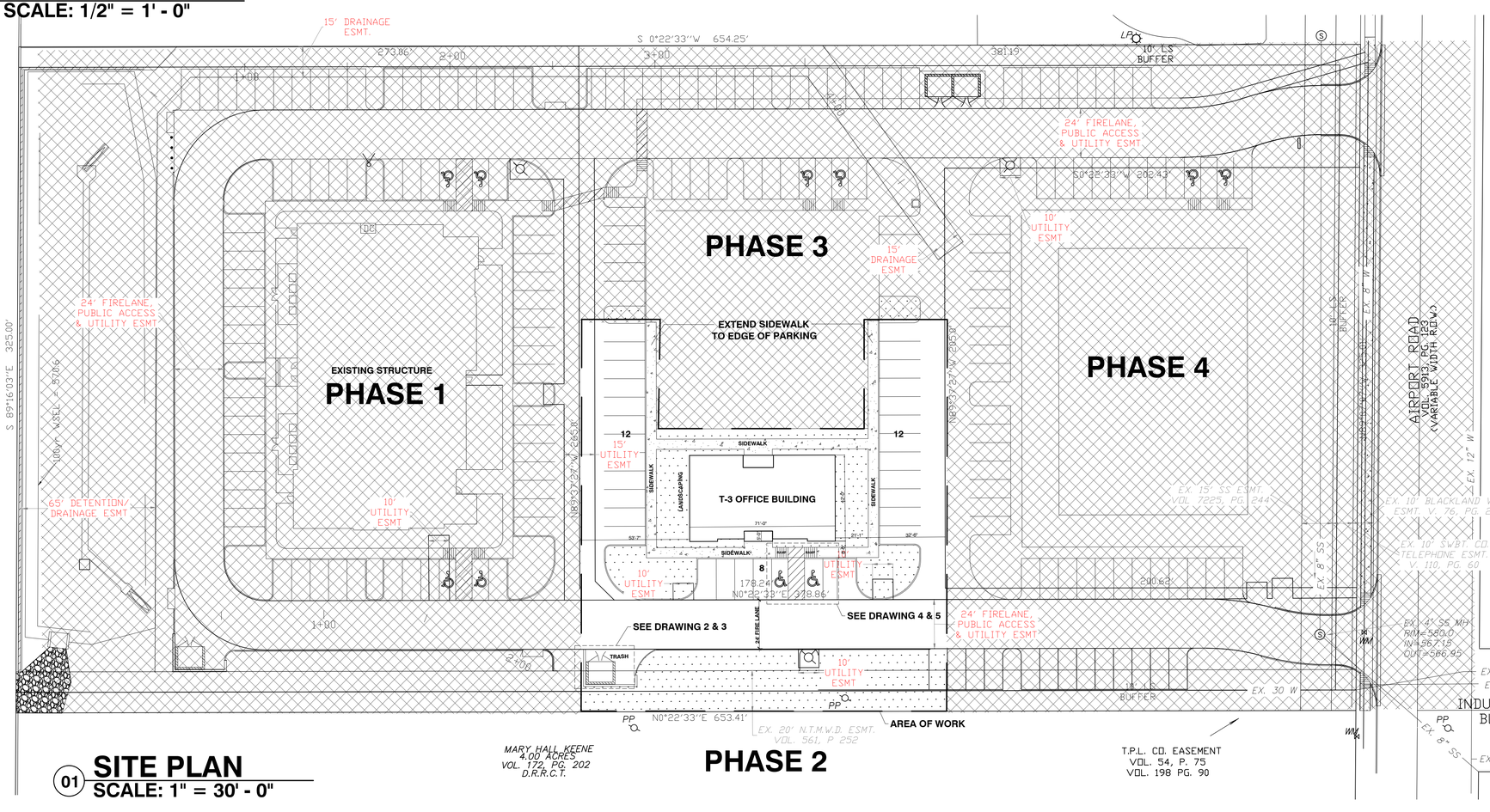
03 BOLLARD (TYP)
SCALE: 1/2" = 1' - 0"



04 ADA RAMP (TYP)
SCALE: 1/2" = 1' - 0"



05 ADA SIGN (TYP)
SCALE: 1/2" = 1' - 0"

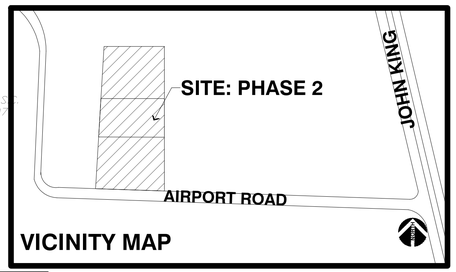


01 SITE PLAN
SCALE: 1" = 30' - 0"

LEGEND

SITE NOTES

1. TOTAL LOT SQUARE FOOTAGE: 24,570
2. IMPERVIOUS AREA: 11,685
3. IMPERVIOUS / LANDSCAPE: 48%
4. PARKING REQUIREMENTS: 1 SPACE /500 = 5 SPACES REQUIRED
5. HANDICAP SPACES REQUIRED: 1 ACCESSIBLE IN 0-25 SPACES - 2 PROVIDED
6. TOTAL PARKING SPACES PROVIDED: 32
7. ALL PARKING SPACES AT 9' X 21'



LATIMER DESIGNS INC
ROCKWALL, TEXAS
903.268.1167
latimerdesigngroup@gmail.com

DRAWN BY:	L.L.
CHECKED BY:	
DATE:	10.16.2019
ISSUED FOR PRE APPROVAL:	10.18.2019
ISSUED FOR PERMIT:	
ISSUED FOR CONSTRUCTION:	
REVISIONS:	

PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: AIRPORT ROAD • ROCKWALL • TX • 75087
DATE: 10.15.2019

CASE # XXXX

SHEET TITLE: SITE PLAN

SHEET NO.: A - 0.01

COLUMBIA PARK ADDITION
LOT 4, BLOCK A
CABINET H, SLIDE 329
P.R.R.C.T.

EX. CONC. DRIVE

15' DRAINAGE ESMT.

S 0°22'33"W 654.25'

273.86'

2+00

3+00

381.19'

LP

10' LS BUFFER

1+00

24' FIRELANE, PUBLIC ACCESS & UTILITY ESMT

24' FIRELANE, PUBLIC ACCESS & UTILITY ESMT

S0°22'33"W 202.43'

10' UTILITY ESMT

15' DRAINAGE ESMT

VOL. 111, PAGE 931
D.R.R.C.T.
S 89°16'03"E 325.00'

24' FIRELANE, PUBLIC ACCESS & UTILITY ESMT

EXISTING STRUCTURE

PHASE 1

PHASE 3

PHASE 4

EXTEND SIDEWALK TO EDGE OF PARKING

EXTEND SIDEWALK TO EDGE OF PARKING

100yr WSEL = 570.6

65' DETENTION/ DRAINAGE ESMT

10' UTILITY ESMT

N89°37'27"W 265.8

12

15' UTILITY ESMT

12

SIDEWALK

SIDEWALK

LANDSCAPING

T-3 OFFICE BUILDING

SIDEWALK

42'-0"

71'-0"

53'-7"

5'-0"

21'-1"

32'-6"

SIDEWALK

RAMP

RAMP

18'-8"

10' UTILITY ESMT

8

178.24
N0°22'33"E 378.86'

10' UTILITY ESMT

EX. 15' SS ESMT.
VOL. 7225, PG. 244

200.62'

1+80

24' FIRELANE, PUBLIC ACCESS & UTILITY ESMT

2+00

TRASH

10' UTILITY ESMT

15' BUFFER

EX. 30'

PP

N0°22'33"E 653.41'

PP

AREA OF WORK

EX. 20' N.T.M.W.D. ESMT.
VOL. 561, P 252

MARY HALL KEENE
4.00 ACRES
VOL. 172, PG. 202
D.R.R.C.T.

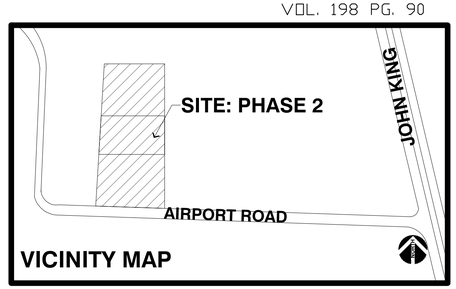
PHASE 2

T.P.L. CO. EASEMENT
VOL. 54, P. 75
VOL. 198 PG. 90

01 SITE PLAN
SCALE: 1" = 20' - 0"

SITE NOTES

1. TOTAL LOT SQUARE FOOTAGE: 24,570
2. IMPERVIOUS AREA: 11,685
3. IMPERVIOUS / LANDSCAPE: 48%
4. PARKING REQUIREMENTS: 1 SPACE /500 = 5 SPACES REQUIRED
5. HANDICAP SPACES REQUIRED: 1 ACCESSIBLE IN 0-25 SPACES - 2 PROVIDED
6. TOTAL PARKING SPACES PROVIDED: 32
7. ALL PARKING SPACES AT 9' X 21'



LATIMER DESIGNS INC
ROCKWALL, TEXAS
903.268.1167
latimerdesigngroup@gmail.com

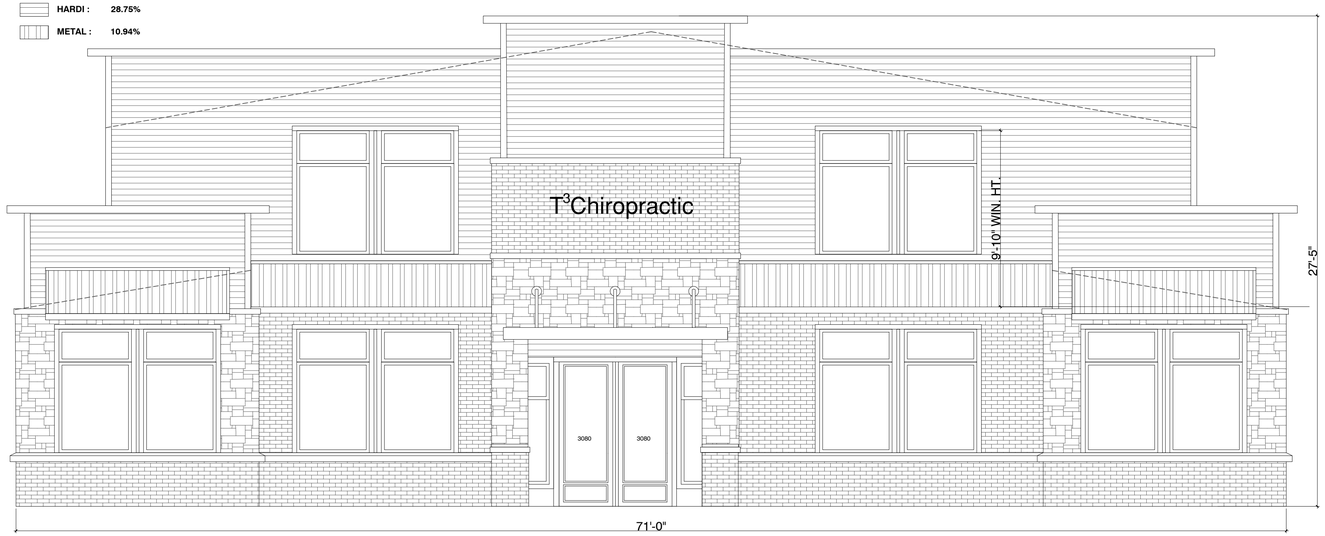
DRAWN BY: L.L.
CHECKED BY:
DATE: 10.16.2019
ISSUED FOR PRE APPROVAL: 10.18.2019
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS:

PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: AIRPORT ROAD • ROCKWALL • TX • 75087
DATE: 10.15.2019

CASE # XXXX

SHEET TITLE: SITE PLAN
SHEET NO.: A - 0.01

BRICK : 47.35%
STONE : 12.96%
HARDI : 28.75%
METAL : 10.94%



FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

BRICK : 47.36%
STONE : 6.32%
HARDI : 15.86%
METAL : 30.46%



LEFT ELEVATION
SCALE: 1/4" = 1' - 0"

BRICK : 65.46%
STONE : 7.16%
HARDI : 16.68%
METAL : 10.70%



BACK ELEVATION
SCALE: 1/4" = 1' - 0"

BRICK : 44.42%
STONE : 6.22%
HARDI : 15.86%
METAL : 33.50%



RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

SITE DATA TABLE

PROPERTY ID	COLUMBIA PARK ADDITION / LOT 2 / BLOCK A
ADDRESS	AIRPORT ROAD, ROCKWALL, TX
ZONING	PD-50
PROPERTY USE / TYPE	OFFICE / B
PROPERTY AREA (GROSS)	24,570 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	27'-5"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	32 SPACES
ALL SF TOTALS ARE APPROXIMATE	

BUILDING DEVELOPEMENT

OWNER	KEVIN LEFERE 469.628.9106 KLEFERE@ZANATAS.COM
GENERAL CONTRACTOR	TRITON GENERAL CONTRACTING REESE BAEZ 214.738.8752 RBAEZ@TRITONGC.COM
DESIGN FIRM	LATIMER DESIGNS INC. LEE ANN LATIMER 903.268.1167 LATIMERDESIGNGROUP@GMAIL.COM
TENANT	T3 CHIROPRACTICS DR. CASSIDIE 214.606.3980

LATIMER DESIGNS INC
ROCKWALL, TEXAS
903.268.1167
latimerdesigngroup@gmail.com

DRAWN BY:
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PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: AIRPORT ROAD • ROCKWALL • TX • 75087
DATE: 10.15.2019

CASE #

SHEET TITLE:
ELEVATONS

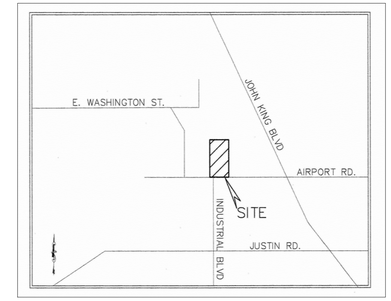
SHEET NO.:
A - 1.01


T³ Chiropractic

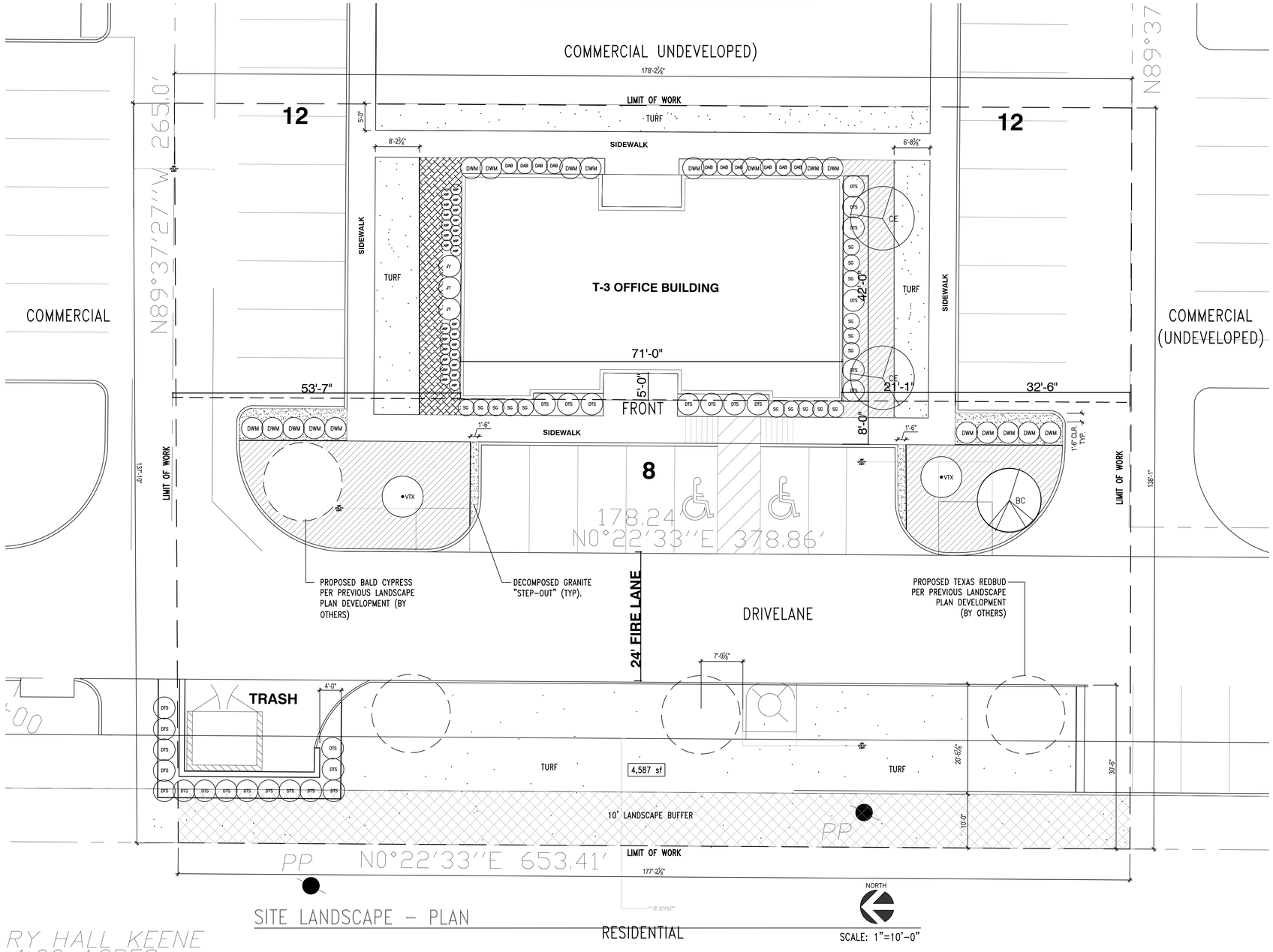
PROPOSED PLANT SCHEDULE					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	00	CEDAR ELM	Ulmus crassifolia	3.5"-4" CAL.	PLANT WHERE INDICATED
LO	00	TEXAS RED OAK	Acer saccharum 'caddo'	3.5"-4" CAL.	PLANT WHERE INDICATED
CM	00	VITEX	Vitex	045 (5'-10' HT	PLANT WHERE INDICATED, @ FROM ADJACENT EXISTING WOOD FENCE
DTS	00	DWARF TEXAS SAGE	Leucophyllum candidum 'Thunder Cloud'	7 GAL.	PLANT 42" O.C. MIN.
JY	00	JAPANESE YEW	Podocarpus macrophyllus sinensus	7 GAL.	PLANT 36" O.C. MIN.
DWM	00	DWARF WAX MYRTLE	Myrica pusilla	7 GAL.	PLANT 36" O.C. MIN.
DAB	00	ROSE CREEK DWARF ABELIA	Abelia grandiflora 'rose creek'	7 gGAL	PLANT 36" O.C. MIN.
ASP	00	ASPIDISTRA	Aspidistra elatior	3 GAL.	PLANT 24" O.C. MIN. EVENLY SPACED IN LANDSCAPE AREA
AU		AUCUBA	Aucba japonica	5 GAL.	PLANT EVENLY SPACED WHERE INDICATED. UNIFORM SIZE.
PWC	00	COLORADO WINTER CREEPER	Euonymus fortunei 'Coloratus'	1 GAL.	PLANT 18" O.C.
TURF		COMMON BERMUDA GRASS	Cynodon dactylon	SOD	LEVEL SUB GRADE AND ROLL INTO PLACE.

PLANT KEY

- BC — CEDAR ELM
- VTX — VITEX
- DTS — DWARF TEXAS SAGE
- DWM — DWARF WAX MYRTLE
- JY — JAPANESE YEW
- DAB — DWARF ABELIA "ROSECREEK"
- CIP — CAST IRON PLANT
- SG — GREGI SALVIA
- MEXICAN FEATHERGRASS
- COLORADO WINTERCREEPER
- DECOMPOSED GRANITE
- TURF — COMMON BERMUDA



VICINITY MAP
N.T.S.



LANDSCAPE TABULATION
LOT: .56 AC (24,515 SF)
BUILDING (FOOTPRINT) : +/- 2,798. SF
ZONED: C - COMMERCIAL

5.1 LANDSCAPE BUFFER-STRIP
WEST SIDE (FRONT OF BUILDING) 177. LF
10' REQUIRED
10' PROVIDED

1/TREE PER 50 LF, 3 TREES REQUIRED
1/TREE PER 50 LF, 3 TREES PROVIDED

LANDSCAPE AREA SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND TRASH IN ACCORDANCE WITH THE APPLICABLE CODES OF THE CITY.

5.2 SCREENING OF OFF-STREET LOADING DOCKS
N/A

5.3 ACCEPTABLE LANDSCAPE MATERIALS
ALL PLANT MATERIALS USED WILL SATISFY THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE
ALL TREES PLANTED WILL BE A MINIMUM OF 3" CALIPER
ALL PLANT MATERIAL WILL OF CONTAINER GROWN QUALITY AND INSTALLED PER INDUSTRY STANDARDS.

5.4 PROTECTION OF LANDSCAPE AREAS:
ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR AREAS WILL BE PROTECTED BY 6" CONCRETE CURBS OR WHEEL STOPS.

5.5 IRRIGATION:
AN AUTOMATIC, UNDERGROUND DRIP IRRIGATION SYSTEM WILL BE INSTALLED WITH A RAIN GAUGE AND FREEZE/THAW SENSOR AND WILL PROVIDE IRRIGATION SYSTEM. THIS SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PROPOSED AND REMAINING PLANT MATERIAL ON SITE.

5.6 SCREENING FROM RESIDENTIAL USES (SIDE AND BACK YARDS):
N/A

5.7 STREET LANDSCAPING:
N/A

5.8 RIGHT-OF-WAY LANDSCAPING:
N/A

5.9 PARKING LOT LANDSCAPING:
PARKING "MORE THAN TWO ROWS OF SPACES" (WITHIN LIMIT OF WORK) = 10,563 SF
5% OR 200 SF OF LANDSCAPING REQUIRED
9% AND 984 SF OF LANDSCAPE PROVIDED

1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE REQUIRED.
1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE PROVIDED.

5.10 - (DELETED):

5.11 DIMENSIONING OF LANDSCAPE AREA:
ALL LANDSCAPING REQUIRED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.
ALL LANDSCAPING PROVIDED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.

5.12 REQUIRED LANDSCAPING:
ZONED: COMMERCIAL
A. AMOUNT OF LANDSCAPING
3,677. SF = 15% OF SITE REQUIRED TO BE LANDSCAPED.
8,624. SF = 35% OF SITE PROPOSED TO BE LANDSCAPED.

B. LOCATION OF LANDSCAPING
1,839. FF = 50% REQUIRED IN FRONT YARD
6,377. SF = 73% OF PROPOSED LANDSCAPE PROVIDED IN FRONT YARD.

C. DETENTION BASIN
N/A

9.1 MAINTENANCE REQUIREMENT:
ALL REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITH WITHIN 6 MONTHS AFTER NOTIFICATION BY THE CITY.
A REQUIRED TREE THAT DIES AFTER ITS ORIGINAL PLANTING MUST BE REPLACED BY ANOTHER LIVING TREE HAVING A MINIMUM HEIGHT OF 14' AND A MINIMUM TRUNK CALIPER OF 4" MEASURED AT 12 INCHES ABOVE THE ROOT BALL.

9.2 UTILITY LINES AND RIGHTS-OF-WAY:
ANY DAMAGE TO UTILITIES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLAN MATERIAL.

THERE ARE NO TREES ARE TO BE LOCATED WITHIN 5' OF ANY PUBLIC UTILITY.

TREESCAPE - PROTECTED TREE MITIGATION
THERE ARE NO PROTECTED TREES EXISTING ON SITE

RYBA
Inc.
Landscape Architecture
Site Planning
10670 North Central Expwy.
6th Floor
Dallas, TX. 75231
(214) 629-2052
rla@airmail.net
www.rybadesign.com

STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED
LANDSCAPE ARCHITECT

XX/XX/XXXX

DRAWN BY:
DK
CHECKED BY:
SR
DATE:
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS:

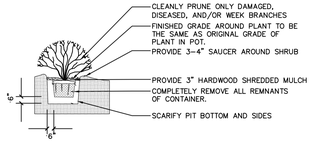
T3 - Chiropractic Office
Landing Point
Rockwall TX

CASE # XXXX

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN (2)

SHEET NO.:
L1.01

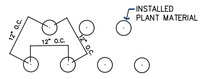
PRELIMINARY 10/15/19
NOT FOR CONSTRUCTION



NOTE:
1. USE MIXED COMPOST TO BACKFILL.
2. FERTILIZE AND WATER THOROUGHLY AFTER INSTALLATION.
3. EXCAVATE ENTIRE SHRUB BED, AS SHOWN.
4. NO SHRUB, EDGER OR ROOTBALL, SHALL BE PLANTED CLOSER THAN 2'-0" FROM FOUNDATION OF BUILDING.

SHRUB PLANTING-SECTION

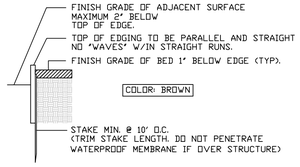
N.T.S.



NOTE:
1. THE "ON CENTER" MAY VARY PER PLANT TYPE. REFER TO PLANT SCHEDULE, FOR VARIOUS "ON CENTERS".

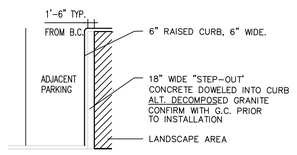
GROUNDCOVER PLANTING-PLAN

N.T.S.



STEEL EDGE-SECTION

N.T.S.

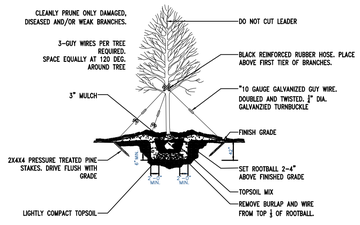


TYPICAL PARKING ISLAND-PLAN

N.T.S.

GENERAL PLANTING NOTES:

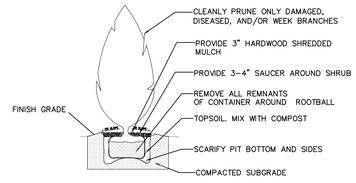
1. QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF ANY OF THESE IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
3. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL. INSTALL 5" OF TOPSOIL WITHIN ALL PLANTING AREAS. REMOVE EXISTING SOIL AND REPLACE WITH TOPSOIL. TO GRADE.
4. TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED INN#3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
5. SHRUB PIT SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
6. MULCH TOP DRESSING FOR ALL PLANTING BEDS UNLESS OTHERWISE NOTED SHALL BE A MINI. 3" DEPTH LAYER, DECOMPOSED GRANITE UNIFORMLY SPREAD ON ALL SHRUB AND GROUND COVER BEDS.
7. BED EDGING TO BE STEEL EDGING 12G, X 5.5" AS MANUFACTURED BY COL-MET , COLOR: BLACK OR APPROVED EQUAL. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AND ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
8. ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS APPLICABLE) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
9. ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
10. ANY LARGE OR SMALL TREE SHALL BE PLANTED AT LEAST 48" MIN. FROM THE EDGE OF ANY PAVED SURFACE.
11. GENERAL MAINTENANCE: REQUIRED PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PEST PREVENTION, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES SHALL BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPARABLE TO THE EXISTING PLANT MATERIALS SPECIFIED IN THE APPROVED LANDSCAPE PLAN
12. LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY.
13. THE LOCATION OF ALL UTILITIES, INDICATED ON THESE PLANS, WERE PROVIDED BY OTHERS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOULD BE DETERMINED BY THE LANDSCAPE CONTRACTOR PRIOR TO HIS COMMENCEMENT OF WORK.
14. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING INDICATED IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS, PRIOR TO CONSTRUCTION. PROTECT ALL SITE UTILITIES DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
16. GROUNDCOVER / SEASONAL COLOR BEDS WILL RECEIVE 3" OF "MIXED SOIL WITH COMPOST" TILLED INTO PLACE TO A 6" DEPTH.



LARGE CANOPY TREE-SECTION

MUST INSTALL SUMP

N.T.S.



LARGE SHRUB-SECTION

N.T.S.

PRELIMINARY 10/15/19
NOT FOR CONSTRUCTION

RYBA
Inc.
Landscape Architecture
Site Planning
10670 North Central Expwy.
6th Floor
Dallas, TX. 75231
(214) 629-2052
rba@airmail.net
www.rybadesign.com

STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED
LANDSCAPE ARCHITECT

XX/XX/XXXX

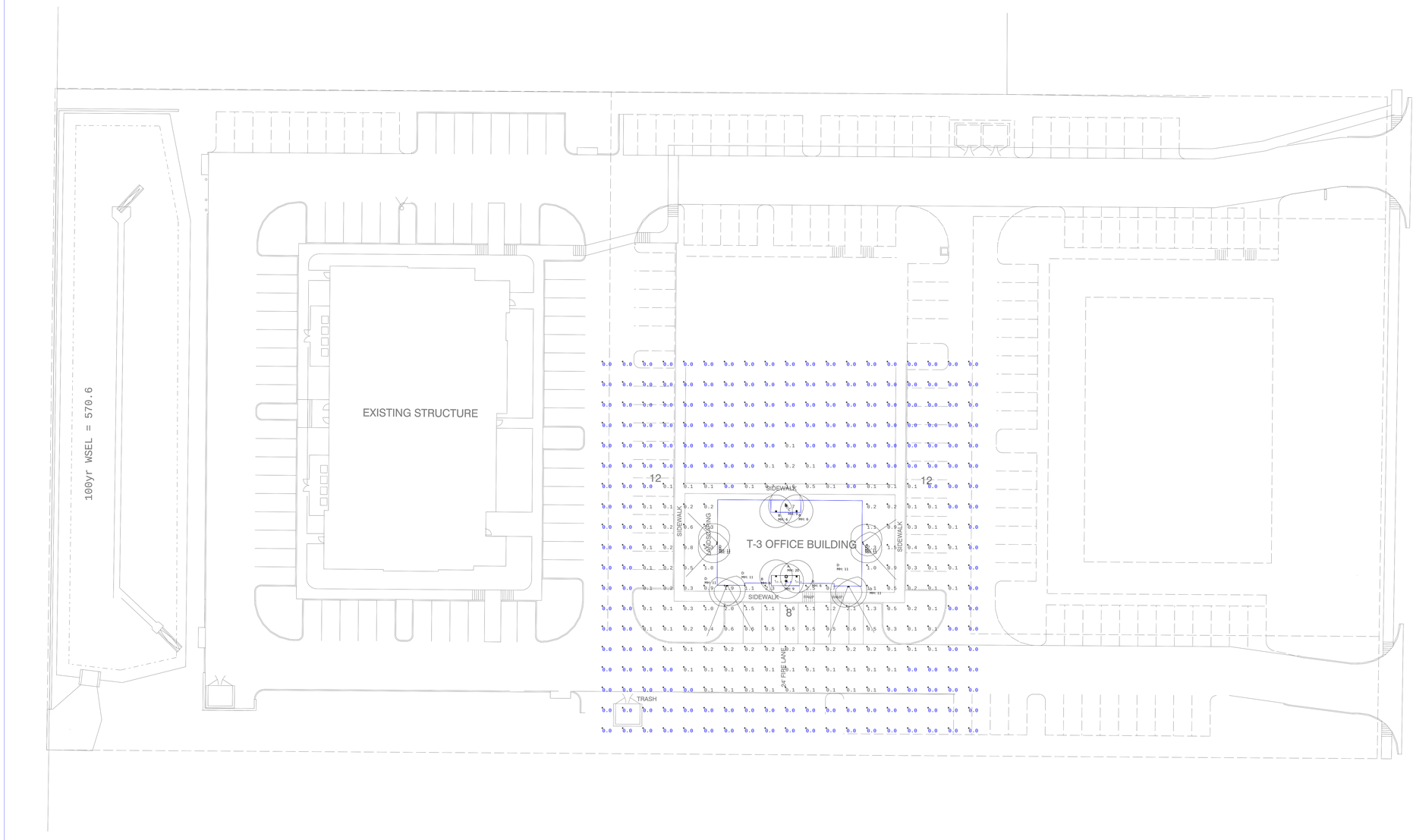
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SR
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ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS:

T3 - Chiropractic Office
Landing Point
Rockwall TX

CASE # XXXX

SHEET TITLE:
LANDSCAPE DEVELOPMENT DETAILS

SHEET NO.:
L2.01



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
○	A	1	HI LITE_H-15316-B	404	60	1.000	2.261	2.800
▫	B	4	FEISS_OL180130RB MODIFIED FROM BRUCK DAZZLE 1	404	60	1.000	2.261	2.800
▫	C	2	FEISS_F2959/10RB MODIFIED FROM BRUCK DAZZLE 1	404	75	1.000	2.261	2.800
○	D	8	LITHONIA_ OLF 2RH 40K 120 FINISH	2275	24.5	1.000	0.404	0.500

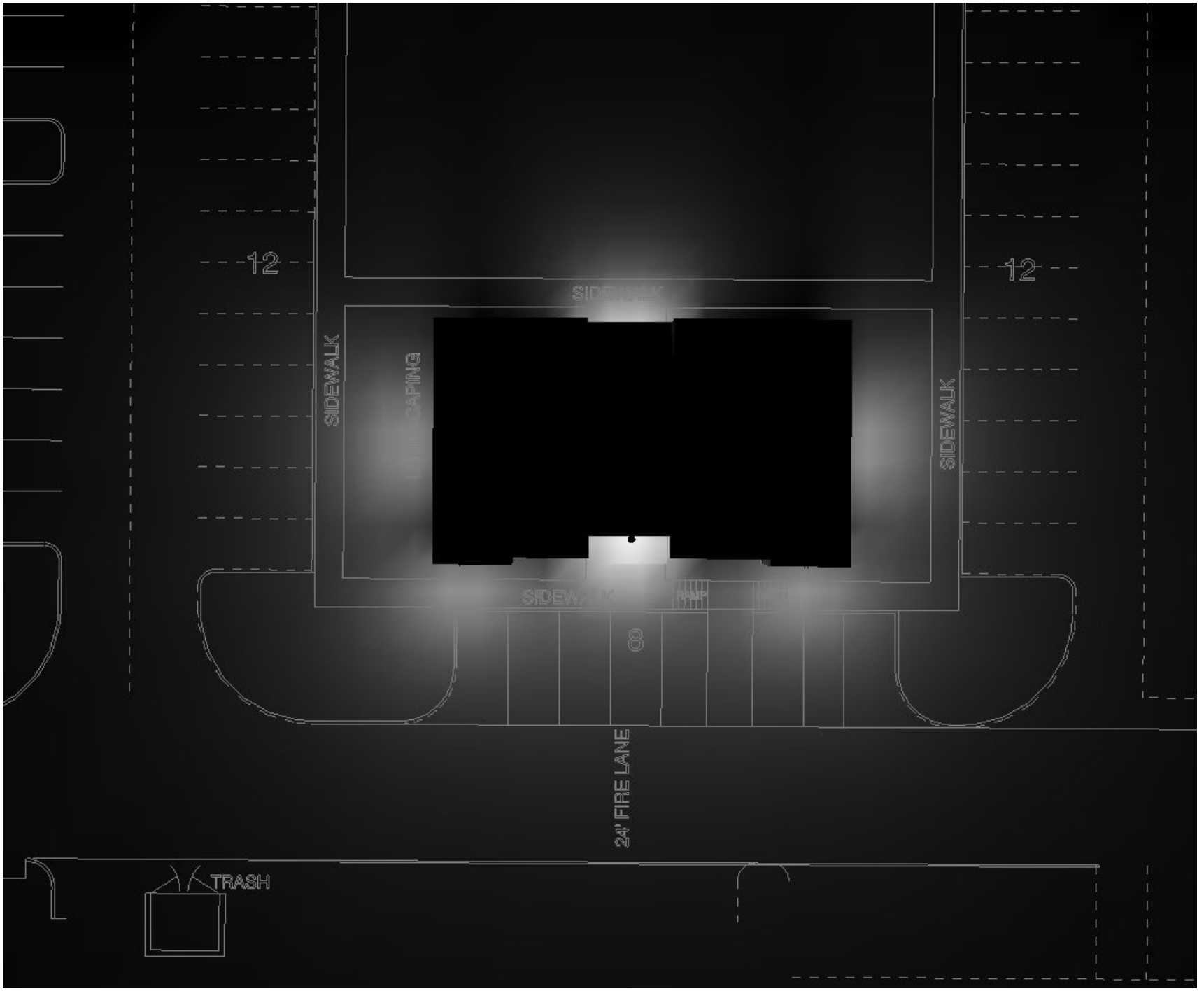
Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CANOPY	0	Fc	13.20	14.4	11.8	1.12
GRADE_Planar	0	Fc	0.20	6.7	0.0	N.A.

Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values are at height indicated in summary table.
3. Mounting heights are designated on drawing with "MH."
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: T3 CHIROPRACTIC SITE
SALESPERSON: ERIC HOME
SCALE: 1" = 20'-0"
CALC BY: STEPHANIE
FILE: 191011_T3 CHIROPRACTIC SITE_V3

2019-10-11

Architectural Lighting Alliance
101 Turtle Creek Blvd, Dallas TX 75207
O 214-638-9000 | F 214-638-9002
www.alatx.com


12
12
SIDEWALK
SIDEWALK
SIDEWALK
RAMP
8
24' FIRE LANE
TRASH

CITY OF ROCKWALL

ARCHITECTURAL REVIEW BOARD MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Architectural Review Board
FROM:	David Gonzales, Planning & Zoning Manager
DATE:	October 29, 2019
SUBJECT:	SP2019-039.; *Amended Building Elevations for 3005 N. Goliad Street*

On July 9, 2019, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-023*] for a strip retail center that will be constructed at 3005 N. Goliad Street. On October 18, 2019, the applicant Matthew *King of Matthew King Architect* submitted an application requesting approval of an amended site plan for the purpose of changing the exterior materials of the approved building. The applicant's request does not change the buildings' elevations, only the color of the limestone from a light tan to a darker (*i.e. Austin Mist*) limestone. Additionally, the color pallet of the stucco appears to be generally the same color as was previously approved. Despite the changes to the colors of the limestone (and stucco), the building will maintain conformance with the North SH-205 Overlay (*N. SH-205 OV*) District standard for natural stone; however, the Architectural Review Board (ARB) is tasked with evaluating the proposed color change to the elevations for compatibility with the surrounding area. Staff will be available at the meeting.



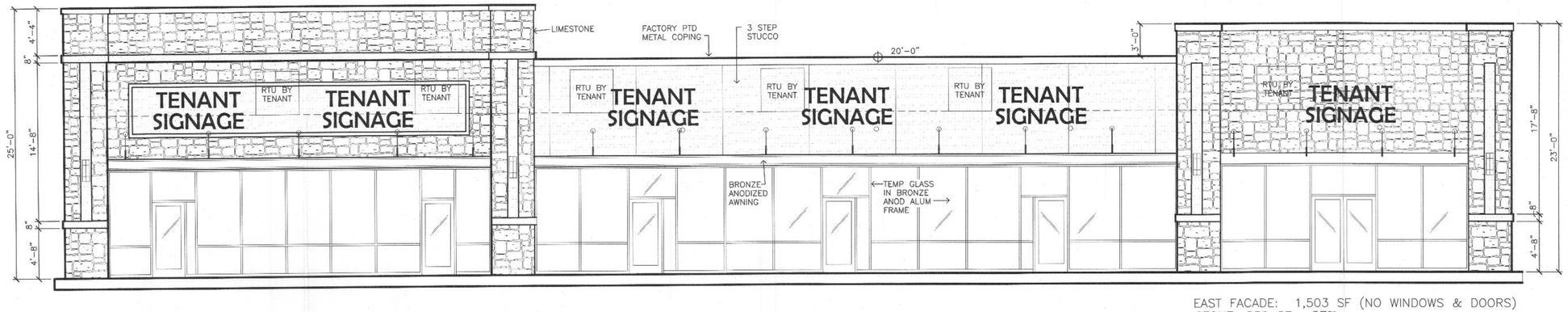
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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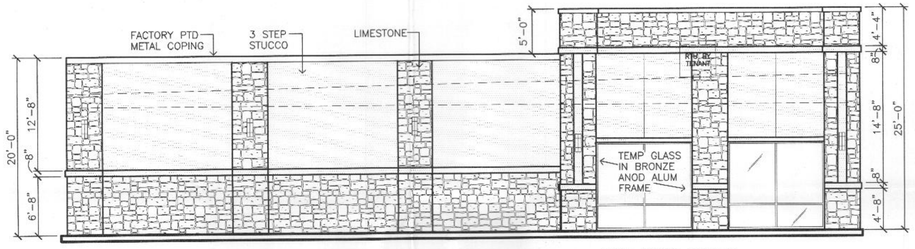

Rendering - Approved Colors and Materials (07.19.2019)
wireless store
RETAIL
DONUTS
DENTAL
RESTAURANT
CD
STUDIO DESIGN


Proposed Color Change
wireless store
RETAIL
DONUTS
RETAIL
DENTAL
RESTAURANT
CD
STUDIO DESIGN



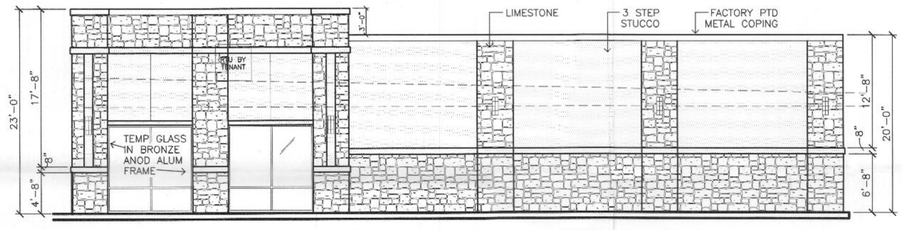
1 east elevation
scale: 3/16" = 1'-0"

EAST FACADE: 1,503 SF (NO WINDOWS & DOORS)
STONE: 859 SF, 57%
3 STEP STUCCO: 644 SF, 43%



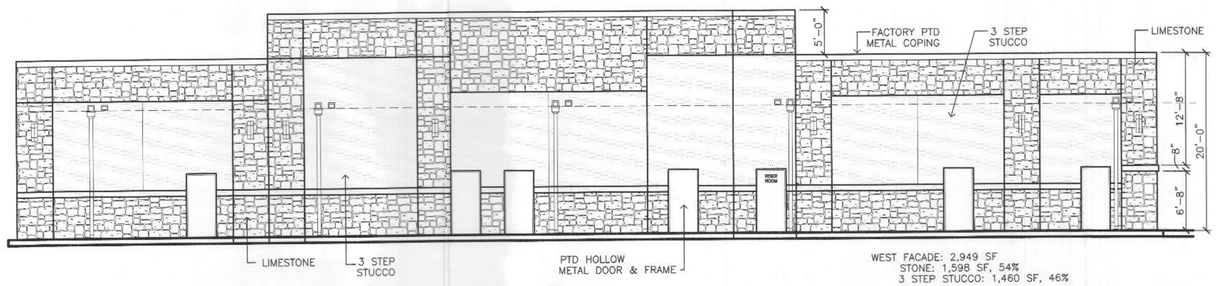
2 south elevation
scale: 1/8" = 1'-0"

SOUTH FACADE: 1,930 SF
STONE: 1,034 SF, 53%
3 STEP STUCCO: 896 SF, 47%



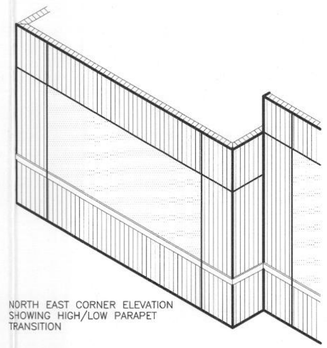
3 north elevation
scale: 1/8" = 1'-0"

NORTH FACADE: 1,803 SF
STONE: 918 SF, 51%
3 STEP STUCCO: 885 SF, 49%



4 west elevation
scale: 1/8" = 1'-0"

WEST FACADE: 2,949 SF
STONE: 1,598 SF, 54%
3 STEP STUCCO: 1,460 SF, 46%



NORTH EAST CORNER ELEVATION
SHOWING HIGH/LOW PARAPET
TRANSITION

3 STEP STUCCO

EXTERIOR MATERIALS:
1. STOREFRONT, AWNINGS & ROOFING: DARK BRONZE ANODIZED ALUMINUM.
2. ~~EIFS~~ COLOR: SW 7047 PORPOISE
3. STONE: 1 1/2" THICK SILVER MIST LIMESTONE; CALL CARTER LYON AT SPECIFIED PRODUCTS

SUBMIT SAMPLES TO OWNER TO CONFIRM

MKA
MATTHEW KING ARCHITECT
Architecture · Design · Planning
Phone: 469-742-0678
mattking@mkingarchitect.com
www.mkingarchitect.com

©Matthew King Architect

REGISTERED ARCHITECT MATTHEW KING 17967 STATE OF TEXAS

September 3, 2019

DO NOT SCALE THESE PLANS

Owner:
DA 3009 Goliad Partners, LP
14114 Dallas Parkway #670
Dallas, Texas 75254

Project:
Shell Building
3005 N. Goliad
Rockwall, Texas 75087

Scale: as noted
Issue For:
Site plan submittal 6-6-19
Site plan REVISIONS 7-1-19
Permit issue: 9-3-19
Facade REV 10-18-19 1

Sheet Number:
A3
Exterior Elevations

Gonzales, David

From: mattking@mkingarchitect.com
Sent: Monday, October 21, 2019 11:35 AM
To: Gonzales, David
Cc: 'Cary Albert'; 'Carter Lyon'; 'Jackie Albert SCH FZ Austin'
Subject: FW: JSP Silvermist Oklahoma Stone Info

David, below are pictures from the quarry of the silver mist limestone on pallets. You can see the silver edges of the stone w/ the colored face.

Would it be possible for you to print copies of these pictures to include w/ my submittal? I have also attached below how they handle the outside corners so you don't see the grey edges. This is a different stone, but it show the edge arrangement.



Thanks,

Matt King – Architect
ARCHITECTURE ▪ REAL ESTATE
Cell: 972-841-9678 ▪ Office: 469-742-0678
Email: mattking@mkingarchitect.com
Web: www.mkingarchitect.com
Victory has a Sound

From: Carter Lyon <carter@specifiedproductsinc.com>
Sent: Monday, October 21, 2019 10:43 AM
To: mattking@mkingarchitect.com
Subject: FW: JSP Silvermist Oklahoma Stone Info

From: Zac Griffith
Sent: Monday, October 21, 2019 10:29 AM
To: Carter Lyon <carter@specifiedproductsinc.com>
Subject: JSP Silvermist Oklahoma Stone Info

Carter, below are some pics and our testing data and the quarry address showing that the Silvermist stone is a natural quarried stone from Stigler that we quarry and then thin cut.





Zac Griffith
817-243-2207 cell
Jacobs Stone Products
www.jacobsstone.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

STUCCO: SW 7047 PORPOISE



RENDERING



LIMESTONE: AUSTIN MIST

PROJECT INFORMATION

PROJECT:	ALBERT RETAIL 3005 N. GOLIAD ROCKWALL, TEXAS 75087
OWNER:	DA 3009 GOLIAD PARTNERS, LP 14114 DALLAS PKWY SUITE 670 DALLAS, TX 75254
ARCHITECT:	MATTHEW KING PH: 469-742-0878
DATE:	OCTOBER 16, 2019

MATERIAL SAMPLE BOARD

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 12, 2019
6:00 P.M.

CALL TO ORDER

OPEN FORUM

APPOINTMENTS

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

CONSENT AGENDA

2. Approval of Minutes for the *October 8, 2019* Planning and Zoning Commission meeting.

3. Approval of Minutes for the *October 29, 2019* Planning and Zoning Commission meeting.

4. **P2019-040** **(Korey)**
   Discuss and consider a request by Perry Bowen on behalf of Kyle Bryan and Haley Brook Bowen for the approval of a replat for Lots 1 & 2, Block A, Haley & Kyle Addition being a 0.97-acre parcel of land currently identified as Lot A, Block 107, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, being zoned Single-Family 7 (SF-7) District, addressed as 501 S. Clark Street, and take any action necessary.

5. **SP2019-041** **(Korey)**
   Discuss and consider a request by LeeAnn Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as Lot 2, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

PUBLIC HEARING ITEMS

6. **MIS2019-014** **(Ryan)**
   Hold a public hearing to discuss and consider an amendment to the OURHometown Vision 2040 Comprehensive Plan for the purpose of updating the water and wastewater master plans, and take any action necessary.

ACTION ITEMS

7. **SP2019-037** **(David)**
   Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [*FM-740*], and take any action necessary.

8. **SP2019-040** **(David)**
   Discuss and consider a request by Matthew Gardner and Halff Associates on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive, and take any action necessary.

DISCUSSION ITEMS

9. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 8th day of November 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 12, 2019
5:00 PM

CALL TO ORDER

OPEN FORUM

ACTION ITEMS

1. **SP2019-037** **(David)**
   Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [*FM-740*], and take any action necessary.

2. **SP2019-040** **(David)**
   Discuss and consider a request by Matthew Gardner and Halff Associates on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive, and take any action necessary.

3. **SP2019-041** **(Korey)**
   Discuss and consider a request by LeeAnn Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as Lot 2, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

ADJOURNMENT

The City of Rockwall Architecture Review Board (ARB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 8th day of November 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 8, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Tracey Logan, Mark Moeller, and John Womble. Absent from the meeting was Annie Fishman and Sedric Thomas. Staff members present were Planning Manager, David Gonzales, Senior Planner, Korey Brooks, Planning Coordinator, Laura Morales, Civil Engineers Jeremy White and Sarah Hager.

Commissioners Fishman and Thomas arrived at the meeting at 6:03 p.m.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time.

Dennis Denney
162 Meadowbrook Circle
Rockwall, TX

Mr. Denney came forward and shared his strong opposition to the County of Rockwall's proposed planned RV Park on Cornelius Road.

Chairman Chodun asked if anyone else wished to come forward and do so, there being no one indicating such; Chairman Chodun closed the open forum.

III. APPOINTMENTS

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Chairman Chodun indicated no cases went before the Architectural Review Board for their review.

IV. PUBLIC HEARING ITEMS

2. Z2019-021

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background in regards to the request. On January 4, 2016, the City Council approved Planned Development District 79 Ordinance No. 16-07, which rezoned a 45.292-acre portion of the subject property from an Agricultural District to a Planned Development District establishing an entitlement for a single-family residential subdivision consisting of 113 single-family lots. On May 16, 2019, the applicant voluntarily annexed an additional 11.121-acre tract of land and amended Planned Development District 79, incorporating this property into the subdivision. The annexation created a 55.413-acre residential subdivision. The amendment to PD-79 also increased the lot count from 113 to 138 lots, and granted an increase in the maximum front entry garages from 0% to 50%. On January 22, 2019, the applicant voluntarily annexed an additional 14.995-acre tract of land with the intent

of incorporating it into Planned Development District 79. On September 13, 2019, the applicant submitted an application requesting to amend PD-79 for the purpose of amending the development standards and concept plan by incorporating the additional 14.995-acre tract of land into the existing 55.413-acre tract of land to create Phase III for the Saddle Star Estates Subdivision. This amendment would increase the total acreage of the subdivision to 70.408-acres.

Mr. Gonzales added that currently, Planned Development District 79 allows the applicant to construct 138, 70' x 125' single-family lots on 55.413-acres. The proposed amendment would increase the size of the proposed subdivision to 70.408-acres and add an additional five 70' x 125' lots and 33, 80' x 125' single family lots. The new lot product would be subject to all of the same standards as the existing lot type; however, the applicant would be incorporating 100% j-swing or traditional swing garages with the 80' x 125' as opposed to the 50% flat front entry currently permitted on 138, 70' x 125' lot product. Additionally the applicant will be adding an addition five lots of which 50% would be able to be flat front entry. Based on the applicant's request to rezone the subject property, the following infrastructure will be required to be constructed in order to provide adequate public services to the subject property. The City does not currently have the rights to serve the proposed 14.995-acre addition to Planned Development District 79. The applicant will need to work with Mt. Zion Water Supply Corporation to secure the right for the City of Rockwall to serve the additional acreage. Additionally the lift station located at John King Boulevard and FM-552 is not currently sized to serve the proposed 14.995-acre addition to Planned Development District 79. The applicant will be required to perform an infrastructure study to determine the upgrades necessary to meet the required capacity an all proposed infrastructure improvements must meet the Engineering Department's Standards of Design and Construction. The changes to Planned Development District 79 do not change the conformance of the proposed subdivision with regards to the City's existing codes.

Mr. Gonzales further noted that on September 20, 2019, staff mailed nine notices to property owners and residents within 500-feet of the subject property and also emailed notices to the Stone Creek and Stoney Hollow Homeowner's Associations. Staff did not received any notices regarding the applicant's request.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Chodun asked the applicant to come forward

Pat Atkins
3076 Hays Lane
Rockwall, TX

Mr. Atkins came forward and provided a brief explanation and power point presentation in regards to the request.

Chairman Chodun asked for questions from the Commission.

Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being no one wishing to do so; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve Z2019-021 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 7-0.

3. Z2019-022

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background concerning the case. The applicant is requesting approval of a Specific Use Permit (SUP) for a detached garage that exceeds the maximum allowable size for properties located within a Single-Family 16 District. Currently situated on the subject property, there is a 3,397 square foot brick single-family home

and a 216 square foot accessory building that is clad with wood. The proposed building will be situated behind the main structure, will be 13' 8" in height, and will be constructed of metal. The building will include a 24' x 40' detached garage and a 6' x 40' porch that will be on the front of the building. The total footprint of the building will be 1,200 square feet, 35% of the size of the home. The porch will incorporate windows with shutters, double walk-in doors, and wooden posts. The applicant has stated that the purpose of the porch is to blend the building with the neighborhood by incorporating architectural elements that are typically seen on a single-family home. The building will have two roll-up doors located on each of the north and south façade and the applicant has stated that detached garage will be utilized to store several antique vehicles. The existing 12' x 18' accessory building will be relocated and will be situated adjacent to the northern side façade of the proposed detached garage.

Mr. Brooks further noted that according to the Unified Development Code, in a Single-Family 16 District a detached garage is permitted provided that it is no larger than 625 square feet. The detached garage should include a minimum of one garage bay door large enough to accommodate a standard size motor vehicle and shall be architecturally compatible with the primary structure. In this case, the proposed detached garage is 960 square feet and the porch is 240 a total building footprint of 1,200 square feet, which exceeds the maximum allowable size of a detached garage. Although the proposed building exceeds the maximum allowable size, the applicant has provided additional architectural elements such as the front porch, windows and shutters, and the double walk-in doors on the building in order for the building to be consistent with the main structure. Additionally, the proposed building incorporates two roll-up doors that are large enough to accommodate a standard passenger vehicle. Based on the proposed design of the building, the applicant's request appears to be in conformance with the requirements stipulated by the Unified Development Code with regard to detached garages; however, the Planning and Zoning Commission and City Council are tasked with determining if the proposed building is architecturally compatible with the primary structure. When looking at the applicant's request, it was observed that a large majority of property owners currently have a detached garage and/or accessory building on their properties. Of the existing accessory buildings within the Saddlebrook Estates #2 Addition, several are roughly the same size or larger than the proposed detached garage. It should be noted that most of the accessory buildings that are visible from the street utilize exterior materials similar to the main structure. Staff was able to determine that 30 building permits have been for accessory buildings within the Saddlebrook Estates #2 Addition and 27 of the permits are still active. A vast majority of the permits were issued between 2002 and 2009 shortly after this area was annexed. In this case, the proposed detached garage is larger than the maximum allowable detached garage; however, the design of the structure appears to be architecturally compatible with the main house and would resemble a residential building. The building will sit more than 100-feet from the front property line and be approximately four feet higher than the street. Due to this, visibility of the garage bay doors will be limited from the front of the property line. Should the detached garage be visible from of the front of the property, the garage would likely resemble the existing detached garages on the surrounding properties. Given that a majority of the surrounding homes have a detached garage, an accessory building, and/or a portable building approval of this request does not appear to negatively impact the subject property or surrounding properties.

Mr. Brooks shared that on September 20, 2019, staff sent 30 notices to all residents/property owners within 500-feet of the subject property and there are no Homeowner's Associations Neighborhood Associations located within 1,500-feet of the subject property. Staff received 3 emails and 1 notice in favor of the request and 1 email in opposition of the request.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Chodun asked for questions from the Commission.

Commissioner Thomas asked if there were any old ordinance that required brick to be incorporated in the building as seen in some of the surrounding properties with accessory buildings. Mr. Brooks explained that the ordinances have changed over the years and at one point in time masonry was a requirement however the City can no longer regulate masonry. However if the Planning and Zoning Commission determines that some masonry would make it more architecturally compatible, that could be something that the Commission could ask the applicant to do.

Commissioner Logan asked if the outside porch would be used as storage as well. Mr. Brooks shared that there would be no outside storage allowed and the ordinance would indicate that.

Chairman Chodun asked the applicant to come forward.

Marty Wright
2340 Saddlebrook Lane
Rockwall, TX

Mr. Wright came forward and provided a short presentation and additional comments in regards to the request. He shared that prior to a legislative change that took effect September 1st of this year it was a requirement to have masonry, however with that house bill the requirements have changed. Mr. Wright indicated he was available for questions.

Commissioner Logan shared concerns with the maintenance such a building would create in the future should there be a time when someone that does not take such owner prideship occupy the home.

Commissioner Moeller asked if the building would be visible from the street. Mr. Wright indicated that it would be visible.

Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so.

Patty Muggeo
2317 Saddlebrook Lane
Rockwall, TX

Ms. Muggeo came forward and shared what an excellent neighbor Mr. Wright has been. However although she does not have a problem with the building itself, the issue she has is that it is not cohesive to the neighborhood what is being proposed. She generally expressed not being in favor of the request unless it is at least partially bricked.

Kevin Barger
2364 Saddlebrook Lane
Rockwall, TX

Mr. Barger came forward and said he shares Ms. Muggeo's opinion in regards to the request.

Eddie Smith
2312 Saddlebrook
Rockwall, TX

Ms. Smith came forward and shared she just built a large shop that required to have brick and they adhered to that requirement. She generally expressed not being in opposition of the structure as long as it has some brick and masonry to be cohesive to the neighborhood.

Chairman Chodun asked if anyone else wished to speak to come forward and do so there being no one wishing to do so, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Chairman Chodun expressed concern with setting a precedent in approving a request such as this. General discussion took place between the Commission concerning the concerns expressed by those who spoke.

Commissioner Womble made a motion to deny Z2019-022. Commissioner Logan seconded the motion which passed by a vote of 7-0.

4. Z2019-024

Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a

~336.00-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [*N. Goliad Street*], and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicant submitted an application requesting to amend Planned Development District 70 for the purpose of reducing the number of required hard edged retention ponds from four ponds to three ponds. Additionally, the applicant has submitted a letter stating an intent to provide an additional fountain feature for the existing retention pond located adjacent to York Street. Planned Development District 70, in accordance with the original development agreement, requires the developer to provide a minimum of four retention ponds with hard edges and fountain features. According to the ordinance, the location and configuration of the proposed ponds is to be determined at the time of development. Currently, the developer has constructed three of the four ponds required by Planned Development District 70: [1] the first pond is located at the northeast corner of the intersection of N. Goliad Street and Featherstone Drive which is at the entry to the subdivision, [2] the second pond located south of and adjacent to homes along Crestbrook Drive, and [3] the third pond located within the public park located at the northwest corner of Featherstone Drive and John King Boulevard. The pond at the entryway to the subdivision is the only pond that incorporates both a hardedge and a fountain feature. The pond located south of and adjacent to Crestbrook Drive only incorporates a hardedge, and the pond in the public park does not incorporate either a hardedge or a fountain; however, this pond was exempted by the City to make the park eligible for matching grants through the State of Texas, which were applied to increase the amenity of the park. The applicant has requested to change the language in the Planned Development District 70 to reduce the number of ponds from three to four ponds, and has agreed to incorporate a fountain feature in the pond adjacent to Crestbrook Drive and another in a secondary pond along York Street. This means that the only thing the applicant is lacking to meet the current requirements would be a hardedge along the pond located adjacent to York Street; however, staff should point out that this pond is located within the 100-year floodplain and is not highly visible from the street. The applicant has stated the reason for the request is tied to the lengthy and indefinite permitting process required by the Texas Commission on Environmental Quality, and a desire to not put an additional cost burden on the Stone Creek Homeowner's Association. Additionally, as has been done with past requests to amend Planned Development District ordinances, staff has consolidated the two regulating ordinances into one regulating ordinances; however, the only change made in the attached draft ordinance is to the verbiage relating to the number of retention ponds permitted within the development. There are no infrastructure requirements associated with the proposed amendment. In addition, the additional retention pond is not needed to meet the stormwater detention requirements, as the retention ponds were not accounted for in the required detention for the subdivision since the development was required to provide detention in other areas of the subdivision to meet the City's engineering requirements. Since the request is only tied to a requirement of Planned Development District 70, the request remains in compliance with all of the requirements of the City's codes.

Mr. Gonzales further noted that on September 20, 2019, staff mailed 928 notices to property owners and residents within 500-feet of Planned Development District 70 and also emailed notices to the Quail Run Valley, Lakeview Summit, Random Oaks, and Rockwall Shores Homeowner's Associations which are the only HOA's located within 1,500-feet of Planned Development District 70 participating in the Neighborhood Notification Program. Staff received seven in favor and seven in opposition of the request.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Chodun asked for questions from the Commission. Commissioner Logan asked for clarification that pond 4 would be getting the fountain not the hardedge. Mr. Gonzales indicated if the request was approved the ordinance would require the fountain to be included with pond 4.

Chairman Chodun asked the applicant to come forward and speak.

Adam Buzcek
8214 Westchester Drive, Suite. 710
Dallas, TX

Mr. Buzcek came forward and provided a power point presentation along with additional comments in regards to the request. Mr. Buzcek indicated he was available for questions.

Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forward and provided a brief presentation in regards to the request. Mr. Wacker generally expressed being in favor of the request.

Shirley Smith
609 Amherst Drive
Rockwall, TX

Mrs. Smith came forward came forward and shared her disappointment at the condition the ponds were handed over to the HOA by the developer. She is asking that maintenance but kept up with the existing ponds if the fourth pond will not have hardedge to better enhance the aesthetics of the neighborhood. She generally expressed being against the request.

Jim Smith
609 Amherst Drive
Rockwall, TX

Mr. Smith came forward and shared that the current condition of the existing ponds are not being maintained. Crestbrook Pond that is hard-edged is almost impossible for residents to reach it and therefore does not meet the needs of amenities. He feels the TECQ requirements shouldn't play a role because the developer was award of those requirements when it first began the development. He feels if the fourth pond will not be incorporated the developer then needs to better maintain the ponds and make Crestbrook Pond accessible to the residents. He generally expressed not being in favor of the request.

Sara Driscoll
306 Iris Drive
Rockwall, TX

Ms. Driscoll came forward and generally expressed being in favor of the request for another pond and feels the ideal location for it would be the intersection of SH-205 and Featherstone.

Kate Wilke
129 Deverson Drive
Rockwall, TX

Ms. Wilke came forward and generally expressed not being in favor with the additional pond being added.

Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being no one indicating such Chairman Chodun closed the public hearing and asked the applicant to come forward with any rebuttal.

Mr. Buzcek came forward and provided rebuttal for the comments that were given by the residents present.

Chairman Chodun brought the item back to the Commission for discussion or action.

After general discussion among the Commission, Commissioner Womble made a motion to approve Z2019-024 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 5-2 with Commissioners Welch and Thomas dissenting.

V. ACTION ITEMS

5. SP2019-035

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [*FM-3097*], and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is requesting approval of a site plan for the purpose of expanding an existing minor automotive repair garage, Kwik Kar. The applicant has stated that constructing a second building on the subject property will help manage the current volume of vehicles being serviced. According to the Unified Development Code, a Minor Auto Repair Garage is permitted by Specific Use Permit in a Commercial District. In this case, on September 3, 2019, the City Council approved a Specific Use Permit and no additional approvals regarding land use are necessary. Currently, there is an 8,431 square foot building on the subject property and the applicant is proposing to construct a second building that will be approximately 1,440 square feet and located behind the existing building. According to the submitted building elevations, the new structure will match the existing structure with regard to design and materials. With the exception of the exceptions being requested the submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial District.

Mr. Brooks went over the exceptions the applicant is requesting to the requirements of the Unified Development Code. According to the Unified Development Code, garage doors or bays shall not face the street or a residential lot. In this case, since the bays of proposed building face the street, approval of an exception to the Conditional Land Use Standards is required. Additionally according to the UDC, the maximum wall length of primary building facades shall not exceed three times the wall height without incorporating a secondary entryway/architectural element. In this case, the south and north elevations are 48-feet in length and do not incorporate a secondary entryway/architectural element. Since this exceeds the maximum allowable wall length of 42-feet in length, approval of an exception to the building articulation standards is required. In this case, the applicant is providing additional canopy trees and plants on site adjacent to the new building. Additionally, the applicant is including 24-38% natural stone on each façade. Staff should note, the front of the building will consist of bay doors, which provide some relief on the façade. Since there is an existing building on the property, it seems appropriate for the design and materials of the new building to be consistent. Further, the Unified Development Code, gives the Planning and Zoning Commission the ability to grant exceptions to the general standards should the request meet one of the following; [1] where unique or extraordinary conditions exist or [2] where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. When exceptions are being requested, the applicant shall provide two compensatory measures that directly offset each requested exception. In this case, the applicant is providing a combination of a berm, shrubs and plants in the landscape buffer and is utilizing 100% masonry. In addition, the applicant is incorporating 24%-38% natural stone on each building façade. Staff should note, that the property is adjacent to other automotive land uses. The proposed building will be located behind the main structure, which will limit visibility of the bays; however, the bays may still be slightly visible from the street. It should also be noted, that the bay doors on the front of the building provide some relief to the buildings' façade. Since there is an existing building on the property, it seems appropriate for the design and materials of the new building be consistent with the existing building. With this being said these exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a supermajority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

Mr. Brooks further noted that the Architectural Review Board reviewed the proposed building elevations and recommended approval. Mr. Brooks advised the Commission that the applicant was unable to be present however staff was available for que4stions.

Chairman Chodun brought the item back to the Commission for discussion or a motion.

Commissioner Moeller made a motion to approve SP2019-035 with staff recommendations. Commissioner Logan seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

6. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

Planning Manager, David Gonzales, advised the Commission that the City Council meeting was held the night before and the outcome of items brought forward will be discussed at the next scheduled meeting.

VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 8:16 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Eric Chodun, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 29, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Tracey Logan, Mark Moeller, John Womble, Annie Fishman and Sedric Thomas. Staff members present were Planning Director, Ryan Miller, Senior Planner, Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers Jeremy White and Sarah Hager.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Chodun closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the September 10, 2019 Planning and Zoning Commission meeting.

2. Approval of Minutes for the September 24, 2019 Planning and Zoning Commission meeting.

3. P2019-039
Consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Julia McKinney for the approval of a replat for Lot 8, Block A, Ellis Centre Phase 2 Addition being a 1.21-acre parcel of land identified as Lot 4, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

4. P2019-041
Consider a request by David Raines for the approval of a replat for Lot 35, Block A, Chandler's Landing, Phase 18, Section 2 being a 0.19-acre tract of land identified as Lot 12, Block A, Chandler's Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single family land uses, addressed as 5808 Constellation Circle, and take any action necessary.

Commissioner Moeller made a motion to approve the consent agenda. Commissioner Logan seconded the motion which passed by a vote of 7-0.

IV. APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

V. PUBLIC HEARINGS

6. Hold a public hearing to discuss and consider imposing a moratorium on accepting and reviewing subdivision plats for commercial and residential property situated within the City's Extraterritorial Jurisdiction (ETJ), and take any action necessary.

Planning Director, Ryan Miller, provided a background and explanation of the request. He shared that the City has an interlocal agreement with Rockwall County that allows the City to process and review subdivision plats within the City's extraterritorial jurisdiction. The subdivision plat is an important way that the City ensures that the proper infrastructure is being provided to property being developed within the City's ETJ. On October 22nd the Rockwall County Commissioners Court approved a motion to notify all cities in Rockwall County that the interlocal agreements would need to be amended to account for two things. The County is in the process of changing their subdivision regulations which will affect the unified regulations contained in the document and there was also a lawsuit challenging certain requirements of their subdivision regulations which are incorporated in those unified regulations contained in the interlocal agreement. Until the new unified regulations are adopted it would become difficult for the City to review plats, therefore what the City is proposing is to impose a moratorium of 90 days on commercial development and 120 days on residential developments for subdivision plats in the ETJ.

Mr. Miller advised the Commission staff was available for questions.

Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no one indicating so Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve the moratorium. Commissioner Womble seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

7. MIS2019-014

Hold a public hearing to discuss and consider an amendment to the OURHometown Vision 2040 Comprehensive Plan for the purpose of updating the water and wastewater master plans, and take any action necessary.

Senior Planner, Korey Brooks provided a brief explanation of the request. Planning Director indicated that with the impact fees are on the way to be approved, the City had the consultants look at the water, water waste master plan and based on the Capital Improvement Plans approved with the impact fee study they have adjusted the plan as necessary. When the Comprehensive Plan was done those master plans were incorporated into the Comprehensive Plan because of that public hearings will have to be held to go over any changes to those Master Plans. Once approved by City Council it will be adopted by Ordinance.

Mr. Miller indicated staff was available for questions.

Chairman Chodun asked for questions from the Commission.

There being no questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

8. P2019-040

Discuss and consider a request by Perry Bowen on behalf of Kyle Bryan and Haley Brook Bowen for the approval of a replat for Lots 1 & 2, Block A, Haley & Kyle Addition being a 0.97-acre parcel of land currently identified as Lot A, Block 107, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, being zoned Single-Family 7 (SF-7) District, addressed as 501 S. Clark Street, and take any action necessary.

Senior Planner, Korey Brooks, shared that the agenda item was in the discussion items because it will go before the Park Board next week to have park fees accessed. It will come back at the next scheduled Planning and Zoning meeting on the consent agenda.

Mr. Brooks indicted he was available for questions.

Chairman Chodun asked for questions from the Commission.

There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

9. SP2019-037

Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [*FM-740*], and take any action necessary.

Planning Director, Ryan Miller, shared that the request came before the Commission last cycle, however because of the 30 day rule by the state, the applicant withdrew the request and now are bringing back the request with the changes and will come before the Commission for action at the next scheduled meeting.

Mr. Miller advised the Commission that the applicant was present and available for questions.

Chairman Chodun asked the applicant to come forward.

Anna Blackwell
301 Commerce Street
Fort Worth, TX

Ms. Blackwell came forward provided a brief explanation of the request and indicated that she is the civil engineer on the project on behalf of the owner. She shared that they have been working closely with staff and the Architectural Review Board to address the comments that were provided to them and have made necessary modifications. She indicated she was available for questions.

Chairman Chodun asked for questions from the Commission.

Commissioner Womble asked for recap of the variances being requested, if those were only for the dumpster orientation, space between the drive isles and articulation requirements. Ms. Blackwell indicated that was correct.

There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

10. SP2019-040

Discuss and consider a request by Matthew Gardner and Halff Associates on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive, and take any action necessary.

Planning Director, Ryan Miller, advised the Commission that the applicant was present to provide comments on the request.

Chairman Chodun asked the applicant to come forward.

Mathew Gardner
3618 Regent Street
Midlothian, TX

Mr. Gardner came forward and provided a brief explanation of the request. They are proposing three light industrial buildings that they are proposing on the site for the purpose of leasing to individual tenants. He shared that they met with the Architectural Review Board who provided comments which they will be addressing. They will be asking for a variance to the slope requirement in the detention pond. He indicated he was available for questions.

Chairman Chodun asked if the tree line would be staying in place. Mr. Gardner stated most would as most are not on their property.

There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

11. SP2019-041

Discuss and consider a request by LeeAnn Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as Lot 2, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

Senior Planner, Korey Brooks, shared that the applicant was unable to attend and went on to give a brief explanation of the request. The applicant is proposing to build a medical office building. The Architectural Review Board took a look at the building elevations and provided some suggestions which staff will provide to the applicant. Mr. Brooks indicated staff was available for questions.

Chairman Chodun asked for questions from the Commission.

Commissioner Womble asked if there would be any variances. Mr. Brooks stated that there would not due to it meeting both the vertical and horizontal articulation requirements.

There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ MIS2019-001: Impact Fee Update (*1st Reading*) [*Approved*]
- ✓ Z2019-021: Amendment to Planned Development District 79 (PD-79) (*1st Reading*) [*Approved*]
- ✓ Z2019-022: SUP for an Accessory Building at 2340 Saddlebrook Lane (*1st Reading*) [*Postponed to November 4, 2019*]
- ✓ Z2019-024: Amendment to Planned Development District 70 (PD-70) (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:29 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Eric Chodun, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	November 12, 2019
APPLICANT:	Perry Bowen
CASE NUMBER:	P2019-040.; *Lots 1 & 2, Block A, Haley & Kyle Addition*

SUMMARY

Discuss and consider a request by Perry Bowen on behalf of Kyle Bryan and Haley Brook Bowen for the approval of a replat for Lots 1 & 2, Block A, Haley & Kyle Addition being a 0.97-acre parcel of land currently identified as Lot A, Block 107, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, being zoned Single-Family 7 (SF-7) District, addressed as 501 S. Clark Street, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to replat one (1) lot (*i.e. Lot A, Block 107, B. F. Boydstun Addition*) into two (2) lots (*i.e. Lots 1 & 2, Block A, Haley & Kyle Addition*) for the purpose of subdividing the property in order to construct two (2) single-family homes.

☑ The subject property was annexed prior to 1959, is zoned Single-Family 7 (SF-7) District, and is addressed as 501 S. Clark Street.

☑ On November 5, 2019, the Parks and Recreation Board reviewed the proposed *replat* and made the following recommendations:

1) The developer shall pay pro-rata equipment fees for Park District No. 21 in the amount of $516.00 for Lot 2. This will need to be paid at time of final plat; and

2) The developer shall pay cash-in-lieu of land fees for Park District No. 21 in the amount of $499.00 for Lot 2 to be paid at the time of final plat.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

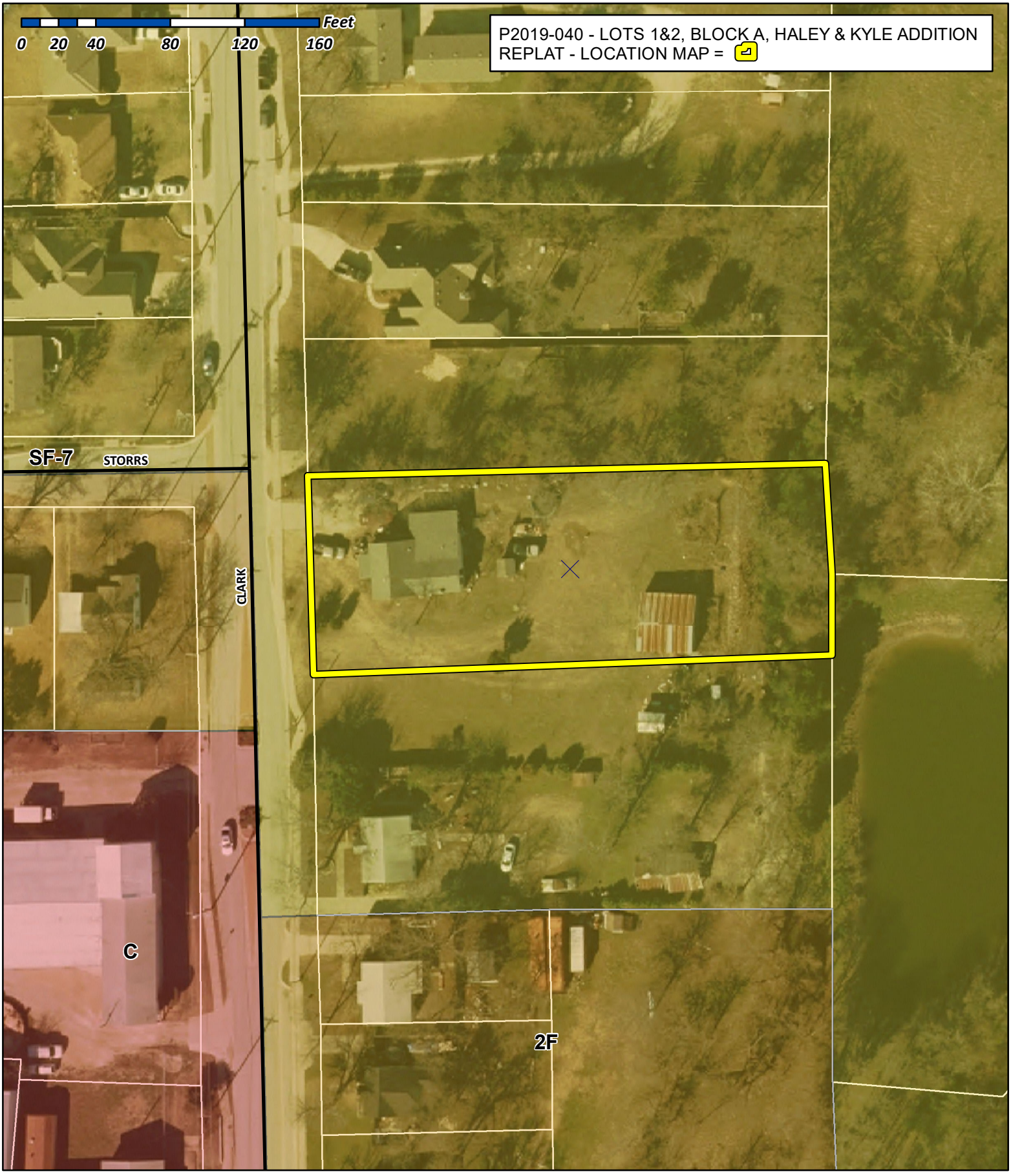
☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 1 & 2, Block A, Haley & Kyle Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

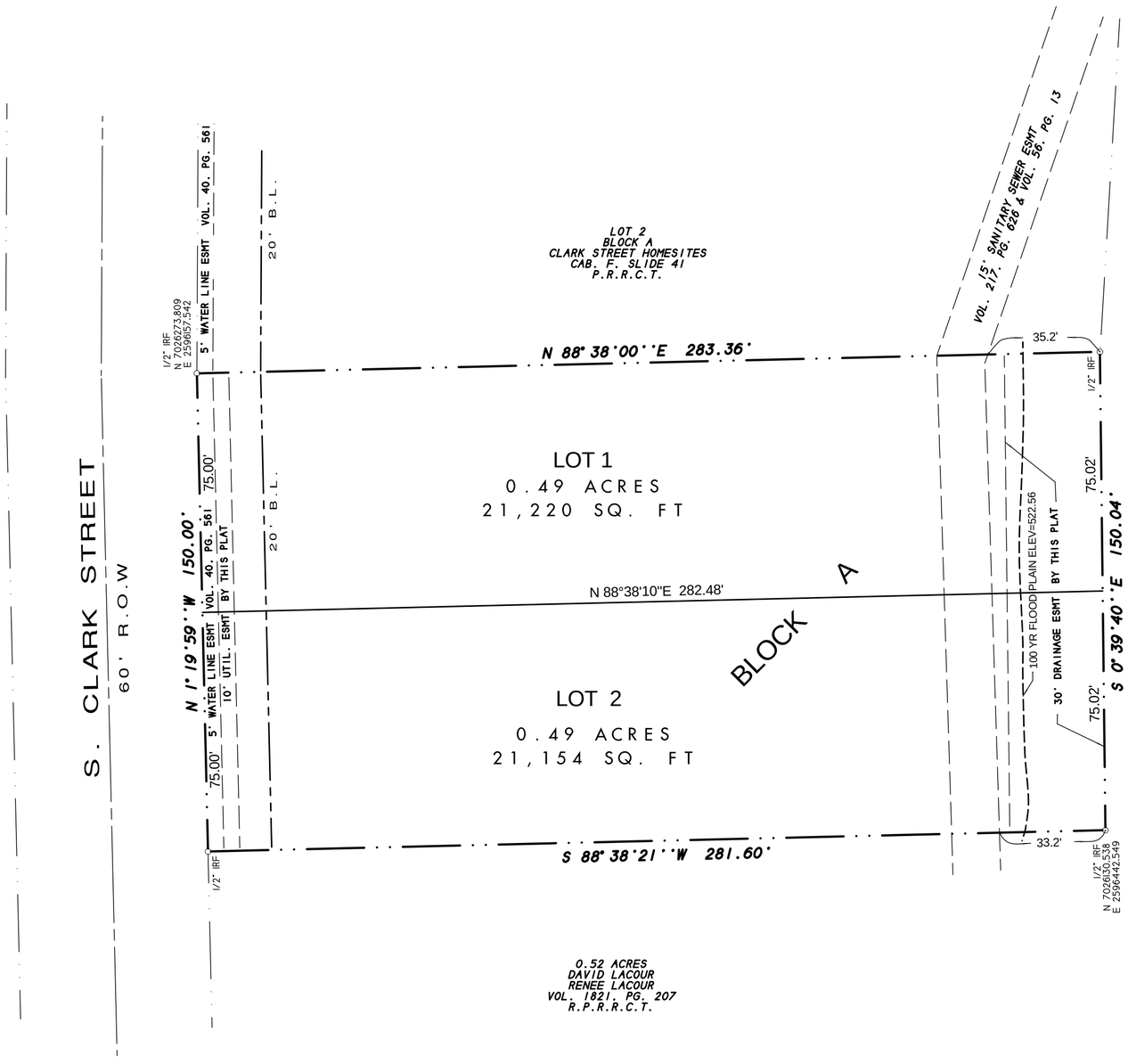
(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

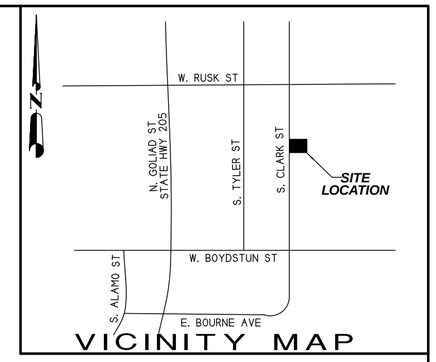


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

FINAL PLAT

HALEY & KYLE ADDITION
LOTS 1 & 2, BLOCK A

0.97 ACRES OR 42,375 S.F.
(2 LOTS)
B.F. BOYSTON SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
KYLE BRYAN &
HALEY BROOKE BOWEN
401 E. KAUFMAN STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND \ CORNER \
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR. COND. UNIT	PROPANE TANK

SURVEY DATE OCTOBER 18, 2019
SCALE 1" = 30' FILE # 20190322-FP
CLIENT BOWEN

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS KYLE BRYAN and HALEY BROOKE BOWEN, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that 0.97 acres tract of land as described in a Warranty deed from Mario Del Bosque to Kyle Bryan and Haley Brooke Bowen, dated May 19, 2019 and being recorded in Document no. 20190000007530 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the East right-of-way line of Clark Street (60' R.O.W.) at the Southwest corner of the above cited tract of land, said point also being at the Northwest corner of a 0.52 acres tract of land as described in a Contract for deed to David Lecour and Renee Lecour, dated January 15, 1999 and being recorded in Volume 1821, Page 207 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 19 min. 59 sec. W. along said right-of-way line, a distance of 150.00 feet to a 1/2" iron rod found for corner at the Northwest corner of said Bryan and Bowen tract and at the southwest corner of Lot 2, Block 1, Clark Street Homesites Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet F, Slide 41 of the Plat Records of Rockwall County, Texas;

THENCE N. 88 deg. 38 min. 00 sec. E. a distance of 283.36 feet to a 1/2" iron rod found for corner at the Northeast corner of said Bryan and Bowen tract;

THENCE S. 00 deg. 39 min. 40 sec. E. a distance of 150.04 feet to a 1/2" iron rod found for corner at the Northeast corner of said Lecour tract;

THENCE S. 88 deg. 38 min. 21 sec. W. a distance of 281.60 feet to the POINT OF BEGINNING and containing 42,375 square feet or 0.97 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as HALEY & KYLE ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We , our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
KYLE BRYAN

_____
HALEY BROOKE BOWEN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KYLE BRYAN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HALEY BROOKE BOWEN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL · LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of KYLE & HALEY ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

HALEY & KYLE ADDITION
LOTS 1 & 2, BLOCK A

0.97 ACRES OR 42,375 S.F.
(2 LOTS)
B.F. BOYSTON SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
KYLE BRYAN &
HALEY BROOKE BOWEN
401 E. KAUFMAN STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR. COND. UNIT	PROPANE TANK

SURVEY DATE OCTOBER 18, 2019
SCALE 1" = 30' FILE # 20190322-FP
CLIENT BOWEN

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	November 12, 2019
APPLICANT:	Lee Ann Latimer
CASE NUMBER:	SP2019-041; *Site Plan for T3 Chiropractic*

SUMMARY

Discuss and consider a request by Lee Ann Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as Lot 2, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

BACKGROUND

The subject property was annexed in 1986 [*Ordinance No. 86-30*] is zoned Commercial (C) District, and is located north of the intersection of Industrial Boulevard and Airport Road. On July 7, 2012, The City Council approved a change in zoning from an Agricultural (AG) District to a Commercial (C) District [*Ordinance No. 12-14*] on the subject property. On August 9, 2016, the Planning and Zoning Commission approved a site plan [*Case No. SP2016-015*] for an indoor recreation facility (*i.e. Adventure Sports*) on Lot 2. Subsequently, on August 15, 2016, the City Council approved variances associated with the approved site plan; however, the developer submitted an amended site plan [*Case No. SP2017-021*] to relocate the indoor recreational facility to Lot 3 in 2017. On June 5, 2017 the City Council approved a final plat [*Case No. P2017-026*] for Lots 1-3, Block A, Landing Point Addition.

PURPOSE

The applicant is requesting approval of a site plan for a 2,900 SF medical office building on Lot 2, Block A, Landing Point Addition.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of Airport Road and Industrial Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Lot 3, Block A, Landing Point Addition, which is occupied by an indoor recreation/amusement business (*i.e. Adventure Sports*). Beyond this there are several large vacant tracts of land that are zoned Agricultural (AG) District and Planned Development District 71 (PD-71) for Commercial (C) District land uses. Following this William Street [*SH-66*], which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a vacant tract of land that is zoned Planned Development District 85 (PD-85) for General Retail (GR) District land uses.

South: Directly south of the subject property is a vacant lot (*i.e. Lot 1, Block A, Landing Point Addition*). Beyond this is Airport Road, which is identified as a *M4U* (*major collector, four [4]-lane, undivided roadway*) on the City's Master Thoroughfare Plan. Following this, there is an athletic complex (*i.e. Leon Tuttle Athletic Complex*) and a railway (*i.e. Union Pacific/Dallas Garland N. E.*

railway). Beyond this, there is a light industrial facility (*i.e. Graham Packaging Pet Technologies*). These areas are zoned Light Industrial (LI) District.

East: Directly east of the subject property, there is a medical office facility (*i.e. Lakes Regional Mental Health*), a house of worship (*i.e. Cornerstone Church*), and a vacant tract of land (*i.e. Tract 4-06, N. Butler Survey, Abstract No. A0020*). These areas are zoned Commercial (C) District. Following this is John King Boulevard, which is identified as a *P6D* (*principle arterial, six [6]-lane, divided roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property, there are several vacant tracts of land followed by Airport Road, which is identified as a *M4U* (*major collector, four [4]-lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this, there are several vacant tracts of land, a light industrial facility (*i.e. Columbia Extrusion*), and a mixed-use subdivision (*i.e. Park Station*). These areas are zoned Light Industrial (LI) District and Planned Development District 87 (PD-87) for townhome, commercial, and light industrial land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Use*s, of the Unified Development Code (UDC), a *medical office facility* is permitted by-right in a Commercial (C) District and no additional discretionary approvals are necessary with regard to land use. The proposed medical office building will be approximately 2,900 SF, will be two (2) stories, and will be clad with a combination of brick, stone, and cementitious lap siding (*i.e. Hardi-Board or similar*). The building will utilize a pitched roof system, will be constructed in a residential architectural-style and scale, and will serve as a chiropractic facility (*i.e. T3 Chiropractic*) for an existing medical practice. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*24,570; In Conformance*
Minimum Lot Frontage	*60-Feet*	*60-Feet: In Conformance*
Minimum Lot Depth	*100-Feet*	*179-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*10-Feet; In Conformance*
Maximum Building Height	*60-Feet*	*28-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*12%: In Conformance*
Minimum Number of Parking Spaces	*15 Spaces*	*32 Spaces; In Conformance*
Minimum Landscaping Percentage	*20%*	*35%: In Conformance*
Maximum Impervious Coverage	*85-90%*	*48%; In Conformance*

TREESCAPE PLAN

This request does not require a treescape plan since there are no protected trees being removed.

CONFORMANCE WITH THE CITY'S CODES

Subsection 4.01, *General Commercial District Standards*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), stipulates that all commercial development utilize a pitched (*minimum of a 6:12 roof pitch*), parapet, or a mansard roof. In this case, the applicant is proposing to utilize a pitched roof that appears to meet the roof design standards for properties located within a Commercial (C) District. In addition, primary and secondary building façades shall not exceed more than three (3) times the wall height (*i.e. 81-feet in this case*)

without a projecting secondary entryway or architectural element. In this case, the building is 27-feet in height, is 71-feet in length, and 42-feet in width. Since the primary and secondary facades are below the maximum allowable wall length, the proposed building seems to conform to the building articulation standards.

According to the purpose statement outlined in Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Commercial (C) District is "…the proper zoning classification for most types of commercial development…" and "…includes most types of office land uses…". Areas should not be zoned Commercial (C) District unless they are located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by land uses in the district. In this case, the proposed use, *a medical office facility*, is allowed by-right in a Commercial (C) District and the applicant is not proposing to rezone the subject property. Due to those factors, the applicant's request appears to conform to the district development standards outlined in the Unified Development Code (UDC).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Map that was adopted with the OURHometown Vision 2040 Comprehensive Plan depicts the subject property being located within the *Central District*. This district contains a wide range of land uses that vary from single-family residential to industrial land uses. The residential areas within the district are largely rural and estate developments. Although there are some residential and commercial/retail developments within the district, the *Technology/Employment Center (TEC)* land use occupies the largest acreage (*i.e. 390.78-acres*). This can likely be attributed to the Union Pacific/Dallas Garland and Northeastern Rail Road that bisects the district and serves as a major mode of transportation for the facilities within the Rockwall Technology Park. The commercial/retail centers in this district are intended to support existing and proposed residential developments and should be compatible in scale with adjacent residential structures and incorporate appropriate screening (*e.g. berms, landscaping, and large buffers*) to transition uses. In this case, it appears that the proposed medical office building can be viewed as a supporting service for the residential developments located to the north and to the west of the subject property. The applicant is utilizing a residential-scale architectural style and the property is surrounded by commercial and industrial land uses. Due to these factors, the applicant's request appears to be in conformance with the district strategies of the Central District and the Commercial/Retail land use outlined in the Comprehensive Plan.

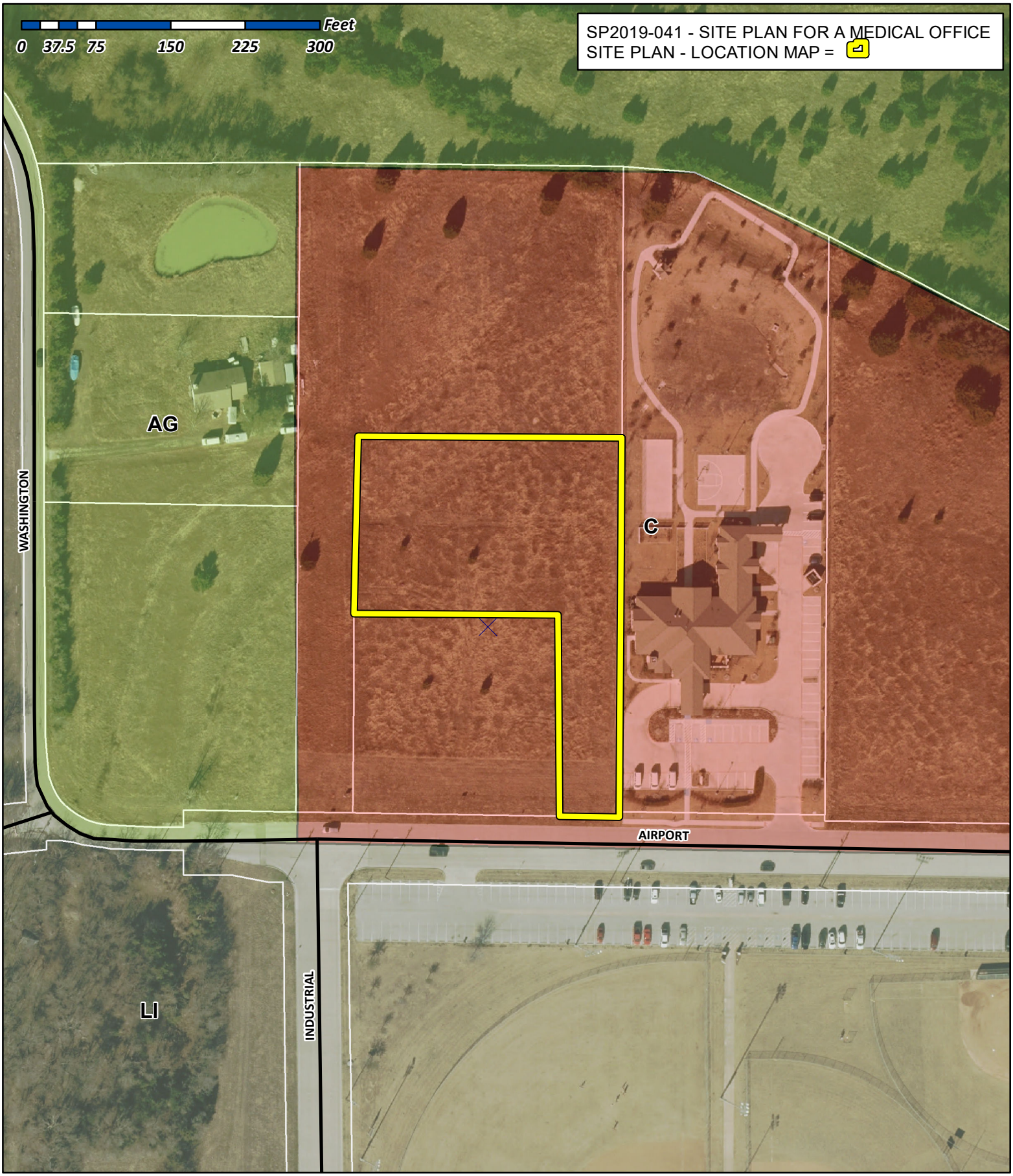
ARCHITECTURAL REVIEW BOARD (ARB):

On October 29, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and provided feedback to the applicant. Specifically, the Architectural Review Board (ARB) requested that the applicant utilize a pitched roof system on the front façade in order to match the rear façade. The applicant agreed to incorporate the revisions and will provide revised building elevations for the Architectural Review Board (ARB) to review during the meeting that will be held on November 12, 2019. Pending any additional revisions, the Architectural Review Board (ARB) will forward a recommendation to the Planning and Zoning Commission.

CONDITION OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following condition of approval:

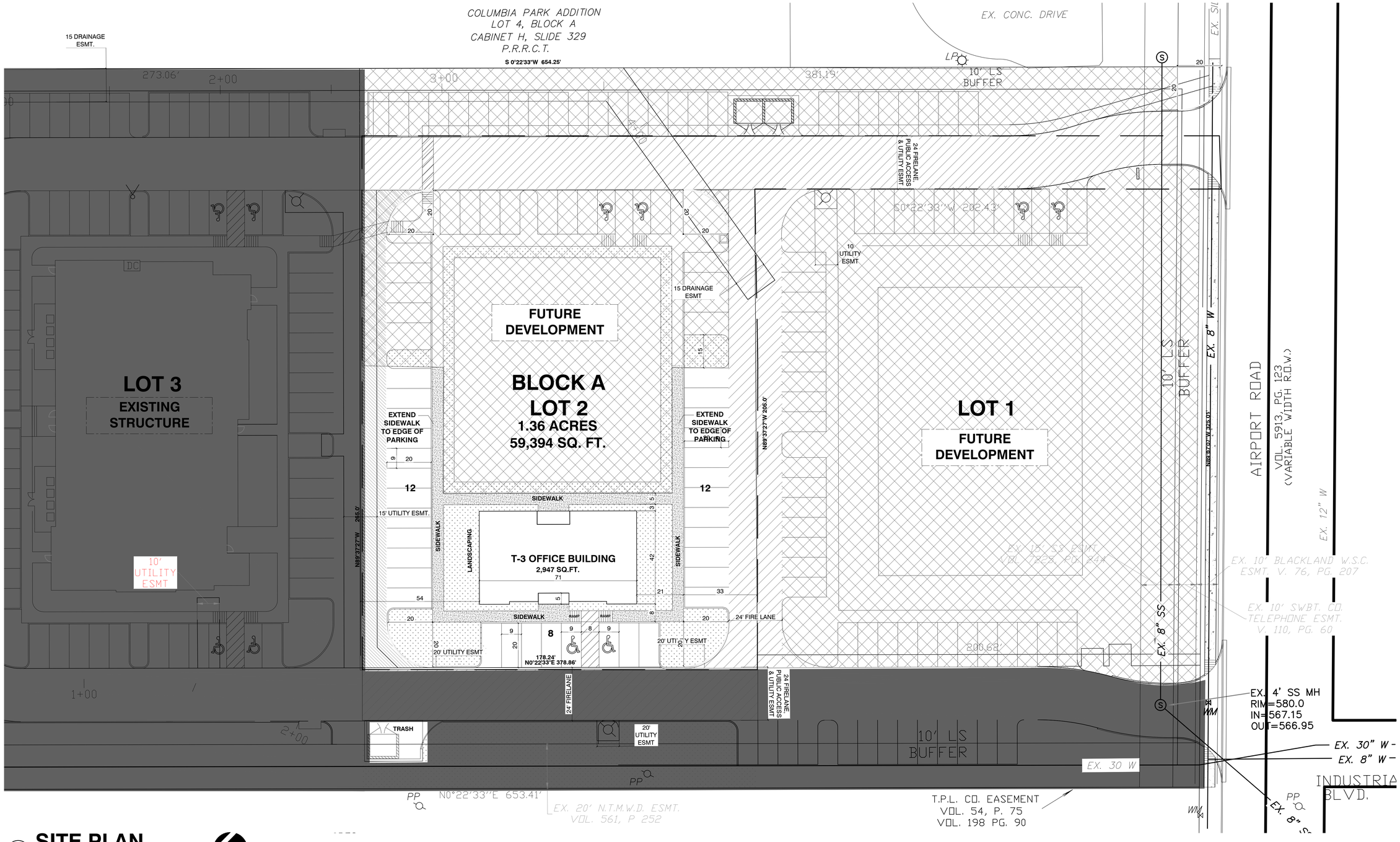
(1) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



01 SITE PLAN
SCALE: 1" = 20' - 0"

NORTH

25' 0 50' 100'

LEGEND

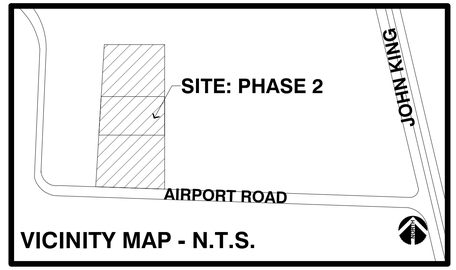
- NEW SIDEWALK
- FIRE LANE
- NEW PARKING SPACES
- PARKING ACCESS
- LANDSCAPING
- FUTURE DEVELOPMENT
- NOT IN SCOPE OF WORK

SITE NOTES

1. TOTAL BUILDING SQUARE FOOTAGE: 2,947
2. TOTAL LOT SQUARE FOOTAGE: 24,570
3. IMPERVIOUS AREA: 11,685
4. IMPERVIOUS / LANDSCAPE: 48%
5. PARKING REQUIREMENTS: 1 SPACE /200
6. HANDICAP SPACES REQUIRED: 1 ACCESSIBLE IN 0-25 SPACES - 2 PROVIDED
7. TOTAL PARKING SPACES PROVIDED: 32
8. ALL PARKING SPACES AT 9' X 21'

BUILDING DEVELOPEMENT

OWNER	ZAPH & ATH PROPERTIES 469.834.6757 arze@me.com
GENERAL CONTRACTOR	TRITON GENERAL CONTRACTING REESE BAEZ 214.738.8752 RBAEZ@TRITONGC.COM
DESIGN FIRM	LATIMER DESIGNS INC. LEE ANN LATIMER 903.268.1167 LATIMERDESIGNGROUP@GMAIL.COM
TENANT	T3 CHIROPRACTICS DR. CASSIDIE 214.606.3980



VICINITY MAP - N.T.S.

LATIMER DESIGNS INC
ROCKWALL, TEXAS
903.268.1167
latimerdesigngroup@gmail.com

DRAWN BY:	L.L.
CHECKED BY:	
DATE:	10.16.2019
ISSUED FOR PRE APPROVAL:	10.18.2019
ISSUED FOR PERMIT:	
ISSUED FOR CONSTRUCTION:	
REVISIONS:	10.23.2019 10.24.2019

PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: 1503 AIRPORT ROAD • ROCKWALL • TX • 75087
DATE: 11.04.2019

CASE # SP2019-041

SHEET TITLE: SITE PLAN

SHEET NO.: A - 0.01

BRICK : 31.67%
STONE : 18.58%
HARDI : 37.63%
METAL : 12.12%



WEST ELEVATION
SCALE: 1/4" = 1' - 0"

BRICK : 14.89%
STONE : 7.38%
HARDI : 52.01%
METAL : 25.73%



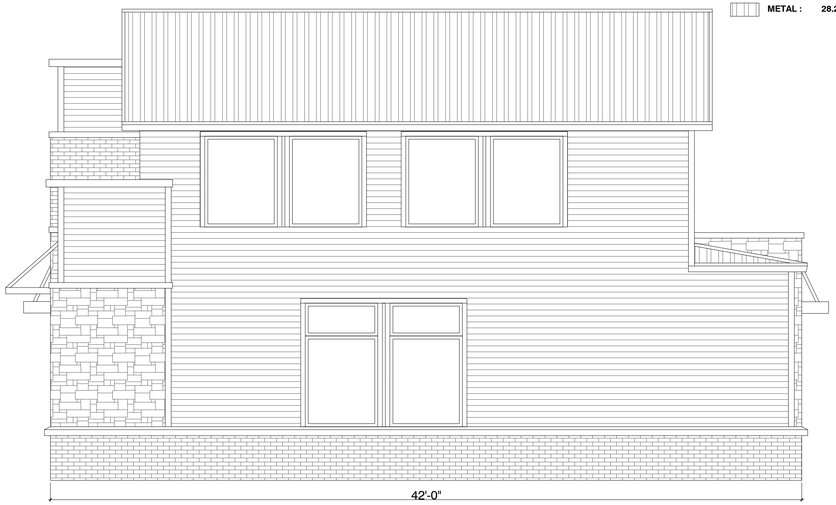
NORTH ELEVATION
SCALE: 1/4" = 1' - 0"

BRICK : 15.23%
STONE : 7.43%
HARDI : 73.80%
METAL : 3.54%



EAST ELEVATION
SCALE: 1/4" = 1' - 0"

BRICK : 16.30%
STONE : 8.07%
HARDI : 47.36%
METAL : 28.27%



SOUTH ELEVATION (FACING AIRPORT ROAD)
SCALE: 1/4" = 1' - 0"

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

SITE DATA TABLE

PROPERTY ID	LANDING POINT ADDITION / LOT 2 / BLOCK A
ADDRESS	AIRPORT ROAD, ROCKWALL, TX
ZONING	COMMERCIAL (C) DISTRICT
PROPERTY USE / TYPE	OFFICE / B
PROPERTY AREA (GROSS)	24,570 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	27'-5"
PARKING REQUIRED	1 SPACE/200
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	32 SPACES
ALL SF TOTALS ARE APPROXIMATE	

BUILDING DEVELOPEMENT

OWNER	ZAPH & ATH PROPERTIES 469.834.6757 arze@me.com
GENERAL CONTRACTOR	TRITON GENERAL CONTRACTING REESE BAEZ 214.738.8752 RBAEZ@TRITONGC.COM
DESIGN FIRM	LATIMER DESIGNS INC. LEE ANN LATIMER 903.268.1167 LATIMERDESIGNGROUP@GMAIL.COM
TENANT	T3 CHIROPRACTICS DR. CASSIDIE 214.606.3980

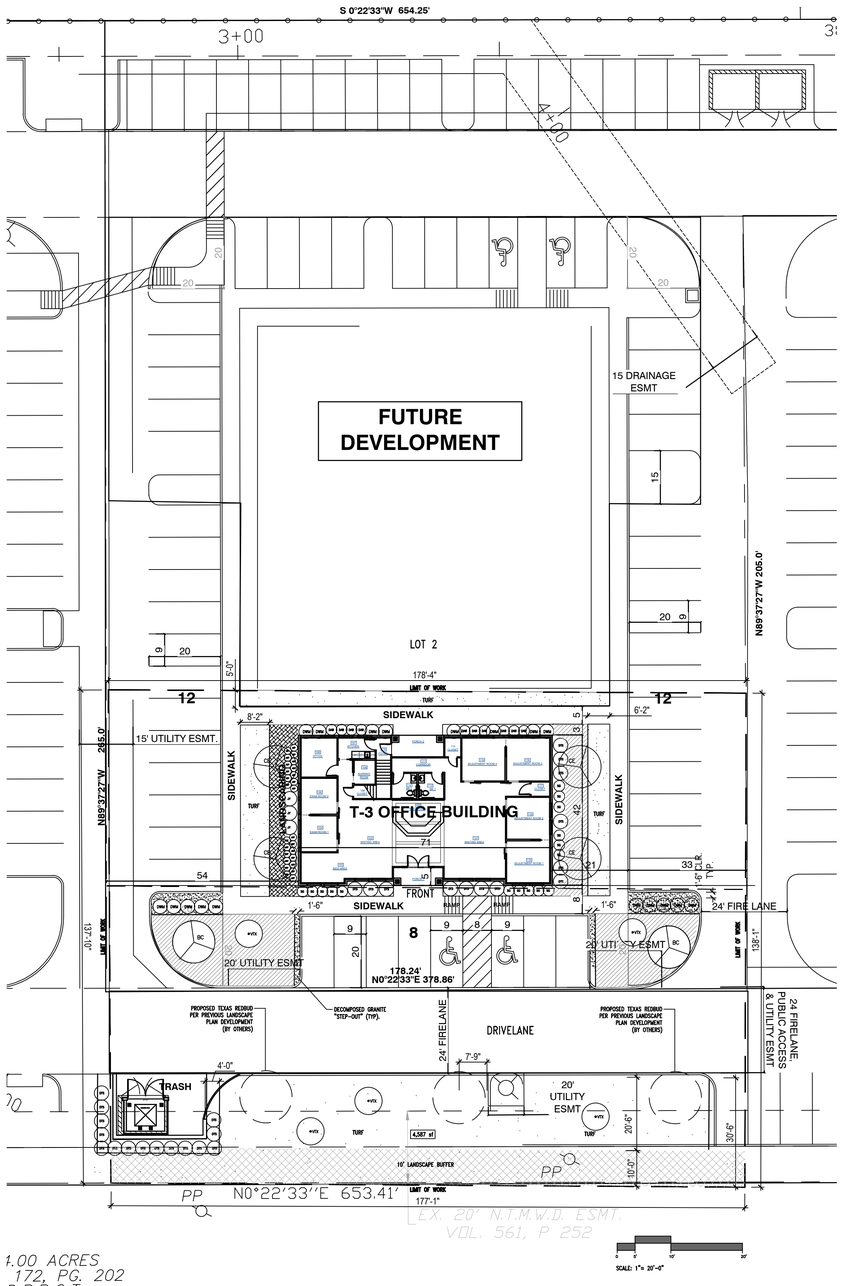
LATIMER DESIGNS INC
ROCKWALL, TEXAS
903.268.1167
latimerdesigngroup@gmail.com

DRAWN BY: L.L.
CHECKED BY:
DATE: 10.16.2019
ISSUED FOR PRE APPROVAL: 10.18.2019
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS:

PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: 1503 AIRPORT ROAD • ROCKWALL • TX • 75087
DATE: 11.04.2019

CASE # SP2019-041

SHEET TITLE: ELEVATONS
SHEET NO.: A - 1.01



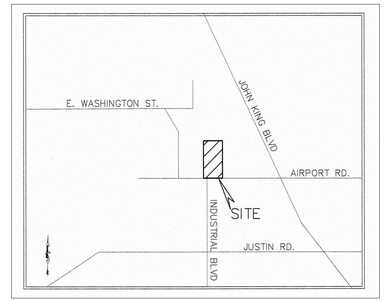
SITE LANDSCAPE – PLAN

PLANT KEY

CE — CEDAR ELM
VITEX — VITEX
DTS — DWARF TEXAS SAGE
DWM — DWARF WAX MYRTLE
JY — JAPANESE YEW
DAB — DWARF ABELIA "ROSECREEK"
MP — CAST IRON PLANT
SG — GREGI SALVIA
MEXICAN FEATHERGRASS
COLORADO WINTERCREEPER
DECOMPOSED GRANITE
TURF — COMMON BERMUDA

PROPOSED PLANT SCHEDULE

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	04	CEDAR ELM	Ulmus crassifolia	4"-4.5" CAL.	PLANT WHERE INDICATED
BC	02	BALD CYPRESS	Taxodium distichum	4"-4.5" CAL.	PLANT WHERE INDICATED
CM	05	VITEX	Vitex	6'MS (5'-10' HT	PLANT WHERE INDICATED, 6' FROM ADJACENT EXISTING WOOD FENCE
DTS	13	DWARF TEXAS SAGE	Leucophyllum candidum 'Thunder Cloud'	7 GAL.	PLANT 42" O.C. MIN.
JY	03	JAPANESE YEW	Podocarpus macrophyllus sinensus	7 GAL.	PLANT 36" O.C. MIN.
DWM	15	DWARF WAX MYRTLE	Myrica pusilla	7 GAL.	PLANT 36" O.C. MIN.
DAB	10	ROSE CREEK DWARF ABELIA	Abelia grandiflora 'rose creek'	7 gGAL	PLANT 36" O.C. MIN.
MP	26	ASPIDISTRA	Aspidistra elatior	3 GAL.	PLANT 24" O.C. MIN. EVENLY SPACED IN LANDSCAPE AREA
PWC	675	COLORADO WINTER CREEPER	Euonymus fortunei 'Coloratus'	GAL.	PLANT 18" O.C. (1,545. SF)
MF	57	MEXICAN FEATHER GRASS	Nassella tenuissima	3 GAL.	PLANT 24" O.C. (244. SF)
TURF		COMMON BERMUDA GRASS	Cynodon dactylon	SOD	LEVEL SUB GRADE AND ROLL INTO PLACE.



VICINITY MAP
N.T.S.

LANDSCAPE TABULATION
LOT 2: LIMIT OF WORK .56 AC (24,515 SF)
BUILDING (FOOTPRINT) : +/– 2,798. SF
ZONED: C – COMMERCIAL

5.1 LANDSCAPE BUFFER-STRIP
WEST SIDE (FRONT OF BUILDING) 177. LF
10' REQUIRED
10' PROVIDED

1/CANOPY TREE PER 50 LF, 3 CANOPY TREES REQUIRED
1/CANOPY TREE PER 50 LF, 3 CANOPY TREES PROVIDED

1/ACCENT TREE PER 50 LF, 3 ACCENT TREES REQUIRED
1/CANOPY TREE PER 50 LF, 3 ACCENT TREES PROVIDED

LANDSCAPE AREA SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND TRASH IN ACCORDANCE WITH THE APPLICABLE CODES OF THE CITY.

5.2 SCREENING OF OFF-STREET LOADING DOCKS
N/A

5.3 ACCEPTABLE LANDSCAPE MATERIALS
ALL PLANT MATERIALS USED WILL SATISFY THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE
ALL TREES PLANTED WILL BE A MINIMUM OF 3" CALIPER
ALL PLANT MATERIAL WILL OF CONTAINER GROWN QUALITY AND INSTALLED PER INDUSTRY STANDARDS.

5.4 PROTECTION OF LANDSCAPE AREAS:
ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR AREAS WILL BE PROTECTED BY 6" CONCRETE CURBS OR WHEEL STOPS.

5.5 IRRIGATION:
AN AUTOMATIC, UNDERGROUND DRIP IRRIGATION SYSTEM WILL BE INSTALLED WITH A RAIN GAUGE AND FREEZE/THAW SENSOR AND WILL PROVIDE IRRIGATION SYSTEM. THIS SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PROPOSED AND REMAINING PLANT MATERIAL ON SITE.

5.6 SCREENING FROM RESIDENTIAL USES (SIDE AND BACK YARDS):
N/A

5.7 STREET LANDSCAPING:
N/A

5.8 RIGHT-OF-WAY LANDSCAPING:
N/A

5.9 PARKING LOT LANDSCAPING:
PARKING "MORE THAN TWO ROWS OF SPACES" (WITHIN LIMIT OF WORK) = 10,563 SF
5% OR 200 SF OF LANDSCAPING REQUIRED
9% AND 984 SF OF LANDSCAPE PROVIDED

1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE REQUIRED.
1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE PROVIDED.

5.10 – (DELETED):

5.11 DIMENSIONING OF LANDSCAPE AREA:
ALL LANDSCAPING REQUIRED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.
ALL LANDSCAPING PROVIDED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.

5.12 REQUIRED LANDSCAPING:
LOT 2, ZONED COMMERCIAL (24,515 SF)
A. AMOUNT OF LANDSCAPING
4,903. SF = 20% OF SITE REQUIRED TO BE LANDSCAPED.
8,624. SF = 35% OF SITE PROPOSED TO BE LANDSCAPED.

B. LOCATION OF LANDSCAPING
1,839. FF = 50% REQUIRED IN FRONT YARD
6,377. SF = 73% OF PROPOSED LANDSCAPE PROVIDED IN FRONT YARD.

C. DETENTION BASIN
BEING DETAINED WITH REGIONAL DETENTION ON LOT 3

9.1 MAINTENANCE REQUIREMENT:
ALL REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITH WITHIN 6 MONTHS AFTER NOTIFICATION BY THE CITY.
A REQUIRED TREE THAT DIES AFTER ITS ORIGINAL PLANTING MUST BE REPLACED BY ANOTHER LIVING TREE HAVING A MINIMUM HEIGHT OF 14' AND A MINIMUM TRUNK CALIPER OF 4" MEASURED AT 12 INCHES ABOVE THE ROOT BALL.

9.2 UTILITY LINES AND RIGHTS-OF-WAY:
ANY DAMAGE TO UTILITIES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLAN MATERIAL.

THERE ARE NO TREES ARE TO BE LOCATED WITHIN 5' OF ANY PUBLIC UTILITY.

TREESCAPE – PROTECTED TREE MITIGATION
THERE ARE NO PROTECTED TREES EXISTING ON SITE

RYBA
Inc.
Landscape Architecture
Site Planning
10670 North Central Expwy.
6th Floor
Dallas, TX. 75231
(214) 629-2052
rla@airmail.net
www.rybadesign.com

STEVEN R. RYBA
1724
REGISTERED LANDSCAPE ARCHITECT

11/05/2019

DRAWN BY:
DK
CHECKED BY:
SR
DATE:
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS:

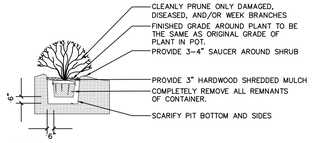
T3 - Chiropractic Office
Landing Point
Rockwall TX

CASE # XXXX

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN

SHEET NO.:
L1.01

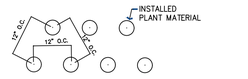
PRELIMINARY 10/15/19
NOT FOR CONSTRUCTION



NOTE:
1. USE MIXED COMPOST TO BACKFILL.
2. FERTILIZE AND WATER THOROUGHLY AFTER INSTALLATION.
3. EXCAVATE ENTIRE SHRUB BED, AS SHOWN.
4. NO SHRUB, EDGER OR ROOTBALL, SHALL BE PLANTED CLOSER THAN 2'-0" FROM FOUNDATION OF BUILDING.

SHRUB PLANTING-SECTION

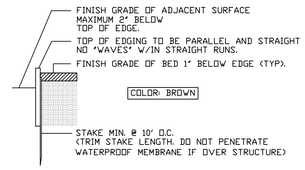
N.T.S.



NOTE:
1. THE "ON CENTER" MAY VARY PER PLANT TYPE. REFER TO PLANT SCHEDULE, FOR VARIOUS "ON CENTERS".

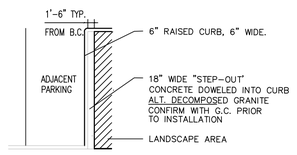
GROUNDCOVER PLANTING-PLAN

N.T.S.



STEEL EDGE-SECTION

N.T.S.

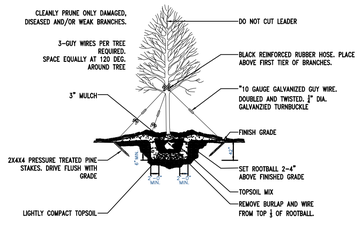


TYPICAL PARKING ISLAND-PLAN

N.T.S.

GENERAL PLANTING NOTES:

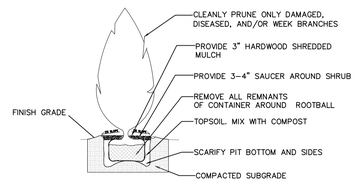
1. QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF ANY OF THESE IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
3. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL. INSTALL 5" OF TOPSOIL WITHIN ALL PLANTING AREAS. REMOVE EXISTING SOIL AND REPLACE WITH TOPSOIL. TO GRADE.
4. TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED INN#3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
5. SHRUB PIT SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
6. MULCH TOP DRESSING FOR ALL PLANTING BEDS UNLESS OTHERWISE NOTED SHALL BE A MINI. 3" DEPTH LAYER, DECOMPOSED GRANITE UNIFORMLY SPREAD ON ALL SHRUB AND GROUND COVER BEDS.
7. BED EDGING TO BE STEEL EDGING 12G, X 5.5" AS MANUFACTURED BY COL-MET , COLOR: BLACK OR APPROVED EQUAL. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AND ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
8. ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS APPLICABLE) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
9. ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
10. ANY LARGE OR SMALL TREE SHALL BE PLANTED AT LEAST 48" MIN. FROM THE EDGE OF ANY PAVED SURFACE.
11. GENERAL MAINTENANCE: REQUIRED PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PEST PREVENTION, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES SHALL BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPARABLE TO THE EXISTING PLANT MATERIALS SPECIFIED IN THE APPROVED LANDSCAPE PLAN
12. LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY.
13. THE LOCATION OF ALL UTILITIES, INDICATED ON THESE PLANS, WERE PROVIDED BY OTHERS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOULD BE DETERMINED BY THE LANDSCAPE CONTRACTOR PRIOR TO HIS COMMENCEMENT OF WORK.
14. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING INDICATED IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS, PRIOR TO CONSTRUCTION. PROTECT ALL SITE UTILITIES DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
16. GROUNDCOVER / SEASONAL COLOR BEDS WILL RECEIVE 3" OF "MIXED SOIL WITH COMPOST" TILLED INTO PLACE TO A 6" DEPTH.



LARGE CANOPY TREE-SECTION

MUST INSTALL SUMP

N.T.S.



LARGE SHRUB-SECTION

N.T.S.

PRELIMINARY 10/15/19
NOT FOR CONSTRUCTION

RYBA
Inc.
Landscape Architecture
Site Planning
10670 North Central Expwy.
6th Floor
Dallas, TX. 75231
(214) 629-2052
rla@airmail.net
www.rybadesign.com

STEVEN R. RYBA
1724
REGISTERED LANDSCAPE ARCHITECT

11/05/2019

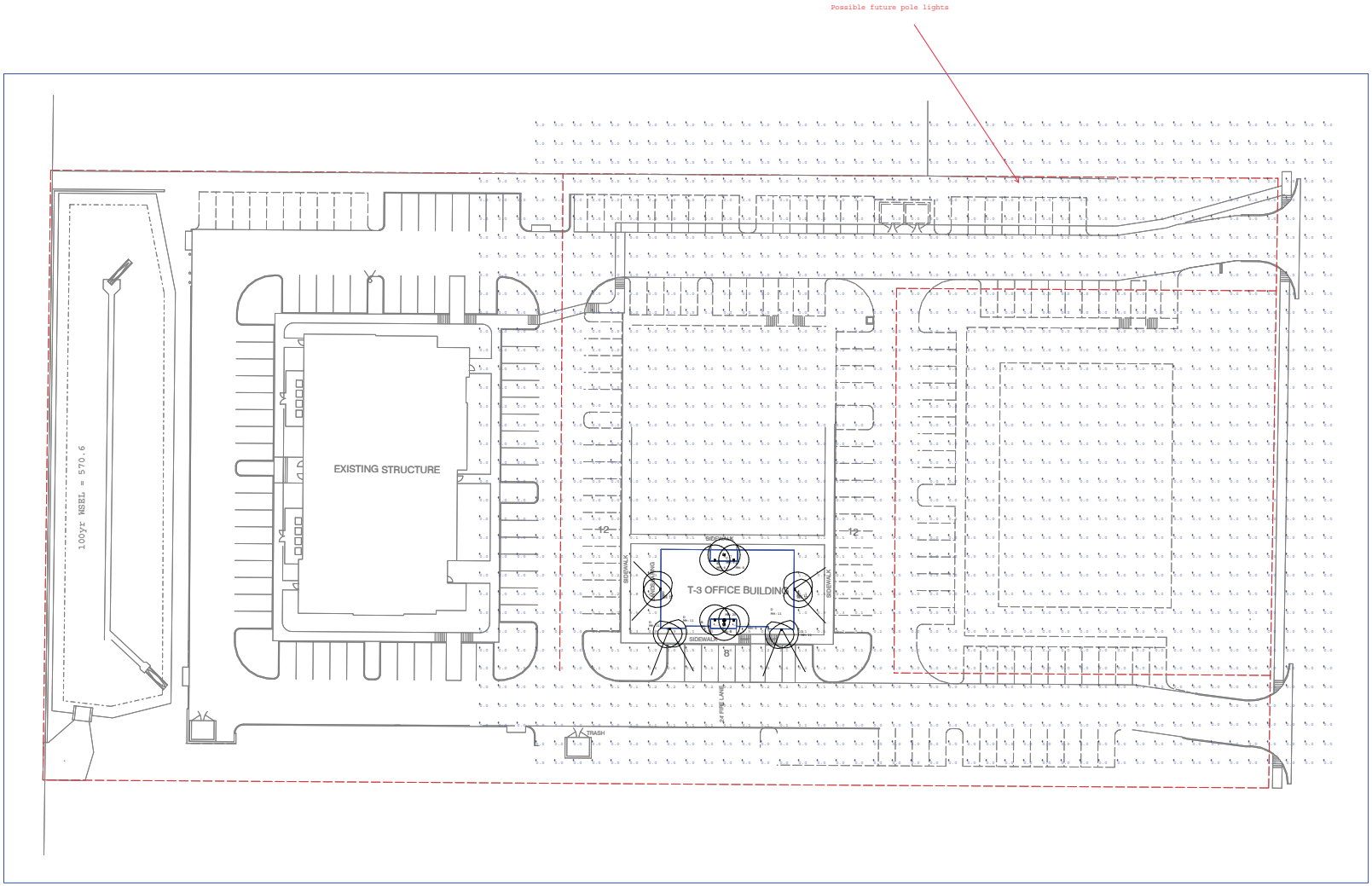
DRAWN BY: DK
CHECKED BY: SR
DATE:
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS:

T3 - Chiropractic Office
Landing Point
Rockwall TX

CASE # XXXX

SHEET TITLE: LANDSCAPE DEVELOPMENT DETAILS

SHEET NO.: L2.01



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	A	1	HI LITE_H-15316-B	404	60	1.000	2.261	2.800
	B	4	FEISS_OL180130RB MODIFIED FROM BRUCK DAZZLE 1	404	60	1.000	2.261	2.800
	C	2	FEISS_F2959/10RB MODIFIED FROM BRUCK DAZZLE 1	404	75	1.000	2.261	2.800
	D	8	LITHONIA_ OLF 2RH 40K 120 FINISH	2275	24.5	1.000	0.404	0.500

Calculation Summary							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CANOPY	0	Fc	13.20	14.4	11.8	1.12
GRADE_Planar	0	Fc	0.05	6.7	0.0	N.A.

Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values are at height indicated in summary table.
3. Mounting heights are designated on drawing with "MH."
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: T3 CHIROPRACTIC SITE
SALESPERSON: ERIC HOME
SCALE: 1" = 20'-0"
CALC BY: STEPHANIE
FILE: 191031_T3 CHIROPRACTIC SITE_V4

2019-10-31

Architectural Lighting Alliance
101 Turtle Creek Blvd, Dallas TX 75207
O 214-628-9500 | F 214-628-9501
www.alatx.com

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	November 12, 2019
SUBJECT:	MIS2019-004; *Master Water/Wastewater Plan Update*

Recently, the City's consultant -- *Birkhoff, Hendricks & Carter LLP* -- finished revising the water and wastewater master plans. These plans were incorporated into the OURHometown Vision 2040 Comprehensive Plan on December 3, 2018 by *Ordinance No. 18-48*. As a result of their incorporation, staff is bringing forward an amendment to the Comprehensive Plan to incorporate the revisions identified by the City's consultants. According to Section 213.003 of the Texas Local Government Code, "*(a) comprehensive plan may be adopted or amended by ordinance following:*

(1) A hearing at which the public is given the opportunity to give testimony and present written evidence; and

(2) Review by the municipality's planning commission or department, if one exists."

Additionally, Section 9.03 of the City's Home Rule Charter states that "(r)ecommended changes to the Master Plan shall be submitted to the City Manager after the Planning and Zoning Commission holds at least one public hearing on the proposed change." Furthermore, Section 9.04 states that the "City Manager shall submit the proposed changes to the Council, together with any recommendations. The Council, after a public hearing, shall adopt or reject such proposed revision or any part thereof as submitted within sixty (60) days following its submission by the City Manager. If the proposed revision or part thereof should be rejected by the Council, the Planning and Zoning Commission may make modifications and again forward it to the City Manager for submission to the Council."

The projected meeting dates for this case are as follows:

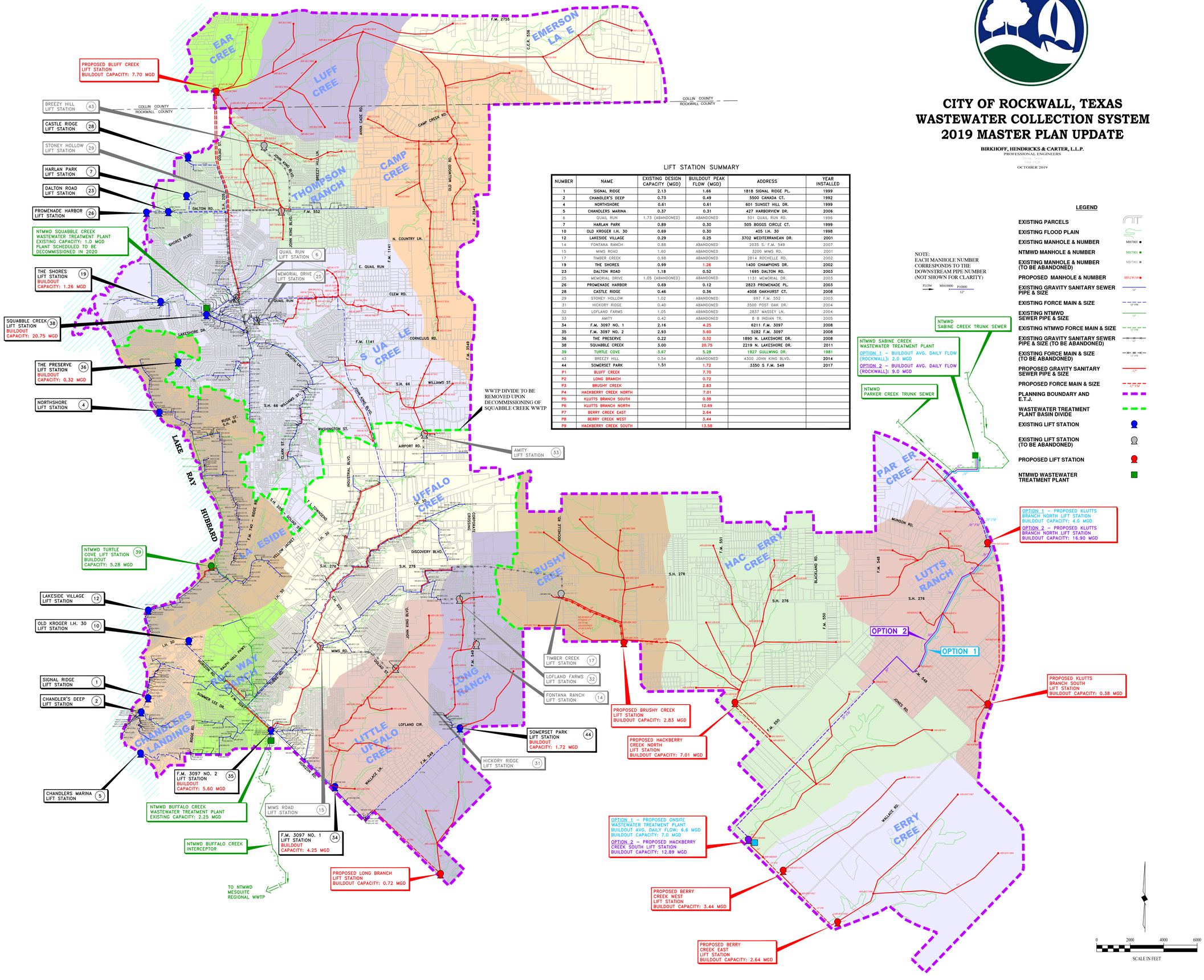
~~Planning and Zoning Commission Work Session: October 29, 2019~~
Planning and Zoning Commission Public Hearing: November 12, 2019
City Council Public Hearing/1st Reading: November 18, 2019
City Council 2nd Reading: December 2, 2019.

Should the Planning and Zoning Commission have any question concerning the amendment, staff will be available at the ***November 12, 2019*** work session meeting.

CITY OF ROCKWALL, TEXAS
WASTEWATER COLLECTION SYSTEM
2019 MASTER PLAN UPDATE

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

OCTOBER 2019



LIFT STATION SUMMARY

NUMBER	NAME	EXISTING DESIGN CAPACITY (MGD)	BUILDOUT PEAK FLOW (MGD)	ADDRESS	YEAR INSTALLED
1	SIGNAL RIDGE	2.13	1.66	1818 SIGNAL RIDGE PL.	1999
2	CHANDLER'S DEEP	0.73	0.49	5500 CANADA CT.	1992
4	NORTHSHORE	0.61	0.61	601 SUNSET HILL DR.	1999
5	CHANDLERS MARINA	0.37	0.31	427 HARBORVIEW DR.	2006
6	QUAIL RUN	1.73 (ABANDONED)	ABANDONED	501 QUAIL RUN RD.	1996
7	HARLAN PARK	0.89	0.30	505 BOGGS CIRCLE CT.	1999
10	OLD KROGER I.H. 30	0.69	0.30	405 I.H. 30	1998
12	LAKESIDE VILLAGE	0.29	0.25	3702 MEDITERRANEAN DR.	2001
14	FONTANA RANCH	0.88	ABANDONED	2035 S. F.M. 549	2007
15	MIMS ROAD	1.60	ABANDONED	3200 MIMS RD.	2001
17	TIMBER CREEK	0.98	ABANDONED	2814 ROCHELLE RD.	2002
19	THE SHORES	0.99	1.26	1400 CHAMPIONS DR.	2002
23	DALTON ROAD	1.18	0.52	1695 DALTON RD.	2003
25	MEMORIAL DRIVE	1.05 (ABANDONED)	ABANDONED	1131 MEMORIAL DR.	2003
26	PROMENADE HARBOR	0.69	0.12	2823 PROMENADE PL.	2003
28	CASTLE RIDGE	0.46	0.36	4008 OAKHURST CT.	2008
29	STONEY HOLLOW	1.02	ABANDONED	697 F.M. 552	2003
31	HICKORY RIDGE	0.40	ABANDONED	3500 POST OAK DR.	2004
32	LOFLAND FARMS	1.05	ABANDONED	2837 MASSEY LN.	2004
33	AMITY	0.42	ABANDONED	8 B INDIAN TR.	2005
34	F.M. 3097 NO. 1	2.16	4.25	6211 F.M. 3097	2008
35	F.M. 3097 NO. 2	2.93	5.60	5282 F.M. 3097	2008
36	THE PRESERVE	0.22	0.32	1890 N. LAKESHORE DR.	2008
38	SQUABBLE CREEK	3.00	20.75	2219 N. LAKESHORE DR.	2011
39	TURTLE COVE	5.67	5.28	1927 GULLWING DR.	1981
43	BREEZY HILL	0.54	ABANDONED	4300 JOHN KING BLVD.	2014
44	SOMERSET PARK	1.51	1.72	3350 S F.M. 549	2017
P1	BLUFF CREEK		7.70		
P2	LONG BRANCH		0.72		
P3	BRUSHY CREEK		2.83		
P4	HACKBERRY CREEK NORTH		7.01		
P5	KLUTTS BRANCH SOUTH		0.38		
P6	KLUTTS BRANCH NORTH		12.69		
P7	BERRY CREEK EAST		2.64		
P8	BERRY CREEK WEST		3.44		
P9	HACKBERRY CREEK SOUTH		13.58		

NOTE:
EACH MANHOLE NUMBER CORRESPONDS TO THE DOWNSTREAM PIPE NUMBER (NOT SHOWN FOR CLARITY)

FLOW → MH10000 P10000 12"

LEGEND

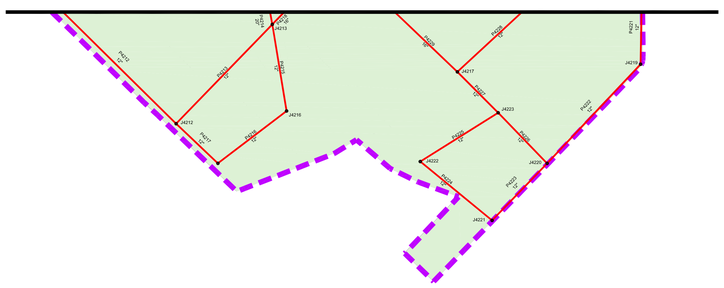
- EXISTING PARCELS
- EXISTING FLOOD PLAIN
- EXISTING MANHOLE & NUMBER (MH7001)
- NTMWD MANHOLE & NUMBER (MH7001)
- EXISTING MANHOLE & NUMBER (TO BE ABANDONED) (MH7001)
- PROPOSED MANHOLE & NUMBER (MH1/P10)
- EXISTING GRAVITY SANITARY SEWER PIPE & SIZE
- EXISTING FORCE MAIN & SIZE
- EXISTING NTMWD SEWER PIPE & SIZE
- EXISTING NTMWD FORCE MAIN & SIZE
- EXISTING GRAVITY SANITARY SEWER PIPE & SIZE (TO BE ABANDONED)
- EXISTING FORCE MAIN & SIZE (TO BE ABANDONED)
- PROPOSED GRAVITY SANITARY SEWER PIPE & SIZE
- PROPOSED FORCE MAIN & SIZE
- PLANNING BOUNDARY AND E.T.J.
- WASTEWATER TREATMENT PLANT BASIN DIVIDE
- EXISTING LIFT STATION
- EXISTING LIFT STATION (TO BE ABANDONED)
- PROPOSED LIFT STATION
- NTMWD WASTEWATER TREATMENT PLANT

CITY OF ROCKWALL, TEXAS
WATER DISTRIBUTION SYSTEM MASTER PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

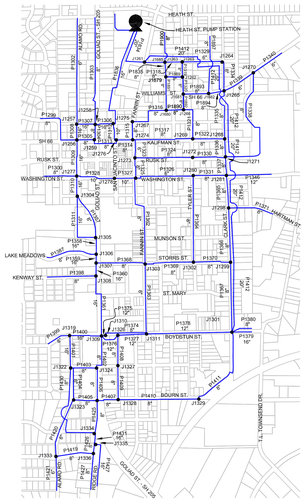
OCTOBER 2019

MATCH LINE



0 1500 3000 4500
HORIZONTAL SCALE IN FEET

INSET 'A'



INSET 'B'



LEGEND

- FLOODPLAIN BOUNDARY
- JUNCTION NODE & NO. — J7001
- 2019 EXISTING WATER LINE NO. & SIZE — P1328, 16"
- EXISTING WATER LINE NO. & SIZE (CLOSED IN MODEL FOR BUILDOUT PRESSURE DIVIDES) — P1343, 12"
- EXISTING WATER LINE NO. & SIZE (TO BE ABANDONED IN FUTURE) — P5297, 16"
- BUILDOUT PROPOSED WATER LINE NO. & SIZE — P4023, 36"
- EXISTING NTMWD SUPPLY LINE
- PLANNING BOUNDARY
- EXISTING PUMP STATION
- PROPOSED PUMP STATION
- PROPOSED PRESSURE REDUCING VALVE
- EXISTING ELEVATED STORAGE TANK
- PROPOSED ELEVATED STORAGE TANK
- 698.75 SERVICE AREA BOUNDARY (AT BUILDOUT)
- 717 SERVICE AREA BOUNDARY (AT BUILDOUT)
- 740 SERVICE AREA BOUNDARY (AT BUILDOUT)
- 780 SERVICE AREA BOUNDARY (AT BUILDOUT)

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER WATER PLAN AND THE MASTER WASTEWATER PLAN CONTAINED IN THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

WHEREAS, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

WHEREAS, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

WHEREAS, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in a citizen action committee (*i.e. the Comprehensive Plan Advisory Committee [CPAC]*) and public meetings; and

WHEREAS, the OURHometown Vision 2040 Comprehensive Plan was adopted by the City Council of the City of Rockwall on December 3, 2019 by *Ordinance No. 18-43*; and

WHEREAS, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations, and expenditures for capital improvements; and

WHEREAS, the Water/Wastewater Master Plans are updated on a five (5) year basis and the City Council of the City of Rockwall authorized Brickoff, Hendricks & Cater, LLP to perform the update; and

WHEREAS, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter of the City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Master Water Plan and Master Wastewater Plan contained within *Appendix 'C'* of the OURHometown Vision 2040 Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and

Section 2. The Comprehensive Plan shall be used by City Staff in planning and as a guide for future development of the City of Rockwall; and,

Section 3. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF DECEMBER, 2019.

DRAFT ORDINANCE 12.2.19

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

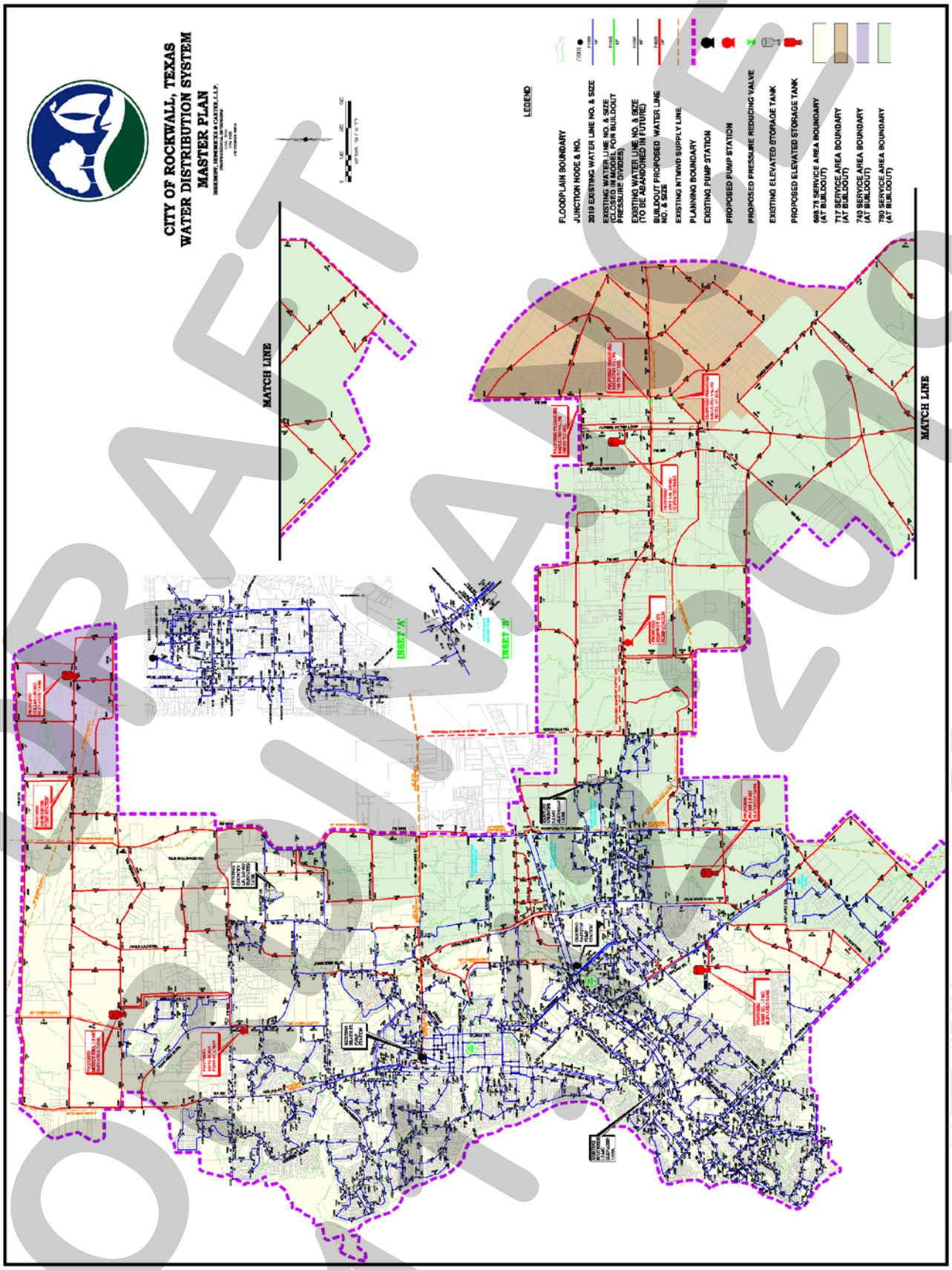
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

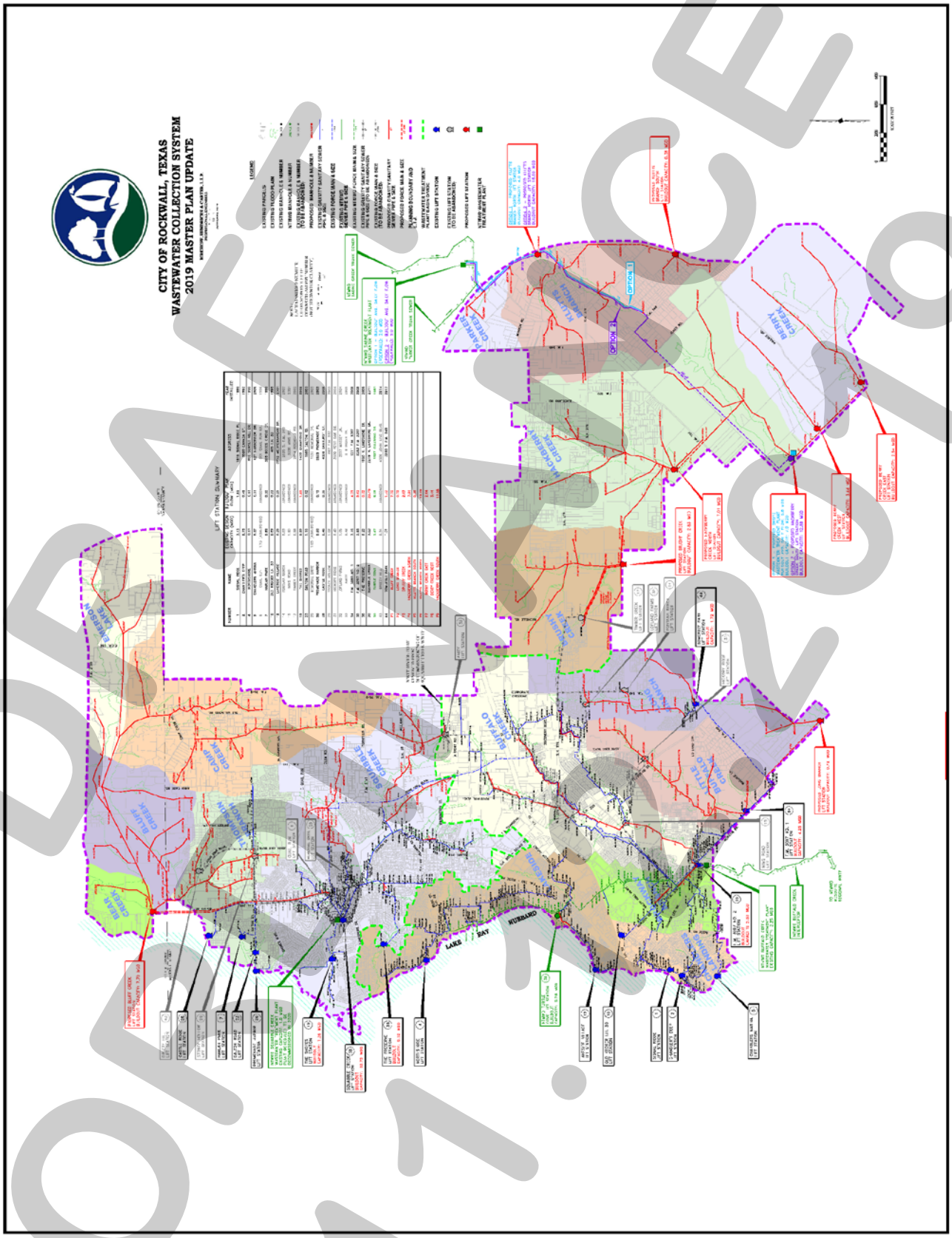
1st Reading: *November 18, 2019*

2nd Reading: *December 2, 2019*

DRAFT ORDINANCE 11.12.2019



DRAFT
10/4/2019



DRAFT
01.17.2020

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	November 12, 2019
APPLICANT:	Anna C. Blackwell; *Carrillo Engineering, LLC*
CASE NUMBER:	SP2019-037; *Site Plan for Strip Retail Center on Ridge Road*

SUMMARY

Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [*FM-740*], and take any action necessary.

BACKGROUND

The subject property was annexed in to the City of Rockwall on June 7, 1982 by *Ordinance No. 82-27.* According to the City's historic zoning maps, the subject property was zoned Agricultural (AG) District at the time of annexation. On February 17, 2003, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to a General Retail (GR) District by *Ordinance No. 03-08* (*Case No. PZ2002-095-01*). This designation was changed to Planned Development District 32 (PD-32) on September 20, 2010 by *Ordinance No. 10-21*.

PURPOSE

On October 18, 2019, the applicant -- *Anna C. Blackwell; Carrillo Engineering, LLC* -- submitted an application requesting the approval of a site plan for the purpose of constructing a ~7,000 SF multi-tenant commercial/retail building.

ADJACENT LAND USES AND ACCESS

The subject property is located at the northwest corner of Ridge Road [*FM-740*] and Glen Hill Way. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several properties zoned General Retail (GR) District (*i.e. Minth Dentistry, Credit Union of Texas, Park Venue Cleaners, etc.*). Beyond this are properties zoned Planned Development District 32 (PD-32).

South: Directly south of the subject property are several properties zoned General Retail (GR) District (*i.e. Ridge Road Animal Hospital, Willis Building, etc.*). Beyond this are properties zoned Planned Development District 18 (PD-18) for General Retail (GR) District and Single Family 10 (SF-10) District land uses, and two (2) properties zoned Agricultural (AG) District that have single-family homes situated on them.

East: Directly east of the subject property is Ridge Road, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is Planned Development District 9 (PD-9), which includes the Kroger Shopping Center. PD-9

has an underlying zoning of General Retail (GR) District and Single Family Residential (*i.e. SF-10, SF-12.5, SF-22.5*) District land uses.

West: Directly west of the subject property is Planned Development District 32 (PD-32), which is a design district with various land uses. Also, west of the subject property is Planned Development District 18 (PD-18), which allows for General Retail (GR) District and Single Family 10 (SF-10) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the subject property is located within the *Ridge Road Retail Subdistrict*, which allows general retail land uses *by-right*. The intent of this subdistrict (*i.e. Ridge Road Retail Subdistrict*) is to provide retail or restaurant land uses with Ridge Road frontage. The proposed development will construct a single-story retail facility totaling ~7,000 SF. The development will provide 33 surface parking spaces that can be accessed from Ridge Road and Glen Hill Way. The proposed sidewalks -- *which located on both sides of Glen Hill Way* -- will incorporate streetscape elements required by PD-32 [*Ordinance No. 17-22*], and provide decorative trees and pedestrian scaled lighting features. The sidewalks are intended to provide access to the Harbor District and the associated amenities within PD-32. With the exception of the variances being requested, the submitted site plan, landscape plan, photometric plan, and building elevations, generally conform to the technical requirements contained within PD-32 [*Ordinance No. 17-22*], the Scenic Overlay (SOV) District, and the Unified Development Code (UDC). It should be noted that since the subject property is adjacent to Ridge Road, the Scenic Overlay (SOV) District would be considered the regulating ordinance with regard to the design of the subject property. A summary of the applicable requirements for this case are as follows:

Ordinance Provisions	*Ridge Road Retail Subdistrict Standards*	*Conformance to the Standards*
Setback Distance from ROW (Glen Hill Way)	*10-Feet*	*x>10-ft; In Conformance*
Building Form	*40% Maximum Lot Coverage*	*X=19%; In Conformance*
Ground Floor Land Uses	*Retail and/or, Restaurant*	*Retail; In Conformance*
Upper Floor Land Uses	*N/A*	*N/A*
Maximum Building Height	*1-Story or 35-Feet*	*x=1-Story/29'7" Height; In Conformance*
First Floor Minimum Commercial Height	*20-Feet*	*x<20-ft; In Conformance*
Encroachments to Street	*5-Feet*	*0-Feet; In Conformance*
Surface Parking Setbacks from ROW	*10-Feet*	*x>10-ft; In Conformance*
Maximum Surface Parking	*Surface Parking*	*Surface Parking Required; In Conformance*
Minimum Number of Pedestrian Ways	*1 Per Block Face*	*2; In Conformance*
Minimum Masonry Percentage	*90%*	*x>90%; In Conformance*
Minimum Stone Requirement	*20% Each Façade*	*X<20%; Variance Required*
Minimum Landscaping Percentage	*With Streetscape Plan Elements*	*Streetscape Elements Incorporated with Landscape Plan; In Conformance*
Maximum Lot Coverage	*40%*	*x<40%; In Conformance*

TREESCAPE AND LANDSCAPE PLAN

According to the *Tree Preservation Plan* provided by the applicant, a total of 557-inches of trees will be removed from the site, while a total of 105-inches of trees will be preserved. Additionally, the applicant has indicated that nine (9) trees greater than 25-inch caliper will be removed. These nine (9) trees are considered to be *Feature Trees*, which require replacement at double the caliper inch being removed (*i.e. 256 inches x 2 = 512 inches*). With this being said, the *Tree Preservation Plan* shows that 105-inches of trees will be preserved on-site, which entitles the applicant to a total *Tree Preservation Credit* of 21-inches. This means that taking into account the proposed Landscape Plan -- *which shows that*

156-inches of additional trees will be added to the site -- and a *Tree Preservation Credit* of 21-inches the applicant's total mitigation balance would be 491-inches. This balance will need to be satisfied prior to the submission of a final plat.

CONFORMANCE WITH THE CITY'S CODES

Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], provides flexibility in order to create high quality projects for the *Harbor District*. Non-residentially zoned projects are to generally conform with the Commercial (C) District standards. In this case, the subject property is located within the Scenic Overlay (SOV) District, which is more restrictive than the Design Guidelines [*Resolution No. 10-40*] required by PD-32. With this being said, the standards of the SOV and Subsection 4.05, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) shall apply to the development of the subject property. The Commercial (C) District is a district intended to provide commercial land uses such as retail, large shopping centers, office, and restaurants. Commercial (C) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. In addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial (C) District is general in nature, development standards are less stringent than lower intensity districts [*e.g. Residential-Office (RO), Neighborhood Services (NS), and General Retail (GR) Districts*]. In this case, the applicant's proposal is adjacent to Ridge Road, which is identified as a M4D (*i.e. major collector, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan. In addition, retail buildings are not typically high-volume water/wastewater users. With regard to the land use, a retail facility is permitted *by-right* in Planned Development District 32 (PD-32).

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of Subsection 6.02, *General Overlay District Standards*, of Article V, *District Development Standards*, of the *Unified Development Code* (UDC):

(1) Materials and Masonry Composition.

(a) *Primary Materials.* According to Subsection 6.02(C)(1)(a)(1) of Article V, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building facades …" In this case, the applicant's proposed building elevations do not incorporate stone on the front (east = 0.0%) and side (south = 5.76%) facing facades. Since the building design does not meet the standard for the east and south facing façades, a variance to the stone requirements is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(2) Trash/Recycling Receptacles and Dumpster Enclosures.

(b) *Dumpster Enclosure.* According to Subsection 6.02(D)(7) of Article V, *District Development Standards*, of the Unified Development Code (UDC), "these enclosures [*i.e. Trash/Recycling Enclosures*] shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building." In this case, the applicant has stated that due to site constraints, they are unable to orient the dumpster in a way that both complies to the ordinance and allows the necessary maneuverability needed by the waste management truck. As a result, the applicant has oriented the dumpster at the rear of the building, but facing onto the public right-of-way of Glen Hill Road. As a compensatory measure the applicant has increased the landscape screening around the dumpster.

According to Section 9, *Exceptions and Variances*, of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(u)nless otherwise specified by the Unified

Development Code (UDC), an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in Subsection 06.02, *General Overlay District Standards*, of Article V, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship. In cases where a variance or variances is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." In this case, the applicant has provided a letter explaining the requested variances and proposing to construct the entire roadway for Glen Hill Way. Staff should point out that the applicant would be required to dedicated the right-of-way for Glen Hill Way based on a proportionality study prepared by staff for the current owner; however, that proportionality study did not require the applicant to build the roadway. Based on the cost of construction of that roadway, this proposal does appear to be a sufficient compensatory measure for the requested variances; however, this request does remain a discretionary decision for the Planning and Zoning Commission and will require approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Harbor District*. The *Harbor District* is considered an entry portal to the City of Rockwall and is intended to provide a pedestrian oriented, mixed use district accommodating residential and non-residential land uses. The *Harbor District* is a live, work, and play district that offers professional offices, scenic condominiums, with restaurants, shopping and entertainment venues, and is intended to be a regional commercial center. When reviewing the mixed use strategies for this district, the applicant's site plan is targeted at providing a pedestrian friendly and walkable environment by providing streetscape elements along both sides of Glen Hill Way and connecting this area from Ridge Road to the Harbor District.

ARCHITECTURAL REVIEW BOARD (ARB)

On October 29, 2019, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. Upon review, the Architectural Review Board (ARB) recommended that the applicant incorporate false windows and increase the parapet height on the southern and western façades of the building. The applicant has revised the building elevations to incorporate the recommendations. The Architectural Review Board (ARB) will review the applicant's revised building elevations at the *November 12, 2019* meeting and provide a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

(2) The applicant will be required to dedicate, design and build the right-of-way for Glen Hill Way adjacent to the subject property.

(3) The applicant shall be required to satisfy the outstanding tree mitigation balance prior to the filing of the final plat; and,

(4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Staff Comments Highlighted

Project Number	SP2019-037	**Owner**	HUGHES, ROBERT J & PATRICK HUGHES &	**Applied**	9/13/2019	KB
Project Name	Ridge Road Retail Center	**Applicant**	CARILLO ENGINEERING, LLC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	P&Z HEARING			**Status**	9/20/2019	DG

Site Address	**City, State Zip**	**Zoning**
2930 RIDGE RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	26		26	4210-0000-0026-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
BUILDING	Russell McDowell	10/22/2019	10/29/2019	10/22/2019		APPROVED	
ENGINEERING	Sarah Johnston	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(9/20/2019 11:07 AM SJ)
M - Parking near the building to be 20'x9'. All other parking to be 18'x9'. Standards of Design 2.19
M - Must dimension the distance from the driveways to the nearest driveway on either side Standards of Design 2.6
M - All fire lane radii to be 20' min. This may remove a parking space on the center aisle. Standards of Design 2.19
M - Driveway radii to be 20' min. Standards of Design 2.19
M - Dumpster and screening wall must be out of easements.
M - No structures in easements. This includes retaining walls and footings. Standards of Design 6.4.1
M - "Cemetary Road" will be named Glen Hill Way City Thoroughfare Map
M - Must have a public access easement for the property across Glen Hill Way. Standards of Design 2.19
M - Drive across Gelnn Hill Way must be tied in at a90-degree angle. Standards of Design 2.8
M - Glen Hill Way must have 30' radii onto Ridge Road. Standards of Design 2.8
M - The existing fire hydrant must have a20'x20' easement established. Standards of Design 5.3.1
M - The new 8" water line in Glen Hill Way must connect to the existing16" water line in Ridge Road. Water Master Plan
M - Must show existing utilities and your planned service connections.
M - No trees allowed in the ROW. Standards of Design 4.4

I - Must meet City Standards
I - 4% Inspection fee
I - Impact fees
I - Parking against the building to be 20'x9', all other to be 18'x9' minimum
I - Minimum easement is 20' width
I - Retaining walls 3' and over must be engineered
I - All retaining walls to be rock or stone face. No smooth concrete walls.
I - Dumpster to drain to oil/water separator or grease trap before entering the storm lines
I - Concrete to have 6.5 sack mix/cy.
I - No sand allowed under paving. Add note

ENGINEERING	Sarah Johnston	10/24/2019	10/31/2019	10/25/2019	1	COMMENTS	

(10/25/2019 10:20 AM SJ)
M - Add note, "No trees within 5' of utilities" to the landscape plan. Standards of Design and Construction Sect. 4.4
M - No structures in easements. This includes retaining walls and footings, dumpster, signs, and screening wall must be out of easements. Standards of Design 6.4.1
M - Must add a 10' utility easement along Ridge Road frontage.
M - Driveway spacing on Glen Hill Way is to be 100' from Ridge Road. You must request a variance of this standard from Council. Standards of Design 2.8

I - Dumpster to drain to oil/water separator or grease trap before entering the storm lines.
I - Must meet City Standards
I - 4% Inspection fee
I - Impact fees
I - Parking against the building to be 20'x9', all other to be 18'x9' minimum
I - Minimum easement is 20' width
I - Retaining walls 3' and over must be engineered
I - All retaining walls to be rock or stone face. No smooth concrete walls.
I - Concrete to have 6.5 sack mix/cy.
I - No sand allowed under paving. Add note

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	10/24/2019	10/31/2019				
FIRE	Ariana Hargrove	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	
(9/20/2019 9:53 AM AA) FDC shall be: -facing and visible from the fire lane - within 100-feet of a fire hydrant - clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access - installed 18-48 inches above grade. (Ord 16-31)							
GIS	Lance Singleton	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	See comment
(9/17/2019 10:12 AM LS) Cemetery Road is now called GLEN HILL WAY per ordinance 16-17 (3/7/2016)							
Parks Department	David Gonzales	10/24/2019	10/31/2019				VOIDED (DG 10/25/2019)
Parks Department	David Gonzales	9/13/2019	10/7/2019	9/30/2019	17	COMMENTS	See comments
(9/30/2019 4:10 PM DG) Travis Sales, Parks and Rec, provided the following comments: SP2019-037: Reviewed; 3” caliper trees on landscape plan need to be a minimum of 4” caliper Shrub locations not shown on plan 668 required mitigation 156 mitigated 512 to be mitigated							
PLANNING	David Gonzales	9/13/2019	9/20/2019	9/20/2019	7	COMMENTS	See comments

(9/20/2019 8:44 AM DG)
SP2019-037; Site Plan for Ridge Road Retail Center (PD-32)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2019-037) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC); including the regulations pertaining to Planned Development District 32 (PD-32) [i.e. Ordinance No. 17-22], Resolution No. 10-40 (Design Guideline of PD-32), and the Development Standards of Article V, that are applicable to the subject property.

I.5 Please note that the property will require a replat prior to the issuance of a building permit.

I.6 Provide Site Data Table on all revised plans (i.e. landscape, treescape, photometric, and site plan).

I.7 Please relabel the proposed street section to Glen Hill Way (i.e. not Cemetery Road) on all revised plans (i.e. landscape, treescape, photometric, site plan).

M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please relabel the street to Glen Hill Way (i.e. not Cemetery Road).
2) Verify the building square footage. Indicates 7,025 SF. The SF for each unit = 7,195 SF.
3) Please label a 20-foot landscape buffer adjacent to Ridge Road (Sec. 6.02.E; Art. V; UDC).
4) Will there be a dedicated 24-ft firelane in the parking lot? If so, please label.
5) Remove the label "to be abandoned" underneath Cemetery Road.
6) Is the chain link fence being removed? If so, please remove label from all other plans.
7) Under the Construction Schedule legend, No. 7 indicates a detail for the dumpster enclosure is located on the building elevations. The detail was not provided.
8) The proposed dumpster enclosure is facing Glen Hill Way. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, dumpster enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. Variance required if not screened or reoriented.
9) Parking for a retail (4,592 SF) and restaurant (2603 SF) uses requires as follows: A) Retail Facility - a minimum of one (1) parking space per 250-SF (i.e. 1:250 SF = 18 parking spaces) & B) Restaurant - a minimum of one (1) parking space per 100-SF (i.e. 1:100 SF = 26 parking spaces) of gross floor area. Based on these uses, the proposed 7,025 SF facility requires a minimum of 44 parking spaces. Approval of a variance to Section 5, Off-Street Parking Requirements, of Article VI, Parking and Loading is required by the Planning and Zoning Commission.
10) The proposed parking lot has more than one (1) full row of parking (i.e. two rows of parking with a drive aisle) that is between the primary building façade and the right-of-way (i.e. Ridge Road) and requires a variance. (Subsection 6.02.D.2, Art. V, UDC).

M.9 Dumpster Enclosure. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, Trash/Recycling Receptacles and Dumpster Enclosures. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building.

1) Provide detail of dumpster meeting the Scenic Overlay District's minimum standard for height, materials, etc. (Sec. 6.02.D.7, Art. V, UDC)

M.10 Streetscape Plan. Please provide a streetscape plan that shows conformance to the requirements of Ordinance No. 17-22. According to this ordinance the required streetscape plan shall include cut sheets and product specification sheets indicating the proposed products, and a plan indicating the location of all the products.

M.11 Building Elevations. Resolution No. 10-40 lays out three (3) architectural styles (i.e. Tuscan, Traditional, and/or Transitional) that are acceptable within Planned Development District 32 (PD-32). The proposed building elevations do not appear to adhere to any of the recommended architectural styles

M.12 Building Elevations. According to Section 6.2, General Overlay District Standards, of Article V, District Development Standards, of the UDC, each exterior wall of a building's façade shall consist of a minimum of 20% natural or quarried stone. In this case, the submitted building elevations does not appear to have stone incorporated into the building's design. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.13 Building Elevations. Please review the articulation formulas contained in Section 4.01.C of Article V, District Development Standards, of the UDC. The submitted building elevations do not appear to meet all the formulas required for building articulation This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board(ARB).

I.11 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey al of the required elements to the City's boards and commissions:

1) Indicate all HVAC units on the building elevations (i.e. dash-in) so that staff can ensure that they meet the screening requirements dictated by the UDC (Subsection. 1.05.C.3; Art. V; UDC).
2) Please provide a detail for the parapet height to determine screening of RTUs.
3) Please provide a label for each building elevation's facing direction (i.e. north, south, east, west).
4) Provide calculation of building materials as a percentage.

M.14 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please label a 20-foot landscape buffer adjacent to Ridge Road (Sec. 6.02.E; Art. V; UDC).
2) A minimum of two (2) canopy and four (4) accent trees are required in the 20-foot landscape buffer adjacent to Ridge Road (Sec. 6.02.E; Art. V; UDC). Please indicate conformance to this requirement on the landscape plan and relabel where needed
3) Please provide an exhibit showing headlight screening for the head-in parking adjacent to the street (Subsection 5.02(C), Art. VIII, UDC).
4) Please provide an exhibit showing that all parking spaces are located within 80-feet from the trunk of a large canopy tree (Sec. 5.9; Art. VIII, UDC).
5) Parking Lot Landscaping – requires one (1), three (3) inch caliper 65 gallon tree be provided for every eight (8) parking spaces and the trees are to be provided in

5-ft x 5-ft diamond planters or island planters. (Ord. No. 17-22, Exhibit 'F-1', of PD-32) Provide tree leave outs.

6) Parking Lot Landscaping – landscape buffers adjacent to public streets are to consist of trees, shrubs, perennial, and/or ornamental grasses in natural groupings. (Ord. No. 17-22, Exhibit 'F-1', of PD-32) Provide exhibit.

7) Please provide an identifying symbol for each tree type to better identify what is being planted

8) Please ghost-in the existing trees in order to distinguish between proposed plantings.

9) Under General Planting Notes, number 5 indicates the "City of Canyon". Please change to City of Rockwall.

M.15 Treescape Plan. According to Section 3.4, Treescape Plan Review Process, of Article IX, of the UDC, the director of planning and zoning, or his/her designee, shall review the treescape plan and approve the plan per the requirements of this article, or forward any recommendations to the planning and zoning commission As part of the treescape plan review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees The planning and zoning commission will review and approve or disapprove the treescape plan The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted

(1) Adjust mitigation inches due for all landscape trees being provided The minimum size required for planting of a canopy tree is four (4) inches. (Sec. 4.A.2, Art VIII, UDC)

M.16 Photometric Plan. Ordinance No. 17-22 stipulates a design standard for all pedestrian scale street lighting and parking lot light fixtures The proposed pedestrian scale street light does appear to conform to the design standards for this district

M.17 Based on the submittal staff has identified the following variances

1) Building Materials. The proposed addition exceeds the maximum permitted percentage of secondary materials and does not include a minimum of 20% stone.
2) Building Articulation. The proposed addition does not meet the articulation standards established by the UDC.
3) Dumpster Enclosure. The proposed relocation of the dumpster enclosure faces a public street.
4) Parking Count. The proposed site does not meet the minimum parking standards.
5) Parking Restrictions. The proposed parking lot has more than one (1) full row of parking (i.e. two (2) rows of parking with a drive aisle) adjacent to Ridge Road and within the Scenic Overlay (SOV) District.

To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures.

I.18 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.19 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 8, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 24, 2019.

I.20 The Architectural Review Board (ARB) meeting will be held on September 24, 2019 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
forward a recommendation to the Planning and Zoning Commission. I.21 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.							
PLANNING	David Gonzales	10/24/2019	10/31/2019	10/24/2019		COMMENTS	Revised Submittal

(10/24/2019 7:21 PM DG)
SP2019-037; Revised Submittal -- Site Plan for Ridge Road Retail Center (PD-32)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2019-037) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan, landscape plan, treescape plan, photometric plan, building elevations).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC); including the regulations pertaining to Planned Development District 32 (PD-32) [i.e. Ordinance No. 17-22], and the Development Standards of Article V, that are applicable to the subject property.

I.5 Please note that the property will require a replat prior to the issuance of a building permit.

I.6 Provide Site Data Table on all revised plans (i.e. landscape, treescape, and photometric).

I.7 Please provide a label for the proposed street section of Glen Hill Way on all plans (i.e. landscape, treescape, and photometric).

M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Under the Construction Schedule legend No. 7, change the minimum dumpster enclosure to indicate 8-ft.
2) The proposed dumpster enclosure is facing Glen Hill Way. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, dumpster enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. Variance required.
3) Provide a standard signature block with signature space for the Planning and Zoning Chairman and Planning Director.

M.9 Building Elevations. According to Section 6.2, General Overlay District Standards, of Article V, District Development Standards, of the UDC, each exterior wall of a building's façade shall consist of a minimum of 20% natural or quarried stone. In this case, the revised building elevations do not incorporate stone on the front (east) and side (south) facing facades. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

I.10 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey al of the required elements to the City's boards and commissions:

1) Indicate all HVAC units on the building elevations (i.e. dash-in RTU's) so that staff can ensure that they meet the screening requirements dictated by the UDC (Subsection. 1.05.C.3; Art. V; UDC).
2) Please provide a detail for the parapet height to determine screening of RTUs.

3) Please provide a label for each building elevation's facing direction (i.e. north, south, east, west).
4) Provide calculation of building materials as a percentage.

M.11 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please provide an exhibit showing headlight screeningfor the head-in parking adjacent to the street (Subsection 5.02(C), Art. VIII, UDC).

M.12 Treescape Plan. According to Section 3.4, Treescape Plan Review Process, of Article IX, of the UDC, The planning and zoning commission will review and approve or disapprove the treescape plan. The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted.

(1) Total mitigation due= 336 caliper inches. Refer to Article IX, Sec. 5, Tree Mitigation Requirements in order to satisfy mitigation balance

M.13 Based on the submittal staff has identified the following variances

1) Building Materials. The proposed addition does not meet the minimum of 20% stone.
2) Dumpster Enclosure. The proposed relocation of the dumpster enclosure faces a public street.

To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two(2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures.

I.14 Please note that failure to address all comments provided by staff by8:00 AM on November 5, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 5, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November12, 2019 Planning & Zoning Meeting. Please note that the Planning & Zoning Work Session meeting will be held on October 29, 2019.

I.16 The Architectural Review Board (ARB) meeting will be held on October 29, 2019 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will forward a recommendation to the Planning and Zoning Commission.

I.17 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.

PLANNING	David Gonzales	11/6/2019	11/13/2019	11/6/2019	COMMENTS	Revision 1 - Revised Plans

(11/6/2019 2:12 PM DG)
SP2019-037; REVISION 1 - Revised Submittal -- Site Plan for Ridge Road Retail Center (PD-32)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC); including the regulations pertaining to Planned Development District 32 (PD-32) [i.e. Ordinance No. 17-22], and the Development Standards of Article V, that are applicable to the subject property.

I.4 Please note that the property will require a replat prior to the issuance of a building permit.

M.5 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Under the Construction Schedule legend No. 7, change the minimum dumpster enclosure to indicate 8-ft.
2) The proposed dumpster enclosure is facing Glen Hill Way. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, dumpster enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. Variance required.
3) Provide a standard signature block with signature space for the Planning and Zoning Chairman and Planning Director.

M.6 Building Elevations. According to Section 6.2, General Overlay District Standards, of Article V, District Development Standards, of the UDC, each exterior wall of a building's façade shall consist of a minimum of 20% natural or quarried stone. In this case, the revised building elevations do not incorporate stone on the front (east) and side (south) facing facades. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

I.7 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey al of the required elements to the City's boards and commissions:

1) Indicate all HVAC units on the building elevations (i.e. dash-in RTU's) so that staff can ensure that they meet the screening requirements dictated by the UDC (Subsection. 1.05.C.3; Art. V; UDC).
2) Please provide a detail for the parapet height to determine screening of RTUs.
3) Please provide a label for each building elevation's facing direction (i.e. north, south, east, west).
4) Provide calculation of building materials as a percentage.

M.8 Treescape Plan. According to Section 3.4, Treescape Plan Review Process, of Article IX, of the UDC, The planning and zoning commission will review and approve or disapprove the treescape plan. The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(1) Total mitigation due= 512 caliper inches. Refer to Article IX, Sec. 5, Tree Mitigation Requirements in order to satisfy mitigation balance M.9 Based on the submittal staff has identified the following variances 1) Building Materials. The proposed addition does not meet the minimum of 20% stone. 2) Dumpster Enclosure. The proposed relocation of the dumpster enclosure faces a public street. To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two(2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures. LANDSCAPING PROVIDED. I.10 Please note that the Planning & Zoning Commission Meeting will be held on November 12, 2019. I.11 The Architectural Review Board (ARB) meeting will be held on November 12, 2019 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will forward a recommendation to the Planning and Zoning Commission. I.12 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.							
Police Department	David Gonzales	10/24/2019	10/31/2019				VOIDED (DG 10/25/2019)
Police Department	David Gonzales	9/23/2019	9/23/2019	9/23/2019		COMMENTS	See comments

(9/23/2019 9:15 AM DG)
Responses from Capt. Ed Fowler 09.20.2019:

SP2019-037 Ridge Road Retail Center
Considerations.

- Consider Security lighting above all entrances, including rear doors, rear parking areas and dumpster(s).
- Provide clearance around the bottom of the fencing surrounding the dumpster for visual sight line of anyone inside fencing
- Consider mirror(s) on dumpster fencing to reveal any persons inside holding(fencing) area.
- Lighting placed on or in fencing area around dumpster to eliminate shadow and dark areas and prevent theft from dumpster(ID Theft, etc.)
- Add photocell to main exterior lighting and update all lighting to LED fixtures. Ensure that all lighting is positioned in a manner to minimize glare and reduce all shadows especially at the rear of business.
- Consider auxiliary locking system on rear doors.
- Consider all exterior doors being equipped with alarm contact sensors and windows with glass break sensors.
- Consider motion sensor alarms inside the business and motion activated lighting for the interior.
- Consider installation of locking mechanisms/bars on rear doors during closed hours.
- Consider installation of solid core doors for offices inside the business including the room that houses any monies or safe Single cylinder locks for all offices and a double cylinder lock for the safe room.
- Consider an additional alarm inside the safe room, either attached to the entrance door or safe.
- Consider the addition of security cameras on the exterior of the building that provide360 degree coverage.
- Consider camera monitors for the rear of the business to ensure that employees will have a complete and unobstructed view prior to exiting into the rear parkin area.
- Consider the addition of security cameras for the interior the business.
- Ensure new or existing trees and bushes are trimmed within acceptable standards(Trees Trimmed up to7' and Bushes Trimmed Down to3') and consider ground wash lighting to illuminate the area and provide territorial reinforcement, ownership and enhance natural lines of sight at night.
- More than willing to speak directly with the business owners or developers about the property.

The implementation of all or any portion of the considerations are NO guarantee or assurance that crime will not occur or that the property will be crimeproof. The considerations should, however, reduce the probability of crime if the strategies and recommendations are properly applied and consistently maintained Any changes should still meet with the City of Rockwall's building code, code of ordinances and fire code.

STANDARD SITE PLAN WORDING

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

WITNESS OUR HANDS, this ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

Planning & Zoning Commission, Chairman	***Director of Planning and Zoning***



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

MEDIUM DUTY PAVEMENT SECTION

REINFORCED PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 3600 PSI AT 28 DAYS. (6.5 SACKS/CY)

REINFORCE WITH #3 BARS @ 18" O.C.E.W. WITH CONSTRUCTION JOINTS NOT TO EXCEED 12 FEET IN ANY DIRECTION.

6"

SEE GEOTECHNICAL REPORT

SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS.

NOTE: NO SAND ALLOWED UNDER PAVING

HEAVY DUTY PAVEMENT SECTION

REINFORCED PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. (6.5 SACK/CY)

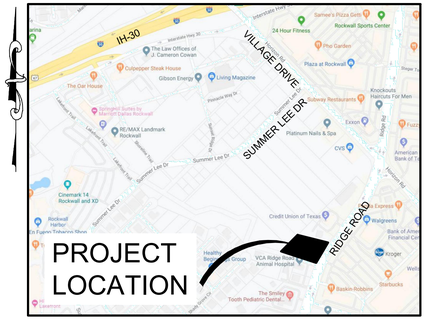
REINFORCE WITH #3 BARS @ 18" O.C.E.W. WITH CONSTRUCTION JOINTS NOT TO EXCEED 12 FEET IN ANY DIRECTION.

7"

SEE GEOTECHNICAL REPORT

SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS.

NOTE: NO SAND ALLOWED UNDER PAVING



LOCATION MAP
N.T.S.

N

0 10 20 40

(IN FEET)
1 INCH = 20 FT

INSTALL: 12 L.F. H20 LOAD RATED 6" TRENCH DRAIN AND CONNECT TO OIL SEPARATOR FL 12"=542.00

PROPOSED RETAINING WALL PER CITY STANDARDS

INSTALL: 12" BEND FL 12" HDPE=541.50

INSTALL: 12" CONCRETE HEADWALL FL 12" HDPE=541.00

EX 15' SANITARY SEWER EASEMENT CITY OF ROCKWALL VOLUME 549, PAGE 88 (RPRRCT)

S 33°33'7" E 56.9'

PROPOSED FIREHYDRANT

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

EX 15' SANITARY SEWER EASEMENT CITY OF ROCKWALL VOLUME 549, PAGE 88 (RPRRCT)

N 44°10'52" E

GLEN HILL WAY (PROP 50' ROW)

N 73°53'04" W 285.09'

S 77°43'01" E 200.21'

PROP SWITCHBACK RAMP

10' LANDSCAPE BUFFER

10' BUILDING SETBACK

PROPOSED RETAINING WALL. PER CITY STANDARDS

LOT 1, BLOCK A MURPHY PLAZA NO. 2 CABINET G, PAGE 225 (MRRCT)

RETAIL 7,000± SF

HWF 3,505± SF FFE=558.00

NAIL SALON 3,501± SF

PROP 6" DOM

PROP 1 1/2" IRR METER

PROP 2" DOM METER

PROP 6" FIRE

PROPOSED FDC

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

Δ= 15°09'38"
R = 225.00'
L = 53.3'
D = 13°34'55"
T = 26.78'

PROPOSED ROW

EXISTING ROW

PROPOSED CENTER LINE

8" PROPOSED WATERLINE

10' BUILDING SETBACK

PUBLIC ACCESS EASEMENT

EXISTING CENTER LINE

CEMETERY ROAD (40' ROW)

LOT 3, BLOCK A WILLIS-SEALOCK ADDITION CABINET E, PAGE 248 (MRRCT)

LOT 2, BLOCK A WILLIS-SEALOCK ADDITION CABINET E, PAGE 248 (MRRCT)

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

EXISTING FIRE HYDRANT

20' WATER EASEMENT

24' Fire Lane, Access and Utility Easement

LOT 26R LAKE RIDGE ESTATES CABINET A, PAGE 10 (MRRCT) 1.162 ACRES 50,615 SF

20' LANDSCAPE BUFFER

262.03'

S 38°25'29" W 19.15'

71 L.F. FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH CONSTRUCTION JOINT. INSTALL COMMERCIAL DRIVE APPROACH PER TxDOT STANDARDS & SPECIFICATIONS.

Δ= 15°09'38"
R = 613.69'
A = 162.38'
CB = S 30°49'31" W

PROPOSED 10' UTILITY EASEMENT

EXISTING SIDEWALK

15' BUILDING SETBACK

PROPOSED MONUMENT SIGN (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

EX STATE OF TEXAS VOLUME 5738, PAGE 268 (RPRRCT)

EXISTING SIDEWALK

S 64°15'27" W 29.76'

PROPOSED 5' SIDEWALK PER CITY STANDARDS AND SPECIFICATIONS

EXISTING BFR TO BE REPLACED

86 L.F. FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH CONSTRUCTION JOINT. INSTALL CONNECTION PER TxDOT STANDARDS & SPECIFICATIONS.

EXISTING MAILBOX TO BE RELOCATED

EXISTING BFR TO BE REPLACED

EXISTING STOP SIGN

EXISTING SIDEWALK

RIDGE ROAD (F.M. 740) (VARIABLE WIDTH ROW)

EXISTING CENTER LINE

SITE DATA	
PROPOSED ZONING	PLANNED DEVELOPMENT COMMERCIAL
PROPOSED LAND USE	RETAIL
LOT AREA (GROSS)	1.162 ACRES (50,615 SQ FT)
LOT AREA (NET)	0.8319 ACRES (36,239.12 SQ FT)
TOTAL BUILDING AREA	7,000 SQUARE FEET
FLOOR AREA RATIO	7,000 / 36,239 : 19%
OPEN SPACE	13,974 / 36,239 : 39%
TOTAL IMPERVIOUS AREA	22,265 / 36,239 : 61%
REQUIRED PARKING (1/250 RETAIL)	28 SPACES
PARKING PROVIDED	33 SPACES
PARKING PROVIDED (ACCESSIBLE)	2 SPACES
BUILDING HEIGHT	1 STORY, 28'-10" TOTAL HEIGHT

NOTE:

1. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- [9] PARKING SPACES IN A ROW
- PROPOSED 4000 PSI 7" REINFORCED, HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 3600 PSI 6" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- PROPOSED LIGHT FIXTURE (REFER TO MEP PLAN FOR EXACT LOCATION, TYPE, AND SPECIFICATIONS
- PROPOSED PEDESTRIAN-SCALE STREET LIGHT PER CITY STANDARDS AND SPECIFICATIONS

CONSTRUCTION SCHEDULE	
(1)	HANDICAP RAMPS, BFRs PER CITY STANDARDS AND SPECS.
(2)	HANDICAP SYMBOL
(3)	HANDICAP SIGN
(4)	4" SIDEWALK
(5)	4" WHITE TRAFFIC STRIPING
(6)	WHEEL STOP
(7)	DUMPSTER WITH 7' MASONRY ENCLOSURE PER DETAILS ON ARCHITECTURAL ELEVATIONS.

APPLICANT:

CARRILLO ENGINEERING, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NO. F-15893
301 COMMERCE STREET, SUITE 1410
FORT WORTH, TEXAS 76102
PHONE NO.: 817-697-4996
CONTACT: ANNA C. BLACKWELL, P.E.

OWNER / DEVELOPER:
RETAIL PARTNERS, LLC
550 BAILEY AVENUE, SUITE 550
FORT WORTH, TEXAS
PHONE: (817) 870-9147
EMAIL: JRM@RETAILPARTNERSLLC.COM
CONTACT: EDDIE MARTIN

PROJECT BENCHMARK:

CITY OF ROCKWALL CONTROL MONUMENTATION MONUMENT NUMBER RESET #1.

POSTED ELEV=567.704 (NAVD88)

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-697-4996 - Firm Registration #F-15893

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DRAWING IS SUBMITTED FOR REVIEW PURPOSES ONLY. IT IS NOT INTENDED FOR PERMITTING OR BIDDING
ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

RIDGE ROAD RETAIL CENTER
2930 SOUTH RIDGE ROAD
LAKERIDGE ESTATES, LOT 26
ROCKWALL, TEXAS

SITE PLAN

Issue Dates:
SEP 13, 2019

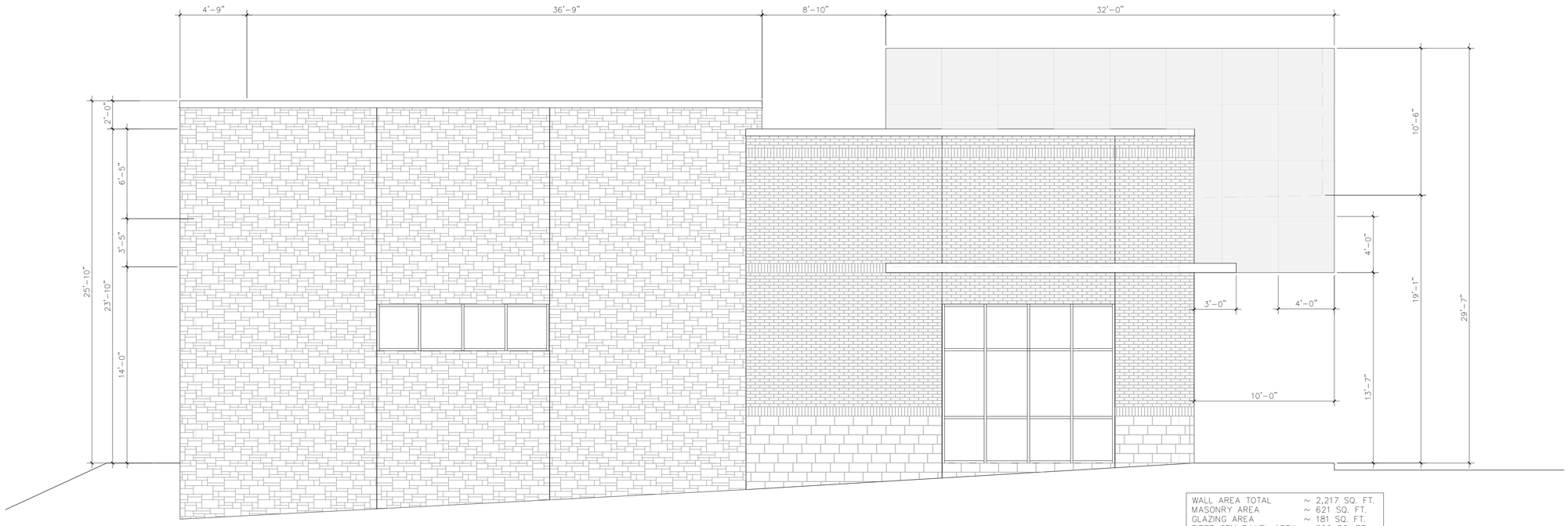
Date
Revisions

Scale:
Drawn By:
Checked By:

Sheet
SP-1

CASE NUMBER # SP2019-037

Plotted by: Angel Plot Date: 11/4/2019 3:28 PM
Drawing: X:\18-139-001 - Rockwall Retail\Cad\18-139-001 SITE PLAN.dwg Saved By: Angel Save Time: 11/4/2019 12:02:29 PM



WALL AREA TOTAL	~ 2,217 SQ. FT.
MASONRY AREA	~ 621 SQ. FT.
GLAZING AREA	~ 181 SQ. FT.
FIBER CEM PANEL AREA	~ 296 SQ. FT.
METAL CANOPY AREA	~ 17 SQ. FT.
CHOPPED LIMESTONE	~ 1,102 SQ. FT.

DESIGN INTENT

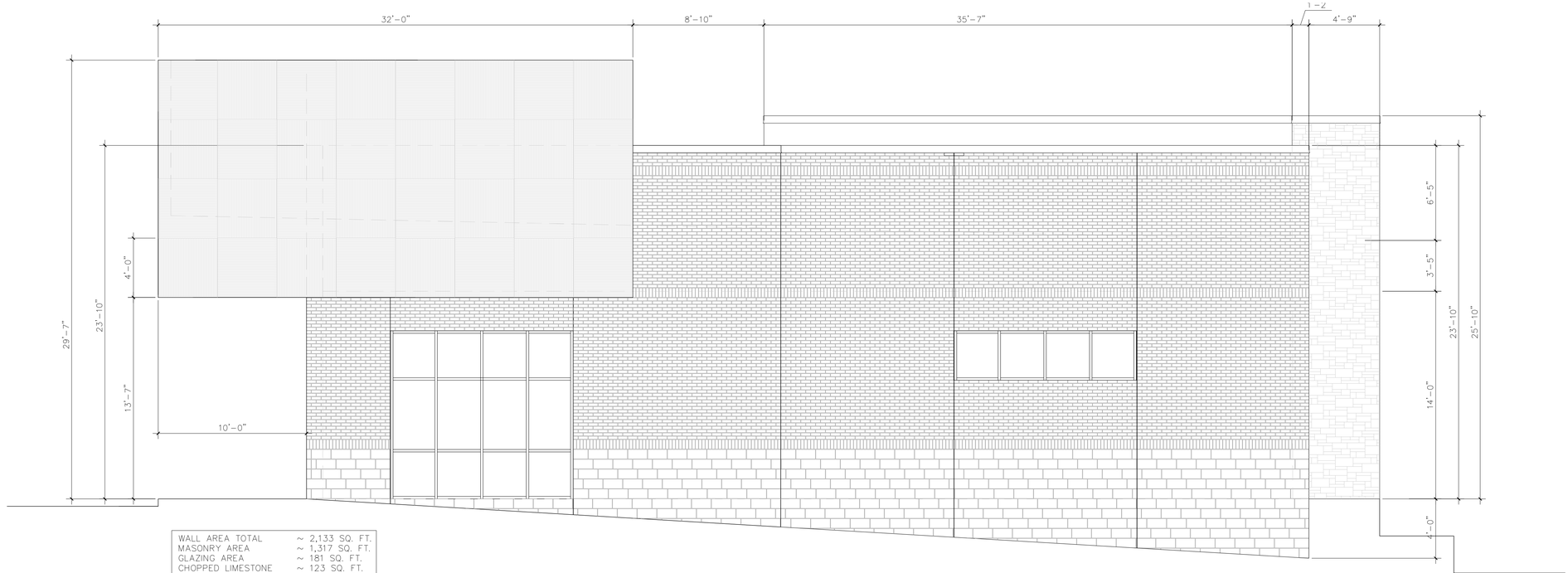
ALL HVAC EQUIPMENT TO BE ON THE ROOF AND SCREENED BY THE PARAPET WALL AND LOCATION ON THE ROOF TO CUT THE VIEW ANGLE TO THE UNITS

RETAINING WALLS TO BE FACED WITH CHOPPED LIMESTONE VENEER

2 / A3.1 **SIDE ELEVATION**

SCALE: 1/4"=1'-0"

0 2' 4' 8'



WALL AREA TOTAL	~ 2,133 SQ. FT.
MASONRY AREA	~ 1,317 SQ. FT.
GLAZING AREA	~ 181 SQ. FT.
CHOPPED LIMESTONE	~ 123 SQ. FT.
FIBER CEM PANEL	~ 512 SQ. FT.

1 / A3.1 **SIDE ELEVATION**

SCALE: 1/4"=1'-0"

0 2' 4' 8'

SH COPYRIGHT 2019

NOT FOR CONSTRUCTION REVIEW ONLY
JIM HERCKT
TX ARCH
19007

STUDIO HERCKT, LLC.
1716 VIRGINIA PLACE
FORT WORTH, TX 76107
817.919.6574
JHERCKT@GMAIL.COM

CONCEPTUAL ARCHITECTURAL ELEVATIONS

RIDGE ROAD RETAIL CENTER
CORE AND SHELL
2930 RIDGE ROAD
ROCKWALL, TX 75032

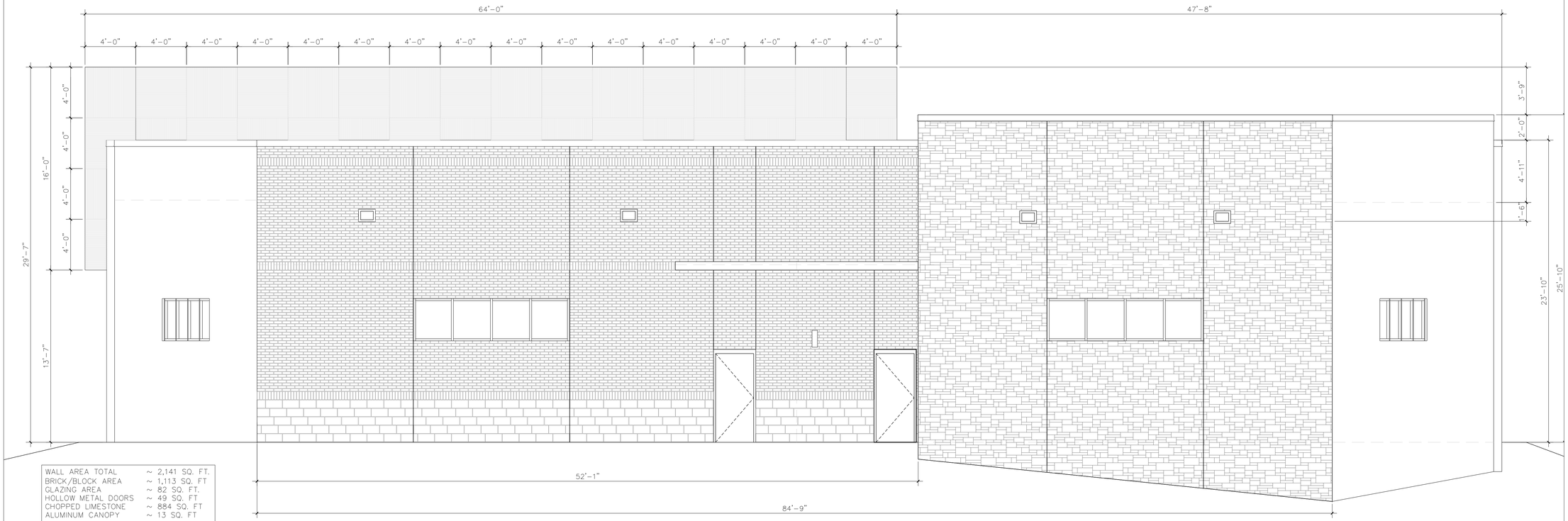
DEVELOPMENT SUBMITTAL

2019.11.02

ISSUE	DATE

SHEET

A3.1

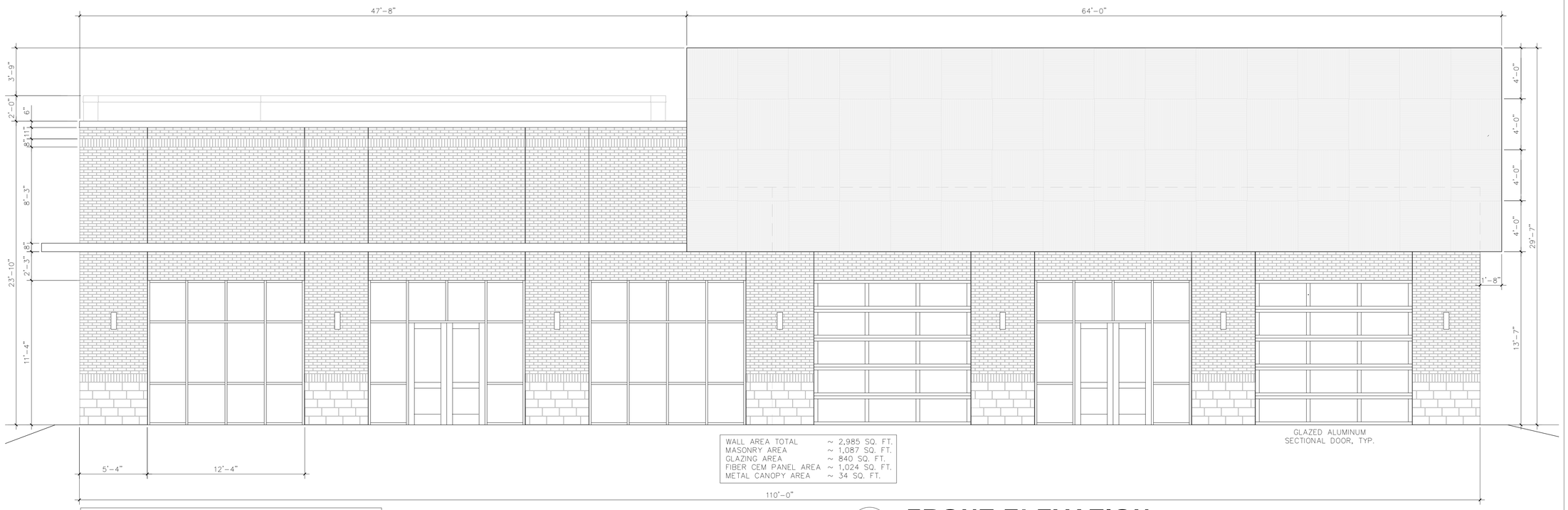


WALL AREA TOTAL	~ 2,141 SQ. FT.
BRICK/BLOCK AREA	~ 1,113 SQ. FT
GLAZING AREA	~ 82 SQ. FT.
HOLLOW METAL DOORS	~ 49 SQ. FT.
CHOPPED LIMESTONE	~ 884 SQ. FT
ALUMINUM CANOPY	~ 13 SQ. FT

2 A3.0 **BACK ELEVATION**

SCALE: 1/4"=1'-0"

0 2' 4' 8'



WALL AREA TOTAL	~ 2,985 SQ. FT.
MASONRY AREA	~ 1,087 SQ. FT.
GLAZING AREA	~ 840 SQ. FT.
FIBER CEM PANEL AREA	~ 1,024 SQ. FT.
METAL CANOPY AREA	~ 34 SQ. FT.

GLAZED ALUMINUM SECTIONAL DOOR, TYP.

DESIGN INTENT

ALL HVAC EQUIPMENT TO BE ON THE ROOF AND SCREENED BY THE PARAPET WALL AND LOCATION ON THE ROOF TO CUT THE VIEW ANGLE TO THE UNITS

RETAINING WALLS TO BE FACED WITH CHOPPED LIMESTONE VENEER

1 A3.0 **FRONT ELEVATION**

SCALE: 1/8"=1'-0"

0 2' 4' 8'

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JIM HERCKT
TX ARCH
19007

STUDIO HERCKT, LLC.
1716 VIRGINIA PLACE
FORT WORTH, TX 76107
817.919.6574
JHERCKT@GMAIL.COM

CONCEPTUAL ARCHITECTURAL ELEVATIONS

RIDGE ROAD RETAIL CENTER
CORE AND SHELL
2930 RIDGE ROAD
ROCKWALL, TX 75032

DEVELOPMENT SUBMITTAL

2019.11.02

ISSUE	DATE

SHEET

A3.0







LANDSAPE REQUIREMENTS

	REQUIRED TREES	PROPSED TREES
STREETSCAPE 10 - LANDSCAPE BUFFER		
CEMETERY ROAD		
STREET TRESS 1 PER 30 LF	11	11
RIDGE ROAD		
STREET TREES 1 PER 50 LF 165 LF	4	4
CANOPY 'TREE		
ORNAMENTAL TREE	8	10
PARKING LOT TREES 29 SPACES	4	4
1 TREE PER 8 SPACES		

PLANT LIST (IN SECTION 6)

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HEIGHT	SPREAD	ROOT BALL	REMARKS
LARGE SIZE TREE								
QM	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	9	4" CAL.	12' - 14'	6' - 8'	CONTAINER	SINGLE TRUNK AND FULL
TD	TAXODIUM DISTICUM	BALD CYPRESS	18	4" CAL.	12' - 14'	6' - 8'	CONTAINER	SINGLE TRUNK AND FULL
UC	ULMUS CRASSIFOLIA	CEDAR ELM	22	4" CAL.	10' - 12'	6' - 8'	CONTAINER	SINGLE TRUNK - BRANCHED TO GROUND
MEDIUM SIZE TREE			49	196				
CC	CERCIS CANADENSIS 'TEXENSIS'	TEXAS REDBUD	24	3" CAL.	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
PC	PISTACHE CHINENSIS	CHINESE PISTACHE	8	3" CAL.	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
SA	STYPHNOLOBIUM AFFINE	EVE'S NECLACE	10	3" CAL.	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
SHRUBS			42	126				
MP	MYRICA PUSILLA	DWARF WAX MYRTLE	299	N/A	18"	18"	3 GALLON	PLACED AS SHOWN ON PLAN
ORNAMENTAL GRASSES								
MC	MUHLENBERGIA CAPLLARIS 'LENCA'	REGAL MIST® PINK MUHLY GRASS	224	N/A	12" - 18"	12" - 18"	3 GALLON	FULL MATCHED 36" O.C. TRIA. SPACED
NT	NASSELLA TNEULSSIMA	MEXICAN FEATHER GRASSS	797	N/A	6" - 8"	6" - 8"	1 GALLON	FULL MATCHED 18" O.C. TRIA. SPACED
ANNUALS								
SC	PENTAS LANCEOLATA	MEXICAN PENTA - SOLID COLOR	304	N/A	6" - 8"	6" - 8"	4" POT	FULL MATCHED 8" O.C. TRIA. SPACED
LAWN								
LAWN	CYNODON DACTYTON	COMMON BERMUDA GRASS						SOLID SOD STAGGARED JOINTS
MISCELLANEOUS								
MULCH	SHREDDED HARDWOOD MULCH							3 INCH DEPTH PLACE OVER FILTER FABRIC
	BED BOARDER							SEE BOARDER MATERIAL SHEET L-1



GENERAL PLANTING NOTES

1. CONTRACTOR SHALL ADHERE TO CITY CONSTRUCTION REQUIREMENTS INCLUDING BUT NOT LIMITED TO ANY PERMITS, INSPECTIONS, AND METHODS OF MATERIAL INSTALLATION.
2. CONTRACTOR SHALL ADHERE TO ALL AGENCY REQUIREMENTS MEANS AND METHODS OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE, AS WELL AS FINDING OUT EACH COMPANY'S RESTRICTIONS ON WORKING WITHIN THEIR EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IMPROVEMENTS AND TO NOT DISTURB THOSE THAT ARE OUTSIDE OF THE SCOPE OF WORK. ANY STRUCTURES THAT ARE TO REMAIN WITHIN THE SCOPE OF WORK AREA SHALL NOT BE DAMAGED. PHOTOGRAPHS AND NOTES SHOULD BE MADE FOR ANY EXISTING DAMAGED CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND DISTRIBUTED TO OWNERS REPRESENTATIVE.
5. A LANDSCAPE IRRIGATION PLAN SHALL BE PREPARED PRIOR TO LANDSCAPE CONSTRUCTION AND WILL BE DESIGNED BY A TEXAS LICENSED IRRIGATION DESIGNER. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE AND RAIN SENSOR. THE SYSTEM SHALL BE DESIGNED TO MEET THE CITY AND THE STATE OF TEXAS IRRIGATION REQUIREMENTS. THE IRRIGATION INSTALLER SHALL BE A STATE OF TEXAS LICENSED IRRIGATION DESIGNER.
6. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IF ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.
7. QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS AT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND SHOW THE ADDED OR REDUCED COST.
8. CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
9. CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO INSTALLATION.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
11. ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM SIX (6") INCHES OF BED PREPARATION.
12. LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILLED 4" DEEP.
13. GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE.
14. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
15. MULCHING OF SHRUB AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED HARDWOOD MULCH.
16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
17. THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE CONSIDERED LANDSCAPING.

LANDSCAPE LEGEND

PROPOSED TREES

- CHINKAPIN OAK
- BALD CYPRESS
- CEDAR ELM
- REDBUD
- CHINESE PISTACHE
- EVES NECKLACE
- SHRUB MASSING
- LAWN
- SEASONAL COLOR
- ORNAMENTAL GRASS
- STEEL EDGING
- MATERIAL CALL OUT (SE)
- TREE CALL OUT (TD 2 = TYPE / QUANTITY)

1 **LANDSCAPE PLAN**

1"=20'-0"

SCALE IN FEET 0 10' 20' 40'

BERKENBILE
LANDSCAPE ARCHITECTS
DALLAS OFFICE
2001 N Lamar Suite 290 (214) 922-9946
Dallas, TX 75202
SOUTHLAKE OFFICE
2355 Johnson Rd (817) 379-9853
Southlake, TX 76092

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-697-4996 - Firm Registration #F-15893
Carrillo Engineering
Carrillo Engineering LLC

PRELIMINARY
THIS DRAWING IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF REGISTERED LANDSCAPE ARCHITECT STEPHEN C BERKENBILE, LIC. #1763 ON 11-05-2019
IT IS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION PURPOSE.

ROCKWALL RETAIL
2930 SOUTH RIDGE ROAD
LAKERIDGE ESTATES, LOT 26
ROCKWALL, TEXAS

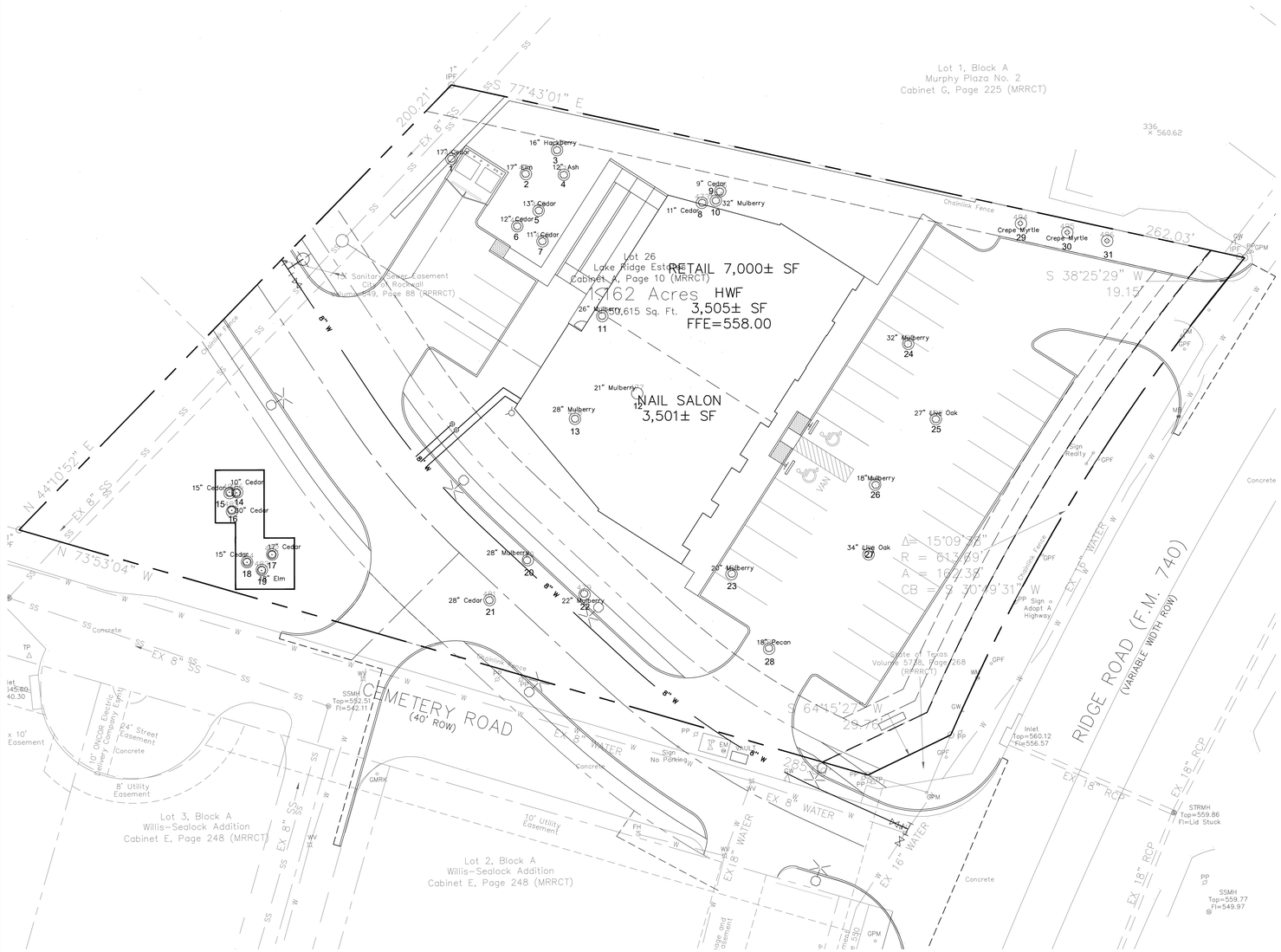
Issue Dates:
11-05-2019

Date
Revisions

Scale:
Drawn By:
Checked By:

Sheet
L-1

FILE NAME AND PATH: C:\Users\Steve\Dropbox (BLA,Inc)\BLA,Inc Team Folder\Cre Carrillo Engineering\Cre-190801 Rockwall Retail\04-CD DD\Sheet Files\CD\Cre-190801 Rockwall Retail Planting.dwg
PLOT DATE AND TIME: 11/4/2019 9:26 PM
Plotted by: Steve Plot Date: 11/4/2019 9:26 PM
Drawing: C:\Users\Steve\Dropbox (BLA,Inc)\BLA,Inc Team Folder\Cre Carrillo Engineering\Cre-190801 Rockwall Retail\04-CD DD\Sheet Files\CD\Cre-190801 Rockwall Retail Planting.dwg Saved By: Steve



1 TREESCAPE PLAN

1"=20'-0"

0 10' 20' 40'
SCALE IN FEET

EXISTING TREE CHART

TREE NO.	TREE NAME	TREE LOCATION	CALIPER INCHES	PROTECTED TREES PRESERVED	PROTECTED TREES REMOVED NOT REQUIRING MITIGATION	PROTECTED TREES REMOVED REPLACE INCH PER INCH	SECONDARY PROTECTED TREE 11-25" 1/2 CAL REPLACE	TREE GREATER 25" CAL. 1:2 REPLACE
1	CEDAR	LOAD DOCK	17				8.5	
2	ELM	RAMP	17			17.0		
3	HACKBERRY	RAMP	16				8.0	
4	ASH	RAMP	12			12.0		
5	CEDAR	RAMP	13				6.5	
6	CEDAR	RAMP	12				6.0	
7	CEDAR	BUILDING	11				5.5	
8	CEDAR	BUILDING	11				5.5	
9	CEDAR	BUILDING	9			9.0		
10	MULBERRY	BUILDING	32					64.0
11	MULBERRY	BUILDING	26					52.0
12	MULBERRY	BUILDING	21					42.0
13	MULBERRY	BUILDING	28					56.0
14	CEDAR	LANDS AREA	10	10				
15	CEDAR	LANDS AREA	15	15				
16	CEDAR	LANDS AREA	30	30				
17	CEDAR	LANDS AREA	17	17				
18	CEDAR	LANDS AREA	15	15				
19	ELM	LANDS AREA	18	18				
20	MULBERRY	CEMETERY ST.	28					56.0
21	CEDAR	CEMETERY ST.	28					56.0
22	MULBERRY	CEMETERY ST.	22			22.0		
23	MULBERRY	PARKING LOT	20			20.0		
24	MULBERRY	PARKING LOT	32					64.0
25	LIVE OAK	PARKING LOT	27					54.0
26	MULBERRY	PARKING LOT	18			18.0		
27	LIVE OAK	PARKING LOT	34					68.0
28	PECAN	PARKING LOT	18			18.0		
29	CRAPE MYRTLE	LANDS AREA	< 4		LESS THAN 4"			
30	CRAPE MYRTLE	LANDS AREA	< 4		LESS THAN 4"			
31	CRAPE MYRTLE	LANDS AREA	< 4		LESS THAN 4"			
	TOTALS		557	105		116	40	512
	TOTAL REQUIRED TREE MITIGAITON CALIPER INCHES							668.0
	PROVIDED REPLACEMENT 52 TREES AT 3" CALIPER							156.0

PRIMARY PROTECTED TREES - 4 INCHES - 25 INCHES - REPLACED WITH INCH FOR INCH REMOVED

SECONDARY PROTECTED TREES - HACKBERRY & CEDAR TREES MEASEURE 11 INCHES - 25 INCHES DBH - REPLACED WITH 1/2 INCH FOR EVERY INCH REMOVED.

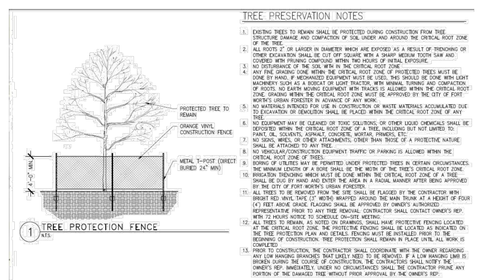
FEATURED TREEES - ALL TREES GREAT THAN 25 INCHES SAHLL BE REPLACED WITH TWICE THE NUMBER OF INCHES BEING REMOVED.

EXISTING LANDSCAPE LEGEND

21 EXISTING TREE TO BE REMOVED

21 SAVED TREE

TREE PROTECTION FENCE



2 TREE PROTECTION DETAIL

NOT TO SCALE

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-697-4996 - Firm Registration #F-15893
Carrillo Engineering
Carrillo Engineering LLC

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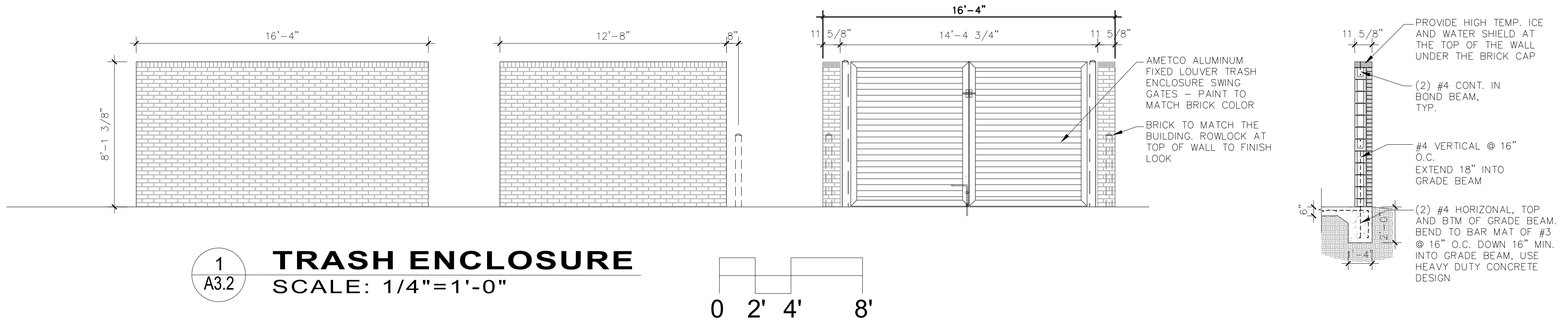
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DESIGN INTENT

ALL HVAC EQUIPMENT TO BE ON THE ROOF AND SCREENED BY THE PARAPET WALL AND LOCATION ON THE ROOF TO CUT THE VIEW ANGLE TO THE UNITS

RETAINING WALLS TO BE FACED WITH CHOPPED LIMESTONE VENEER



1
A3.2

TRASH ENCLOSURE

SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION REVIEW ONLY
JIM HERCKT
TX ARCH
19007

STUDIO HERCKT, LLC.
1716 VIRGINIA PLACE
FORT WORTH, TX 76107
817.919.6574
JHERCKT@GMAIL.COM

CONCEPTUAL ARCHITECTURAL ELEVATIONS

RIDGE ROAD RETAIL CENTER
CORE AND SHELL
2930 RIDGE ROAD
ROCKWALL, TX 75032

DEVELOPMENT SUBMITTAL

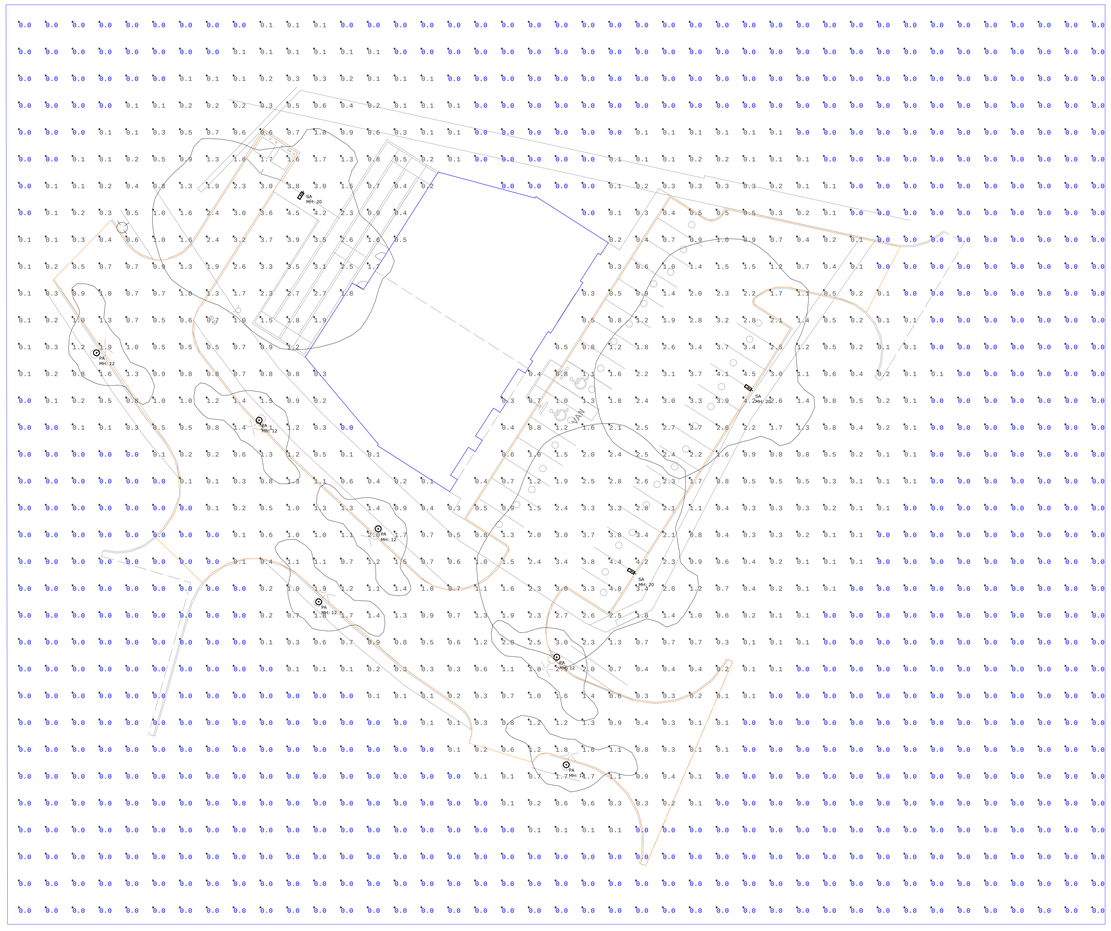
2019.10.18

ISSUE	DATE

SHEET

A3.2

SH COPYRIGHT 2019



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
⊙	PA	6	BEGA_77 911 FINISH	2548	50	1.000	0.808	1.000
▭	SA	3	LITHONIA_DSX1 LED P7 40K TFTM VOLTAGE MOUNTING FINISH	20732	183	1.000	0.808	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar	0	Fc	0.45	4.5	0.0	N.A.
PARKING & DRIVEWAY		Fc	1.46	4.5	0.0	N.A.

PARKING & DRIVEWAY

Illuminance (Fc)
Average = 1.46
Maximum = 4.5
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values are at height indicated in summary table.
3. Mounting heights are designated on drawing with "MH."
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: ROCKWALL SITE
SALESPERSON: NON-ACCOUNT
SCALE: 1" = 20'-0"
CALC BY: STEPHANIE
FILE: 191023_ROCKWALL SITE_V1

2019-10-23

Architectural Lighting Alliance
101 Turtle Creek Blvd. Dallas TX 75207
O 214-658-9000 | F 214-658-9002
www.alatx.com



LITHONIA LIGHTING

D-Series LED, Size 1

Area Luminaire

Refined Styling. Sophisticated Technology.

The modern styling of the D-Series LED Area, Size 1 luminaire is striking yet unobtrusive—making a bold, progressive statement even as it blends seamlessly with its environment. Its outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density.

Key Features:

- Energy savings of up to 75% vs. comparable metal halide luminaires; saves $263 per luminaire, per year over 750W metal halide
- 20+ years expected service life (with lumen maintenance up to L99/100,000 hours at 25°C)
- Proprietary precision optics deliver exceptional uniformity and allow for increased spacing, resulting in fewer poles and lower overall cost
- Control options from Acuity Controls include standalone photocell, switched bi-level, part-night scheduled dimming, multi-level motion sensor, and ROAM® wireless monitoring and control

DSX1

Model	Input Watts	Lumens	Metal Halide Replacement
DSX1 LED P5 40k T3M	138W	15,377	400W
DSX1 LED P7 40k T3M	209W	20,141	650W
DSX1 LED P9 40k T3M	241W	26,791	750W



Quick Facts:

- Up to 750W MH replacement
- Lumen packages from 4,000 to 29,000 lumens up to L92/50,000 hours
- Efficacies up to 136 lumens per watt
- 14 factory-rotatable distributions available
- Available in 3000K, 4000K & 5000K CCT and Amber LED
- Weight: 27 lbs; EPA: 1.0 ft²

D-Series LED Area Luminaire, Size 1

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10 P12 P11 P13	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT 120 208 240 277 347 480	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor RPUMBA Round pole universal mounting adaptor **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

Control options

Shipped installed

PER	NEMA twist-lock receptacle only (no controls)
PER5	Five-wire receptacle only (no controls)
PER7	Seven-wire receptacle only (no controls)
DMG	0-10V dimming extend out back of housing for external control (no controls)
DS	Dual switching
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc
BL30	Bi-level switched dimming, 30%
BL50	Bi-level switched dimming, 50%
PNMTDD3	Part night, dim till dawn
PNMT5D3	Part night, dim 5 hrs
PNMT6D3	Part night, dim 6 hrs
PNMT7D3	Part night, dim 7 hrs
FAO	Field adjustable output

Other options

Shipped installed

HS	House-side shield
SF	Single fuse (120, 277, 347V)
DF	Double fuse (208, 240, 480V)
L90	Left rotated optics
R90	Right rotated optics
BS	Bird spikes

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

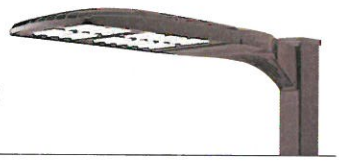
Accessories *Ordered and shipped separately.*

Controls & Shields

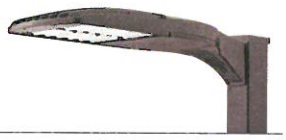
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)
DSHORT SBK U	Shorting cap
DSX1HS 30C U	House-side shield for 30 LED unit
DSX1HS 40C U	House-side shield for 40 LED unit
DSX1HS 60C U	House-side shield for 60 LED unit
PUMBA DDBXD U	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)

Please use the spec sheet at www.acuitybrands.com when ordering to ensure component compatibility for your desired configuration.

DSX2
400W - 1000W MH Replacement



DSX1
250W - 750W MH Replacement



DSX0
175W - 400W MH Replacement



lighting facts LED Product Partner

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

Visit www.lithonia.com for more information

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AcuityBrands.

Pole top luminaires with asymmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing: Two interlocking die-cast aluminum housings. Heavy gauge .080" spun aluminum shade with rolled edge, finished white inside. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Arm: Fabricated from .125" wall aluminum extrusion formed into a continuous smooth radius, terminating and welded into a one piece die-cast aluminum fitter. Fitter slip fits a 3" O.D. pole top and is secured by six (6) socket head stainless steel set screws threaded into stainless steel inserts.

Enclosure: Lamp enclosure/optical system comprises an assembly of two pure anodized aluminum asymmetrical main beam reflectors with clear impact resistant acrylic lens with optical texture fixed to a heavy gauge .080" spun aluminum shade with rolled edge, finished white inside and rigidly fastened to the luminaire housing. Fasteners are stainless steel.

Electrical: 42.8W LED luminaire, 48 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver located in luminaire head, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.
Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

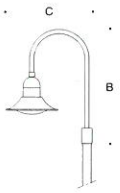
UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

Weight: 27.6 lbs.

EPA (Effective projection area): 2.37 sq. ft.

Luminaire Lumens: 2548
Tested in accordance with LM-79-08



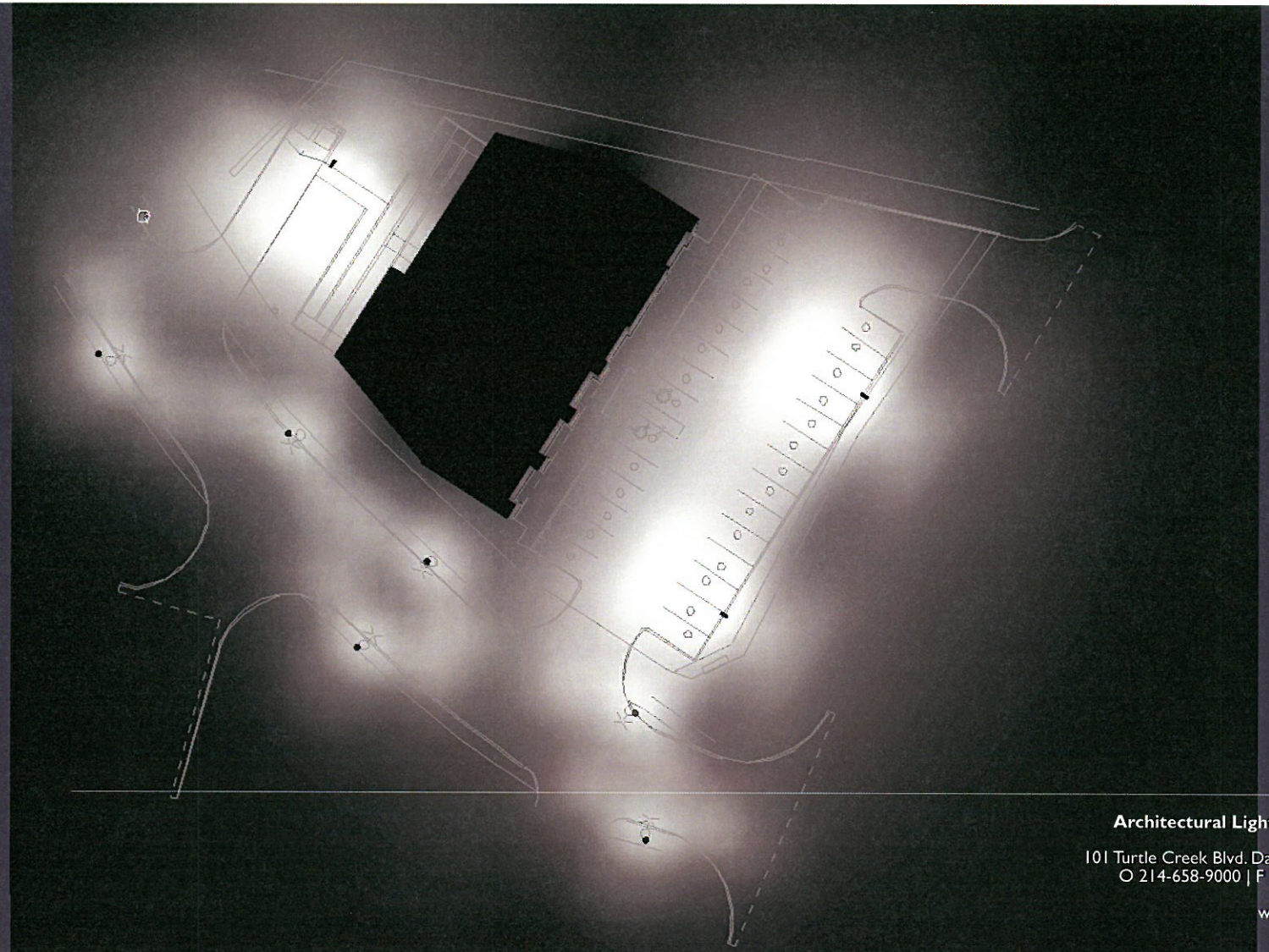


Single pole-top luminaires

	Lamp	LEED	A	B	C
77911	42.8W LED	LZ-2	26⅝	46¼	40⅛

Recommended for use with 14' to 18' poles.

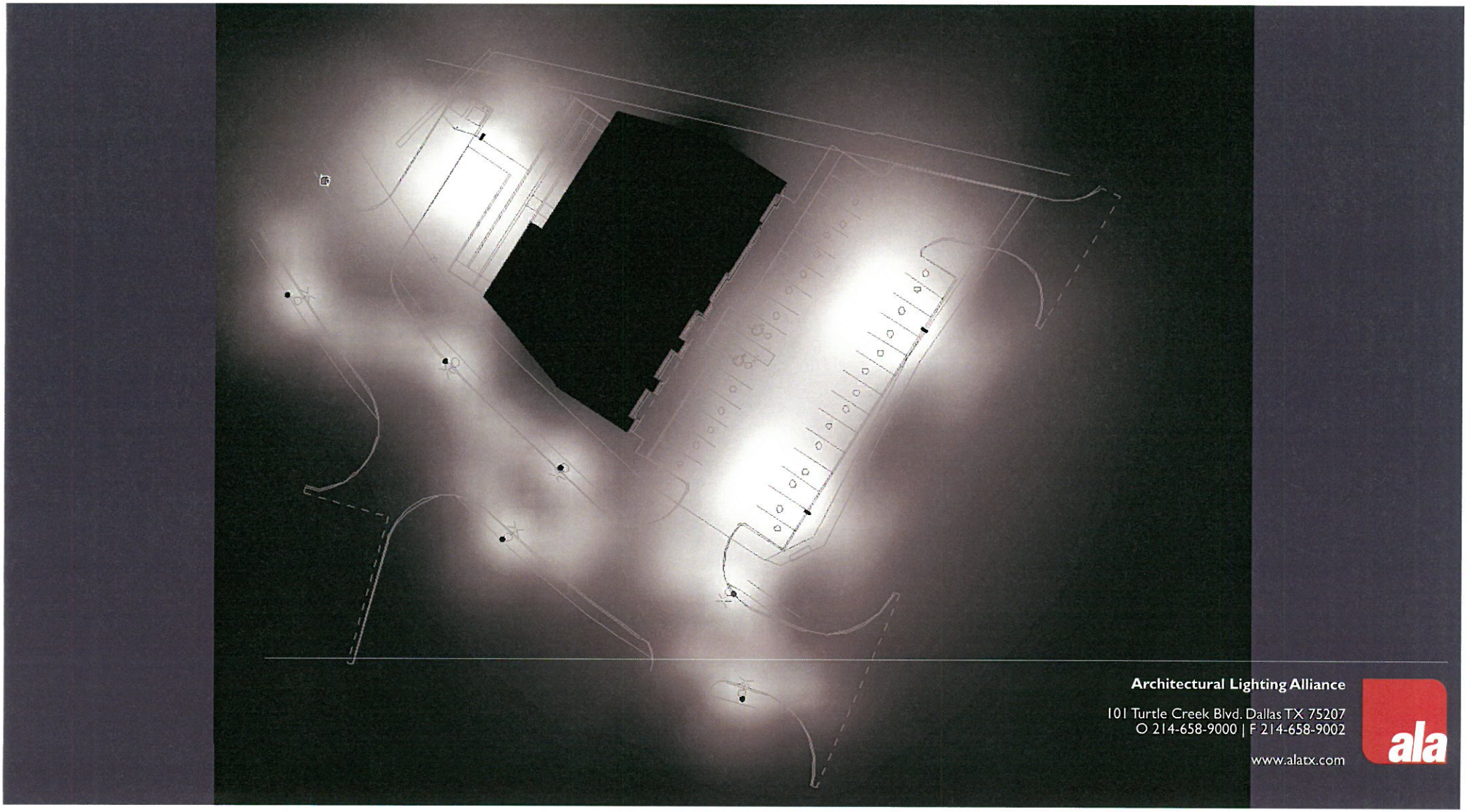
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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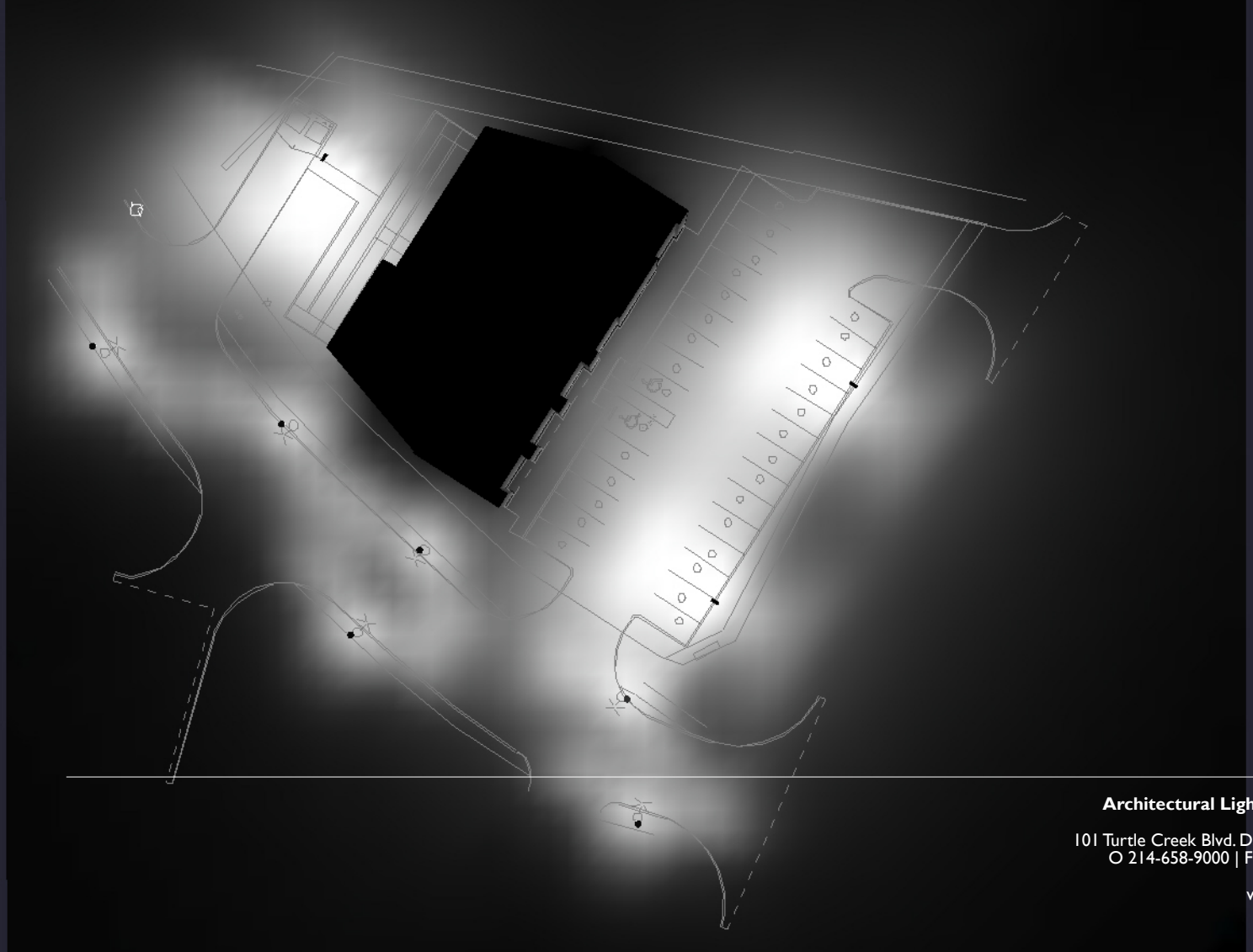
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Carrillo Engineering
Carrillo Engineering, LLC

301 Commerce Street, Ste. 1410
Fort Worth, TX 76102
817-896-0976
anna.blackwell@carrilloeng.com

November 7, 2019

Mr. Ryan C. Miller, AICP
Director Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Proposed Ridge Road Retail

Dear Ryan:

As part of the proposed Ridge Road Retail Development, we are requesting approval of the following variances:

1. **Dumpster Orientation:**
   Reason for Variance Request: As part of this project, Glen Hill Way will be realigned to provide a gateway into the future PD32 master planned area. Right-of-Way is being dedicated for Glen Hill Way out of this property. Because the alignment of Glen Hill Way has been previously in PD32, this results in various challenges and site constraints, especially in the rear of the property. The site in the rear becomes very narrow and does not provide enough space for a trash pickup truck to enter the site and turn.

2. **Driveway Spacing:**
   Reason for Variance Request: As with the variance request above, the reason for this variance request is due to the site constraints resulting from the Right-of-Way dedication of Glen Hill Way and its pre-determined alignment. Because of the site constraints and narrow nature of the rear portion of the site, it makes more sense for the building and front parking lot to be closer to Ridge Road. This also allows to maintain only two rows of parking in the front. The resulting spacing is 68.7 feet and not the 100 feet that is required.

3. **Stone Percentage Requirement:**
   Reason for Variance Request: The siting of this building is a bit of a challenge. We are working with a constrained site that is remote to the rest of the buildings covered under this PD. Working with the Architectural Design Committee on a final solution we discussed how stone might be implemented on this project in a unique way. We have provided more than 20% of the façade material as a whole. However as this material is not equally applied to all 4 elevations we need a variance. We have introduced a dark gray burnished CMU in the base courses of the project to ground the building to the ground, which works the same stone would traditionally be used.

As a concession, the developer will construct the relocated Glen Hill Way along the length of the property.

Please contact me if you have any questions or need any additional information.

Very truly yours,
CARRILLO ENGINEERING, LLC



Anna C. Blackwell, P.E

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	November 12, 2019
APPLICANT:	Matthew Gardner; *Halff Associates*
CASE NUMBER:	SP2019-040; *Site Plan for Ellis Center, Phase 2 Addition*

SUMMARY

Discuss and consider a request by Matthew Gardner and Halff Associates on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive, and take any action necessary.

BACKGROUND

The subject property was annexed on November 30, 1959 by *Ordinance No. 60-01.* The subject property was zoned -- *along with the remainder of the 23.888-acre tract of land that made up Phases 1 & 2 of the Ellis Center Addition* -- from an Agricultural (AG) District and Commercial (C) District to a Light Industrial (LI) District on December 5, 1983 by *Ordinance No. 83-61* (*PZ1983-035-01*). The subject property was then platted as part of Lot 2 and all of Lots 4 & 5 of the Ellis Center, Phase 2 Addition on February 15, 1985 as part of *Case No. PZ1984-014-01*. The subject property was later assembled into its current configuration (*i.e. Lot 1, Block D, Ellis Center, Phase 2 Addition*) by *Case No. P2018-015*.

PURPOSE

On October 18, 2019, the applicant -- *Matthew Gardner of Halff Associates* -- submitted an application requesting approval of a site plan for the purpose of developing a multi-tenant industrial site consisting of three (3) separate buildings that will be approximately 87,600 SF (*i.e. 50,400 SF, 25,200 SF, & 12,000 SF*). The proposed development is subject to the land use, density and dimensional requirements of the Light Industrial (LI) District as stipulated by the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of Alpha Drive and Sigma Court. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is an un-platted 71.022-acre tract of land that is vacant (*i.e. Tract 20-1 of the A. Hanna Survey, Abstract No. 99*), which is zoned Light Industrial (LI) District. Beyond this property is Justin Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

South: Directly south of the subject property is the continuation of Phases 1 & 2 of the Ellis Centre Addition, which are occupied with light industrial land uses. All of these properties are zoned Light Industrial (LI) District. Beyond this is an urgent care/medical office facility (*i.e. Baylor Scott & White Emergency Hospital*) that is zoned Light Industrial (LI) District. South of this land use is the westbound frontage road for E. IH-30.

East: Directly east of the subject property are two (2) large tracts of land (*i.e. Lots 1 & 2 of the Rockwall Industrial*) which are bisected by Industrial Boulevard. Industrial Boulevard is identified as a M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan. The majority of these properties were developed during the 1970's and 1980's. All of these properties are zoned Light Industrial (LI) District.

West: Directly west of the subject property is a 41.649-acre tract of land (*i.e. Lot 1, Block 1, Herman Utley Middle School Addition*) zoned Agricultural (AG) District. Adjacent to the subject property is Wilkerson-Sanders Memorial Stadium. Beyond this property is N. TL Townsend Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), light manufacturing/multi-tenant warehouse facilities are permitted *by-right* land uses in a Light Industrial (LI) District. The subject property proposes one (1) point of ingress and egress at the terminus of Alpha Drive. Other than the exceptions being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*x>7.02-acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x> 750-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>366-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet + ½ H*	*x>15-feet; In Conformance*
Minimum Side Yard Setback	*0-Feet + ½ H*	*x>44-feet; In Conformance*
Maximum Building Height	*60-Feet*	*x>40-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*x<29%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; Exception Required for Tilt-Up Wall Construction*
Minimum Number of Parking Spaces	*1:1000=88*	*x=161; In Conformance*
Minimum Stone Requirement	*20% Each Facade*	*x≤5%; Exception Required*
Minimum Landscaping Percentage	*15%*	*x=21%; In Conformance*
Maximum Impervious Coverage	*90-95%*	*x<95%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 59-caliper inches to be removed from the site, which are primarily cedar trees. The applicant is providing 144-caliper inches on site, which satisfies the mitigation requirements.

CONFORMANCE WITH THE CITY'S CODES

Subsection 5.02, *Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the "*Light Industrial (LI) District* is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses." The proposed multi-tenant light industrial complex are a permitted land uses in the Light Industrial (LI) District. Additionally, all operations will be indoors with no outside storage of materials unless properly screened or buffered.

According to Subsection 5.02.B, *Screening from Residential Uses*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), non-residential developments that have a "…side or rear contiguous to any residential zoned or used property…shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees*) along the entire length of the adjacency…(t)he canopy trees shall be placed on 20-foot centers."

In this case, the applicant is providing a three (3) tiered screening system along the entire western property boundary that is adjacent to the Herman Utley Middle School; however, RISD has an existing wrought-iron fence along this western property boundary. Based on the existing fence on the RISD's property the applicant is not proposing to incorporate an additional wrought iron fence. Staff made this suggestion to the applicant to prevent the possibility of creating a strip of land in between the two (2) fences that would be hard for either property owner to maintain. With all this being said, the proposed landscape screening is a discretionary approval for the Planning and Zoning Commission upon a determination that the provided screening will achieve the intent of the screening ordinance. This has been included as a condition of approval in this case memo.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) *Building Materials.*

(a) *Stone*. According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, a minimum of 20% stone is required on all building façades. In this case, the applicant is providing stone on the columns at the entry ways of the buildings; however, the stone falls short of the 20% requirement. Staff should note that this is not an uncommon request with larger industrial buildings.

(b) *Tilt Wall.* According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, the use of concrete tilt-up walls may be permitted on a case-by-case basis by the Planning and Zoning Commission. The proposed building is 100% tilt-wall construction.

(2) *Articulation.*

(a) *Primary Building Façades. According to Section 5.01.C.1, General Industrial District Standards, of Article V, District Development Standards,* of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of four (4) time the walls height without an architectural/entryway element. In this case, the proposed building does incorporate vertical projections, but does not meet the horizontal projection standards on the primary façades.

(b) *Secondary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, secondary facades require projections associated with entryways and architectural elements. Specifically, the secondary architectural/entryway elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does

incorporate vertical projections, but does not meet the horizontal projection standards on the secondary façades.

(3) *Residential Screening Fence.*

Screening. According to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (*UDC*), "any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers … (a)s an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees*)

(4) *Detention Pond.*

(a) *Maximum of 4:1 Slope.* According to the Engineering Department's Standards of Design and Construction Manual, "(d)etention ponds shall have a side slope 4:1 or flatter. No retaining walls are allowed in detention ponds." In this case the applicant is requesting vertical retaining walls within the detention system. According to Section 3, *Storm Drainage Facilities*, of the Standards of Design and Construction Manual, "(a) variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council." To off-set the variance, staff has included a condition of approval that the applicant be required to screen the detention system with a combination of trees and shrubs. This will require the applicant to revise the landscape plan prior to submitting civil plans.

According to Section 9, *Exceptions and Variances*, of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and unless otherwise specified by the UDC, "(a)n applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the…(UDC) would create an undue hardship. In cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." In this case, the applicant has provided a letter explaining the variances and offering compensatory measures for the requested variances. The Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested variance. This is a discretionary decision for the Planning and Zoning Commission that require approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located within the *IH-30 Corridor District* which is "… the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 55% developed, with the remaining 45% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial." Additionally, the *Special Commercial Corridor (SC)* designation "…is intended to provide an area for commercial/retail…activity centers that are intended to support and serve the entire region." (*Ch. 1; Land Use Plan*) In this case, the applicant's request does not conform to the development referred to in the Comprehensive Plan; however, the development is going into an existing industrial park that is already zoned for the proposed land use.

According to the Comprehensive Plan, industrial developments should be adequately buffered and/or screened from residential land uses. In addition, the Comprehensive Plan states that "(b)uffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land." While the adjacent property (*i.e. Herman Utley Middle School*) is zoned Agricultural (AG) District -- *which is considered to be residential* -- the property is developed with a non-residential land use (*i.e. a football stadium*). Regardless of the adjacency, the applicant is proposing to install a three (3) tiered landscape screening system in conjunction with an existing wrought-iron fence (*located on the adjacent property*) to accomplish the screening required by the Comprehensive Plan and Unified Development Code (UDC).

ARCHITECTURAL REVIEW BOARD (ARB)

On October 29, 2019, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. Based on the submittal the Architectural Review Board (ARB) requested that the applicant incorporate stone around the primary and secondary entryways for the building. The applicant has revised the building elevations to incorporate the stone. The Architectural Review Board (ARB) will review the applicant's changes at the *November 12, 2019* meeting and provide a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

(2) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in staff's report;

(3) The applicant will be required to revise the landscape plan to incorporate a mixture of trees and shrubs to screen the detention pond adjacent to the entryway off of Alpha Drive prior to submitting civil plans;

(4) All Roof Top Units (RTU's) will need to be screened and not visible from adjacent properties or public rights-of-way; and

(5) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Staff Comments Highlighted

Project Number	SP2019-040	**Owner**	ROCKWALL URBAN INDUSTRIAL, LP	**Applied**	10/21/2019 LM
Project Name	Ellis Centre Phase 2 Addition	**Applicant**	HALFF ASSOCIATES	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
ALPHA DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ELLIS CENTRE 2	1	D	1	3586-000D-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	10/21/2019	10/28/2019	10/22/2019	1	APPROVED	
ENGINEERING	Sarah Johnston	10/21/2019	10/28/2019	10/24/2019	3	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(10/24/2019 4:26 PM SJ) M - Add note, "No trees within 5' of utilities" to the landscape plan. M - Parking near the building to be 20'x9'. All other parking to be 18'x9'. Standards of Design 2.19 M - All fire lane radii to be 20' min. If the building is 36' or taller, the fire lane radius must be 30' min. Standards of Design 2.19 M - Driveway radii to be 30' min. Standards of Design 2.19 M - No structures in easements. This includes retaining walls and footings, dumpster and screening wall must be out of easements. Standards of Design 6.4.1 M - All fire hydrants must have a 20'x20' easement established. Fire hydrants to have 5' of clearance around all sides. Standards of Design 5.3.1 M - Must show existing utilities and your planned service connections. M - Minimum easement width is 20' for proposed easements. Standards of Design 5.3.1 and 6.4 M - Retaining walls in detention require a variance Standards of Design 3.3.3.2 M – Must stub out the 8" water and 8" sewer to the northern property for future expansion. M - Must meet all standards of design and construction. I - 4% Engineering Fees I - Impact Fees I - Must have detention on-site Manning's C-valve is per zoning I - Water and sewer lines must have 10' of easement on both sides I - No utilities in detention easements I - No grate utilities allowed I - Cul-de-sac paving to be 8" 3600 psi (6.5 sack mix) I - No sand is allowed under paving. I - Walls 3' and over must be engineered I - All retaining walls to be rock or stone face. No smooth concrete walls I - If storm is picking up offsite drainage the pipe maintained must be I - Where you show the 15'x64' turnaround, you must stripe the entire area as no parking.							
FIRE	Ariana Hargrove	10/21/2019	10/28/2019	10/24/2019	3	COMMENTS	see notes
(10/24/2019 3:16 PM AA) FDC shall be: -facing and visible from the fire lane - within 100-feet of a fire hydrant - clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access - installed 18-48 inches above grade. (Ord 16-31)							
FIRE	Ariana Hargrove	11/6/2019	11/13/2019	11/6/2019		COMMENTS	see notes
(11/6/2019 10:11 AM AA) Fire hydrant shall be located within 6-ft for the fire lane. Add fire lane as shown on markups or relocate fire hydrant and FDC. Fire hydrant shall be within 6-ft for fire lane (IFC 507.5.1.2) FDC shall be witin 100-ft of a fire hydrant. (IFC 912.2.3)							
GIS	Lance Singleton	10/21/2019	10/28/2019	10/22/2019	1	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(10/22/2019 3:01 PM LS) Addressing will be: BLDG 1 = 1915 Alpha Dr, Rockwall,TX 75087 BLDG 2 = 1905 Alpha Dr, Rockwall,TX 75087 BLDG 3 = 1910 Alpha Dr, Rockwall,TX 75087							
PLANNING	David Gonzales	10/21/2019	10/28/2019	10/24/2019	3	COMMENTS	See comments

(10/24/2019 8:50 PM DG)
SP2019-040; Site Plan for Rockwall Urban & Industrial Center (Ellis Centre, Phase 2)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2019-040) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC); including the District Development Standards, of Article V, that are applicable to the subject property.

I.5 Please note that the property will require a replat prior to the issuance of a building permit.

M.6 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please provide a label for the parking count for each row of spaces in order to determine total parking count
2) The cross sections of concrete pavement thickness is to be determined by the engineering department during the civil submittal process and is not considered tc be approved during this site plan process.
3) Parking for an office use requires a minimum of one (1) parking space per 300-SF (i.e. 1:300 SF) of gross floor area. Will there be offices uses within this complex? If so, please update parking legend. (Article VI, Table 3).
4) Provide a standard signature block with signature space for the Planning and Zoning Chairman and Planning Director.
5) Is there a front building set back? If so, this is required to be 25-ft. Please adjust accordingly.
6) Provide a label for all drive aisle widths.
7) Indicate and label all sidewalk widths proposed for this site.
8) Delineate and label all loading dock parking spaces. Minimum 12-ft wide & 65-ft in length. (Art. VI, Section 6.04)
9) Ground mounted utility equipment and RTU's shall be screened from adjacent public rights-of-way and adjacent property. Provide screening detail for these units. (Art. V, Sec. 1.05.3)
10) Provide screening along the western property boundary from the school district property. (Art. VIII, Sec. 5.02.B Landscape Screening)
11) Will there be any outside storage of materials, products, etc.?

M.8 Building Elevations. According to Subsection 5.01.A1, of the General Industrial District Standards, of Article V, District Development Standards, of the UDC, requires a minimum of 20% stone (i.e. natural or synthetic/cultured) on all building façades. In this case, the construction of the addition does not include stone on any façade. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.9 Building Elevations. According to Subsection 5.01A.1, General Industrial District Standards, of Article V, District Development Standards, of the UDC, each exterior wall of a building's façade shall consist of a minimum of 90% primary materials and ten (10) percent secondary materials. In this case, the construction consists of concrete tilt-up wall. The use of concrete tilt-up walls may be permitted on a case-by-case basis in accordance with the exception requirements outlined in this section of the UDC This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.10 Building Elevations. Please review the articulation formulas contained in Section 5.01.C of Article V, District Development Standards, of the UDC. The submitted building elevations do not appear to meet all the formulas required for building articulation This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board(ARB).

M.11 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Indicate all HVAC units (i.e. dash-in RTU's) on the building elevations so that staff can ensure that they meet the screening requirements dictated by the UDC (Subsection. 1.05.C.3; Art. V; UDC).
2) Provide calculation of building materials as a percentage.

M.12 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Provide screening along the western property boundary from the school district property. Art. VIII, Sec. 5.02.B Landscape Screening, states (a)ny non-residential...land use or parking area that has a ide or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers (as depicted in Figures 6 & 7 below). As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three(3) tiered screening along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers. As a note, the Agricultural (AG) District is considered residential.
2) Correct table to indicate a minimum 15% landscaping required (currently indicates 10%).
3) All new tree plantings are to be a minimum of 4-inch caliper trees. Correct plan. (Art. VIII, Sec. 4.A.2)
4) Parking lotsgreater than 20,000 SF are required to provide a minimum of one (1) tree for each 10 parking spaces. 161 parking spaces = 16 trees within the parking lot area. (Art. VIII, Sec. 5.03.E.2)

M.13 Treescape Plan. According to Section 3.4, Treescape Plan Review Process, of Article IX, of the UDC, the director of planning and zoning, or his/her designee, shall review the treescape plan and approve the plan per the requirements of this article, or forward any recommendations to the planning and zoning commission As part of the treescape plan review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees The planning and zoning commission will review and approve or disapprove the treescape plan The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted

M.14 Photometric Plan. According to Section 3.3, Minimum Requirements, of Article VII, Environmental Performance, of the UDC, the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. In this case, the submitted photometric plan conforms to the requirements of the UDC.

1) No light pole, base or combination thereof shall exceed an overall height of 30-ft. Provide pole detail. (Art. VII, Sec. 3.3.D)

M.15 Based on the submittal staff has identified the following exceptions

1) Building Materials. The proposed addition is requesting the use of tilt-up wall construction and does not include a minimum of 20% stone.
2) Building Articulation. The proposed addition does not meet the articulation standards established by the UDC

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures.

I.14 Please note that failure to address all comments provided by staff by 8:00 AM on November 5, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 5, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 12, 2019 Planning & Zoning Meeting. Please note that the Planning & Zoning Work Session meeting will be held on October 29, 2019.

I.16 The Architectural Review Board (ARB) meeting will be held on October 29, 2019 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will forward a recommendation to the Planning and Zoning Commission.

I.17 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.

PLANNING	David Gonzales	11/6/2019	11/13/2019	11/6/2019		COMMENTS	Revision 1 Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(11/6/2019 11:54 AM DG) SP2019-040; REVISION 1 -- Site Plan for Rockwall Urban & Industrial Center (Ellis Centre, Phase 2) Please address the following comments (M= Mandatory Comments; I = Informational Comments) I.1 This is a request for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive. I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com. I.3 This project is subject to all requirements stipulated by the Unified Development Code(UDC); including the District Development Standards, of Article V, that are applicable to the subject property. I.4 Please note that the property will require a replat prior to the issuance of a building permit. M.5 Based on the submittal staff has identified the following exceptions 1) Building Materials. The proposed addition is requesting the use of tilt-up wall construction and does not include a minimum of 20% stone. ADDITION OF STONE NOT EQUAL TO 20%. 2) Building Articulation. The proposed addition does not meet the articulation standards established by the UDC LETTER PROVIDED: To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures. I.6 Please note that the Planning and Zoning Commission meeting will be held on November 12, 2019. I.7 The Architectural Review Board (ARB) meeting will be held on November 12, 2019 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will forward a recommendation to the Planning and Zoning Commission. I.8 Staff recommends that a representative be present for the meetings as scheduled above The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.							
Police Department	David Gonzales	10/25/2019	11/1/2019	10/25/2019		COMMENTS	See comments

(10/25/2019 12:12 PM DG)
The following CPTED comments are from Captain Ed Fowler of the Rockwall Police Department

SP2019-040 Ellis Center Phase 2
Considerations

- Provide clearance around the bottom of the fencing surrounding the dumpster for visual sight line of anyone inside fencing
- Consider mirror(s) on dumpster fencing to reveal any persons inside holding(fencing) area.
- Consider lighting spaced at intervals around the overhead doors(sides) and rear that fully illuminate the area.
- Evaluate transitional lighting for employees entering the parking lot from an area that has bright lighting to dim lighting and may pose a visual problem.
- There does not appear to be shrubs or trees that will obstruct views around the business.
- Consider additional locking mechanisms for overhead doors in the form of a bar system and case hardened locking system
- Consider the addition of removable bollards for overhead doors to prevent vehicles from being used to breach the doors
- Consider auxiliary locking system on main entrance door(s) with limited key access, key pad or electronic badges for afterhours employees.
- Consider all exterior doors being equipped with alarm contact sensors and windows with glass break sensors.
- Consider motion sensor alarms inside the business and motion activated lighting for the interior.
- Consider installation of locking mechanisms on all sliding windows up to the use of security rods.
- Roof access points should be locked from the inside.
- Consider installation of solid core doors for offices inside the business including the room that houses the safe Single cylinder locks for all offices and a double cylinder lock for the safe room.
- Consider an additional alarm inside the safe room, either attached to the entrance door or safe.
- Consider the addition of security cameras on the exterior of the building that provide360 degree coverage.
- Consider the addition of security cameras forthe interior the business.
- Interior considerations are not being added without speaking with the business owners/reps first.

The implementation of all or any portion of the considerations are NO guarantee or assurance that crime will not occur or that the property will be crimeproof. The considerations should, however, reduce the probability of crime if the strategies and recommendations are properly applied and consistently maintained Any changes should still meet with the City of Rockwall's building code, code of ordinances and fire code.

STANDARD SITE PLAN WORDING

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

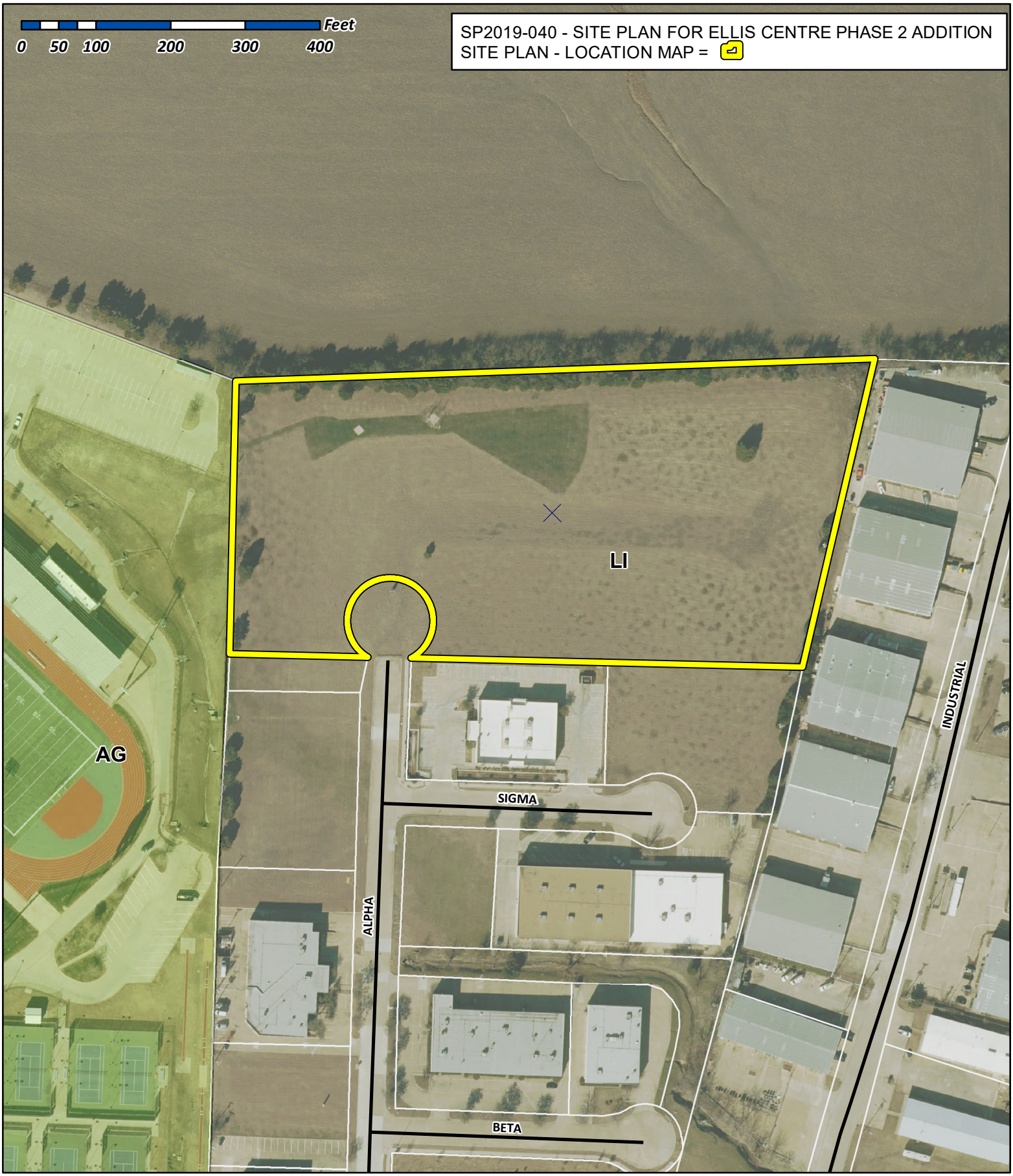
GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

WITNESS OUR HANDS, this ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

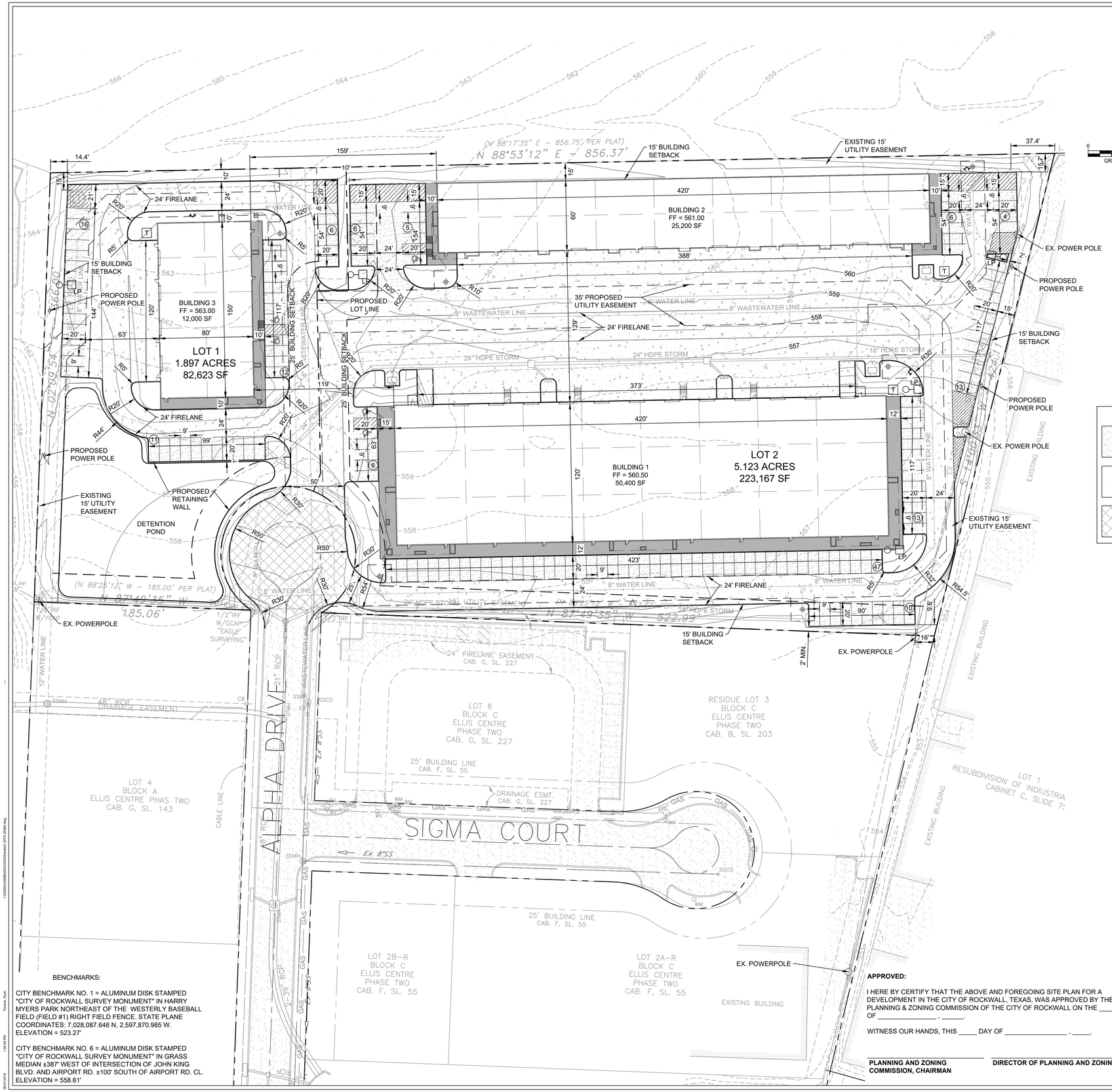
Planning & Zoning Commission, Chairman	***Director of Planning and Zoning***

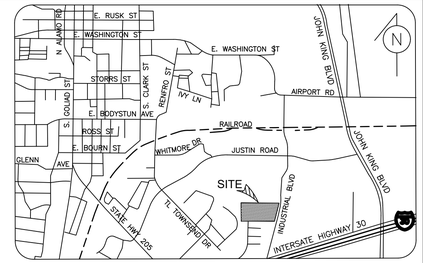


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
NOT-TO-SCALE

SHEET DATA:

CURRENT ZONING	LIGHT INDUSTRIAL	
PROPOSED LAND USE:	LIGHT INDUSTRIAL	
TOTAL SITE AREA:	7.02 ACRES	
BUILDING:		
BUILDING 1	50,400	SF
BUILDING 2	25,200	SF
BUILDING 3	12,000	SF
PARKING:		
REQUIRED: 1 SPACE/1,000 SF (75%) 1 SPACE/300 SF (25%)		
TOTAL REQUIRED:	139	SPACES
PROVIDED:	155	SPACES
ACCESSIBLE SPACES PROVIDED:	6*	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

PAVING LEGEND

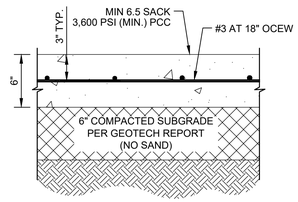
- 6" 3,600 PSI CONCRETE PAVEMENT.
- 7" 4,000 PSI CONCRETE PAVEMENT.
- 8" 3,600 PSI CONCRETE PAVEMENT.
- 4" SIDEWALK
- 6" CURB
- FIRE LANE
- PROPERTY LINE

EXISTING FEATURES LEGEND

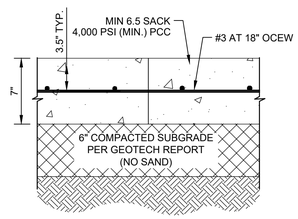
- F.H. FIRE HYDRANT
- PP OVERHEAD POWERPOLE
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- 558 EXISTING CONTOURS
- FDC

PROPOSED FEATURES LEGEND

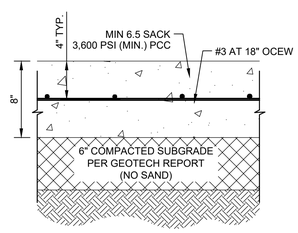
- POWER POLE
- FIRE HYDRANT
- GRATE INLET
- CURB INLET
- STORM HEADWALL
- T TRANSFORMER PAD
- 558 PROPOSED CONTOURS
- LP LIGHT POLE
- # NO. OF PARKING SPACES



01 6" CONCRETE PAVEMENT SECTION
SCALE: N.T.S.



02 7" CONCRETE PAVEMENT SECTION
SCALE: N.T.S.



03 8" CONCRETE PAVEMENT SECTION
SCALE: N.T.S.

BENCHMARKS:

CITY BENCHMARK NO. 1 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN HARRY MYERS PARK NORTHEAST OF THE WESTERLY BASEBALL FIELD (FIELD #1) RIGHT FIELD FENCE. STATE PLANE COORDINATES: 7,028,087.646 N, 2,597,870.985 W. ELEVATION = 523.27'

CITY BENCHMARK NO. 6 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN GRASS MEDIAN ±387' WEST OF INTERSECTION OF JOHN KING BLVD. AND AIRPORT RD. ±100' SOUTH OF AIRPORT RD. CL. ELEVATION = 558.61'

APPROVED:

I HERE BY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS ____ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

OWNER/ DEVELOPER

ROCKWALL URBAN INDUSTRIAL , LP
13150 COIT ROAD
DALLAS, TX. 75240
CONTACT: REID CALDWELL
EMAIL: reid@longbowinterests.com
TEL: (214) 457-8198

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DHEDRICK
EMAIL: dhedrick@halff.com
TEL: (214) 217-6426
TBPE FIRM# F-312

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAIN WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

SHEET SIZE: 24" x 36"

Rockwall Urban + Industrial Center

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

DYLAN B. HEDRICK 102108
NAME P.E. NO.
DATE 11/5/2019
TBPE FIRM # F-312

Project No.:	35989
Issued:	NOVEMBER 2019
Drawn By:	REP
Checked By:	DBH
Scale:	AS SHOWN

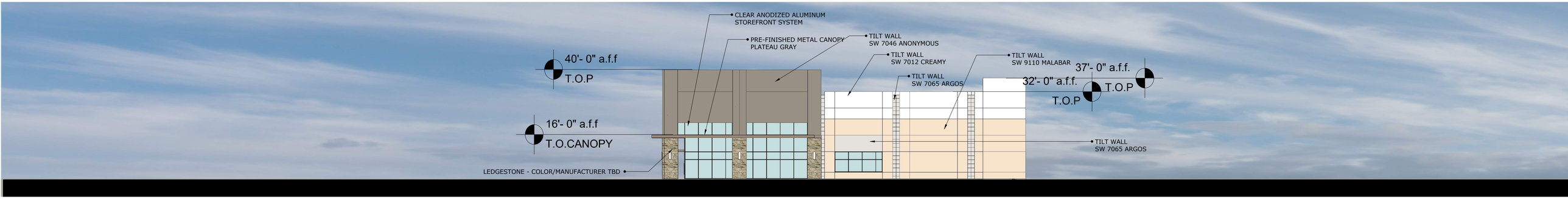
Sheet Title

DETAILED SITE PLAN

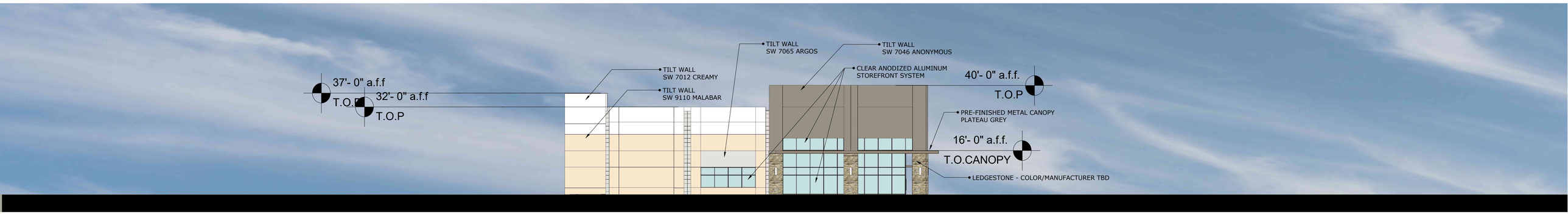
1 OF 1
Sheet Number

Case Number: SP2019-040

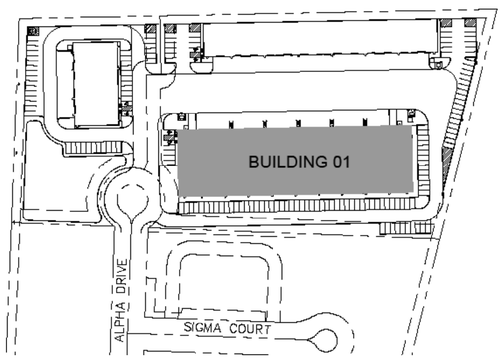
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Preble, Ryan
8/30/2019 1:54:08 PM



EAST



WEST



FAÇADE			
BLDG 1			
	METAL CANOPY	MASONRY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL
NORTH	0	0	14,051
SOUTH	235	580	10,586
EAST	59	241	3,533
WEST	59	241	3,533
SF of Materials	353	1,062	31,702
Percentage of Material	1%	3%	96%

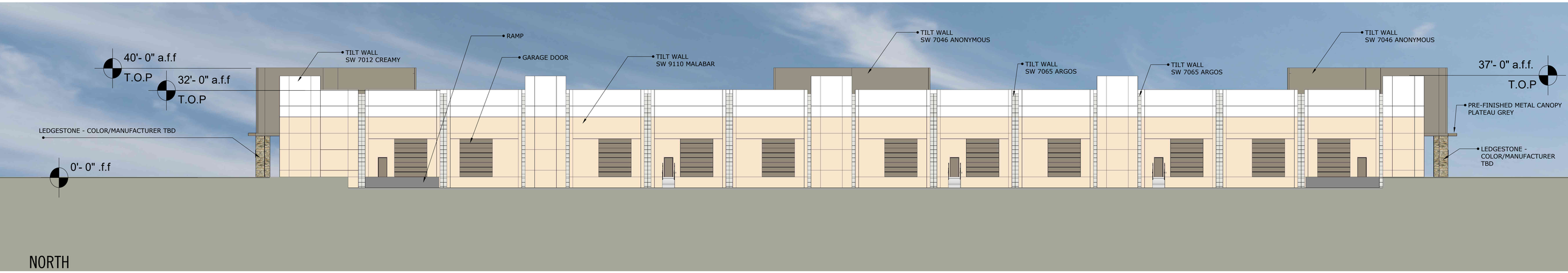
FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
14,051
11,401
3,833
3,833
TOTAL
33,117
100%

URBAN INDUSTRIAL CENTER - BLDG 1
ROCKWALL, TEXAS

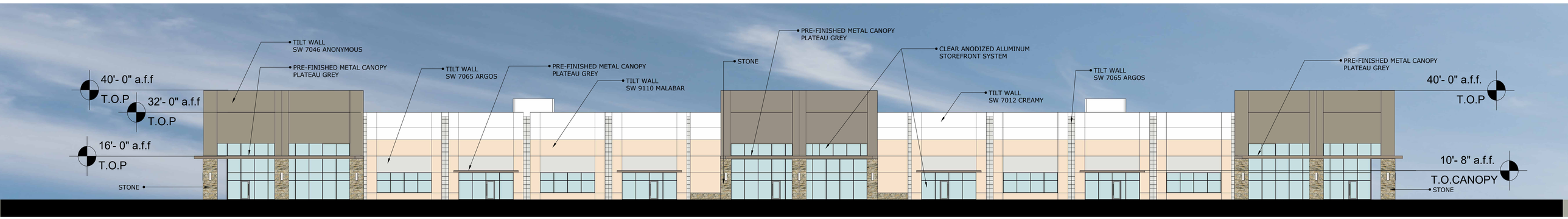
BUILDING ELEVATIONS

Scale: 1"= 20'-0"

O'BRIEN

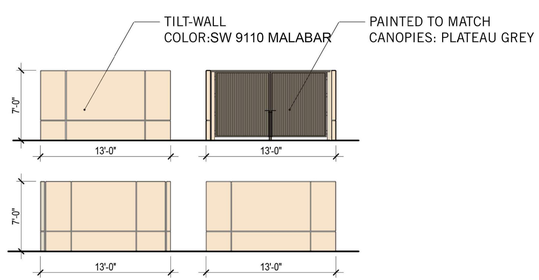


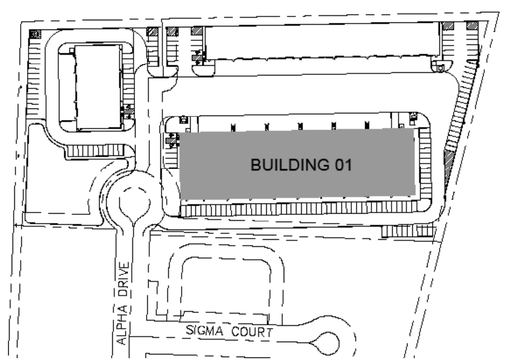
NORTH



SOUTH

TYPICAL DUMPSTER ENCLOSURE ELEVATIONS





FAÇADE			
BLDG 1			
	METAL CANOPY	MASONRY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL
NORTH	0	0	14,051
SOUTH	235	580	10,586
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FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
14,051
11,401
3,833
3,833
TOTAL
33,117
100%

URBAN INDUSTRIAL CENTER - BLDG 1
ROCKWALL, TEXAS

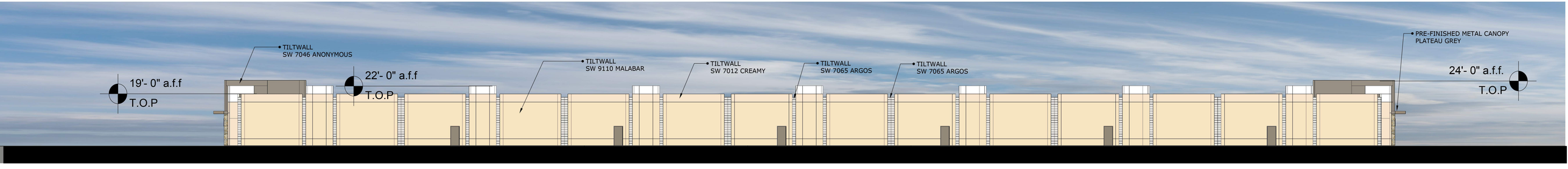
BUILDING ELEVATIONS

Scale: 1"= 20'-0"

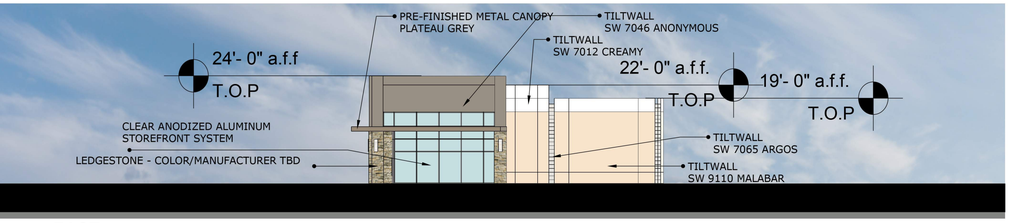
O'BRIEN



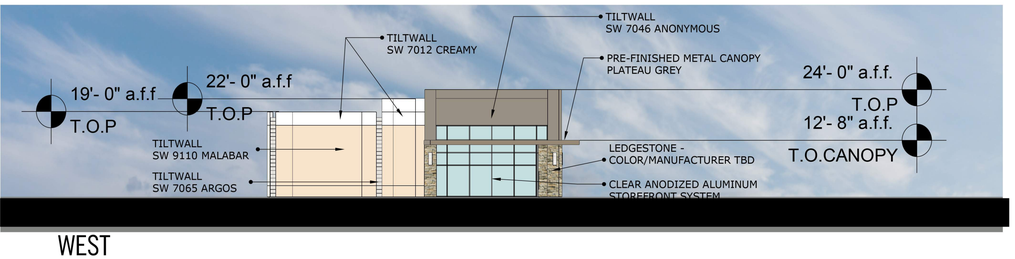
SOUTH



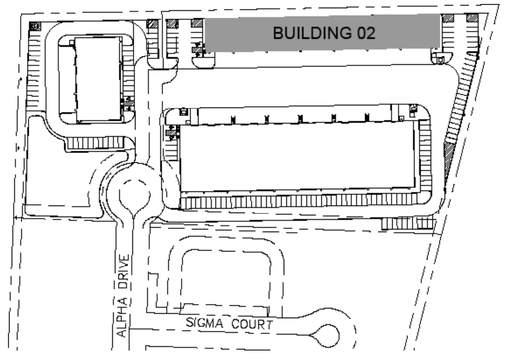
NORTH



EAST



WEST



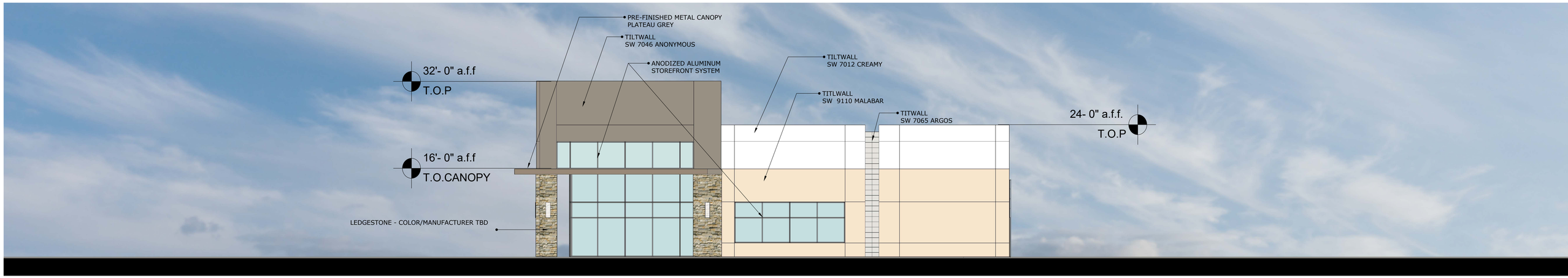
BLDG 2	METAL CANOPY	MASONRY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL	FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
NORTH	0	0	9,178	9,178
SOUTH	66	190	3,592	3,848
EAST	33	73	946	1,052
WEST	33	73	946	1,052
				TOTAL
SF of Materials	132	336	14,662	15,129
Percentage of Material	1%	2%	97%	100%

URBAN INDUSTRIAL CENTER - BLDG 2
ROCKWALL, TEXAS

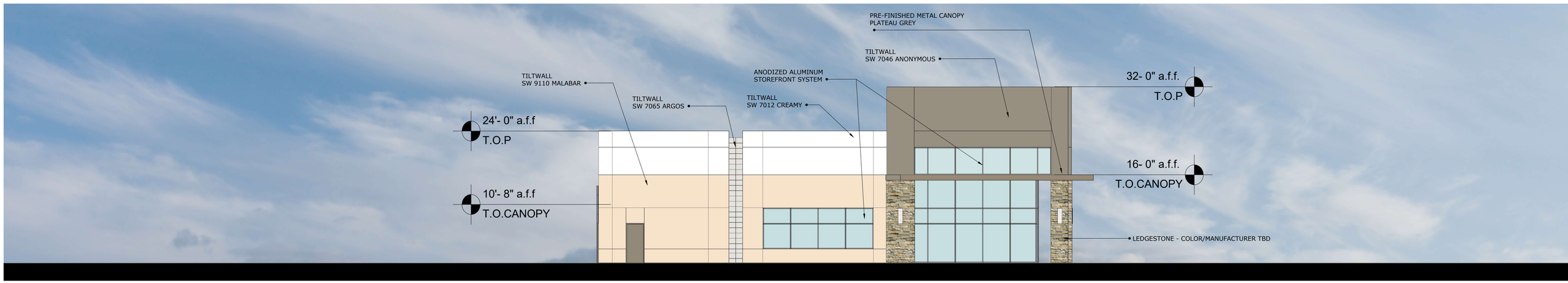
BUILDING ELEVATIONS

Scale: 1"= 30'-0"

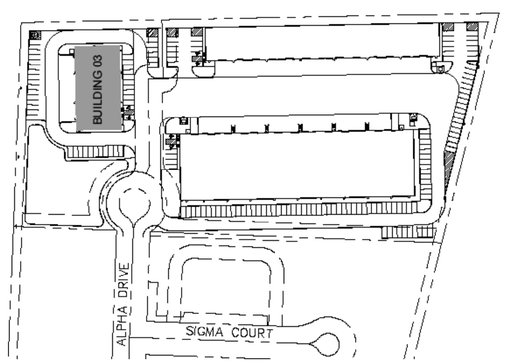
O'BRIEN



NORTH



SOUTH



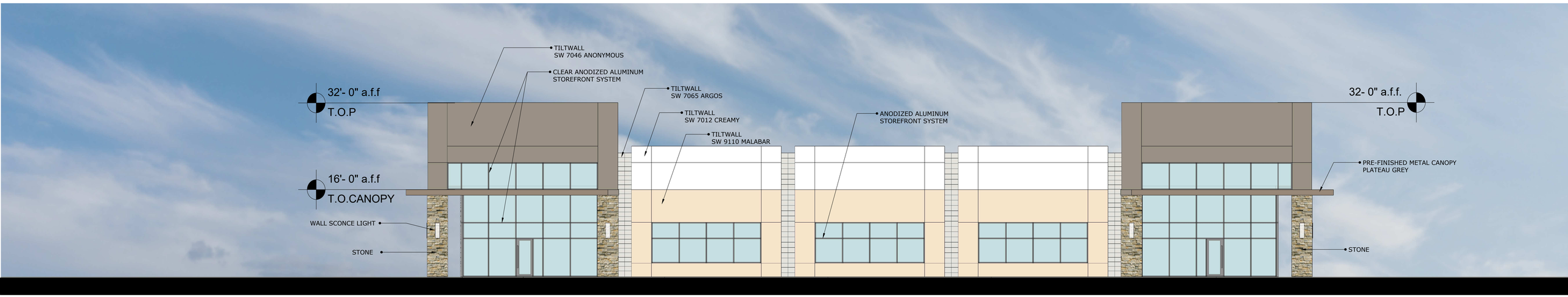
BLDG 3	METAL CANOPY	MASONRY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL	FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
NORTH	35	136	1,495	1,666
SOUTH	35	136	1,495	1,666
EAST	74	230	2,592	2,896
WEST	0	0	3,000	3,000
				TOTAL
SF of Materials	144	502	8,582	9,228
Percentage of Material	2%	5%	93%	100%

URBAN INDUSTRIAL CENTER - BLDG 3
ROCKWALL, TEXAS

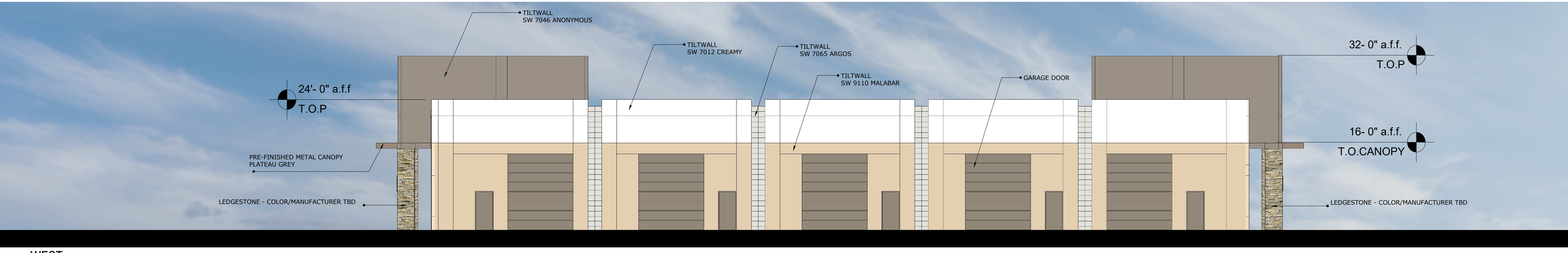
BUILDING ELEVATIONS

Scale: 1/16"= 1'-0"

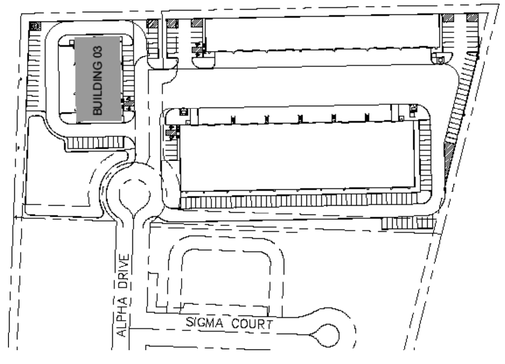
O'BRIEN



EAST



WEST



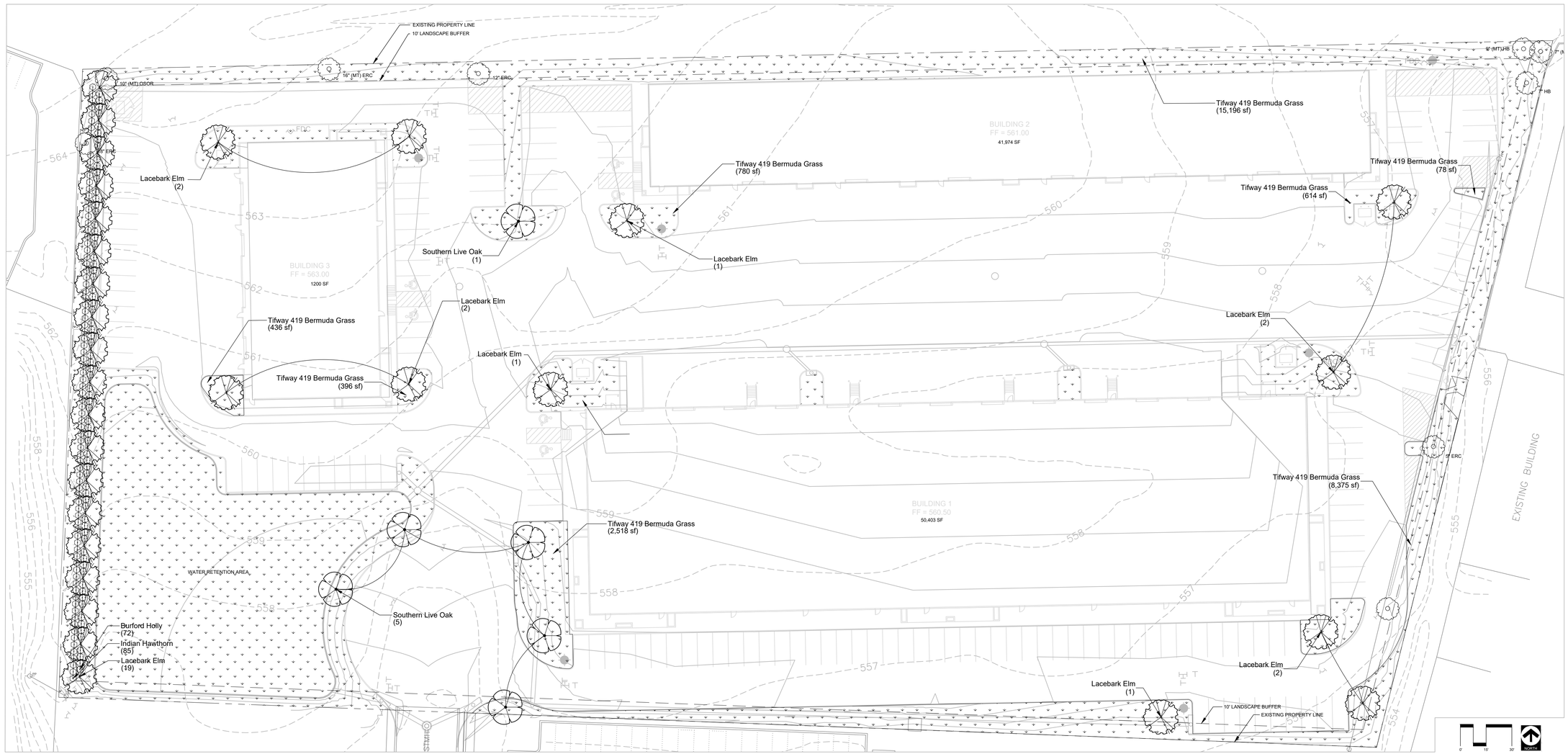
BLDG 3	METAL CANOPY	MASONRY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL	FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
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				TOTAL
SF of Materials	144	502	8,582	9,228
Percentage of Material	2%	5%	93%	100%

URBAN INDUSTRIAL CENTER - BLDG 3
ROCKWALL, TEXAS

BUILDING ELEVATIONS

Scale: 1/16"= 1'-0"

O'BRIEN



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPD	QTY
	Quercus virginiana / Southern Live Oak	B & B	4" Cal	10'-12' Ht.	6'-8'	6
	Ulmus parvifolia / Lacebark Elm	B & B	4" Cal	10'-12' Ht.	6'-8'	30
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HT	SPD		QTY
	Ilex cornuta 'Burfordii' / Burford Holly	5 gal	18"-24"	12"-18"		72
	Rhaphiolepis indica / Indian Hawthorn	5 gal	18"-24"	12"-18"		85
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE			QTY
	Cynodon dactylon 'Tifway 419' / Tifway 419 Bermuda Grass	SOLID SOD				61,952 sf

EXISTING TREES

EXISTING TREE TO REMAIN

LANDSCAPE REQUIREMENTS

REQUIRED LANDSCAPING		
ZONED LIGHT INDUSTRIAL	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA PROVIDED (%)	15% OF SITE	21% OF SITE
TOTAL LANDSCAPE AREA PROVIDED (SF)	45,869 SF	66,576 SF

TREE MITIGATION		
	REQUIRED	**PROVIDED**
MITIGATION REQUIREMENTS (inches)	59" CALIPER*	144" CALIPER
* See Sheet L 1.01 for calculations		

PARKING LOT LANDSCAPING		
	REQUIRED	**PROVIDED**
200 SF MIN/ 2 ROWS OR MORE		✓
3 AREAS 200 FT/SQ X 3	600 SF	✓
ONE TREE WITHIN 80' OF REQ. PARKING		✓
PERMIABLE LANDSCAPE PROVIDED		3,756 SF
1 TREE / 10 PARKING SPACES	16	16

SCREENING REQUIREMENTS		
	REQUIRED	**PROVIDED**
SCREEN TRASH AREAS	N/A	
SCREEN RESIDENTIAL OR MULTI-FAMILY	N/A	

STREET TREES		
	REQUIRED	**PROVIDED**
1 TREE /50' FRONTAGE	1	1

PLANTING NOTES

PREPARATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.

PLANT LOCATIONS
REFER TO PLANTING PLAN FOR PlaNTING LOCATION AND PLANT MATERIAL LEGEND FOR SPECIFICATIONS. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

COORDINATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

MAINTENANCE
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING BEDS IN A WEED AND DEBRIS FREE CONDITION AND SHALL ACCOMPLISH WATERING BY HAND AS DEEMED NECESSARY UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL MAINTAIN ALL WORK FOR A PERIOD OF 30 DAYS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE.

VERIFICATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATION BY lANDSCAPE ARCHITECT. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. OTHERWISE, THE CONTRACTOR IS TO BID THEIR OWN VERIFIED QUANTITIES PER LANDSCAPE PLAN.

PLANTING BEDS
ALL BED AREAS ARE TO BE FLUSH WITH FINISHED GRADE AT ADJACENT PAVEMENT. ALL BED AREAS SHALL BE ROTOTILLED TO BE A DEPTH OF 6", ADDING PREPARED SOIL MIXTURE AS REQUIRED.

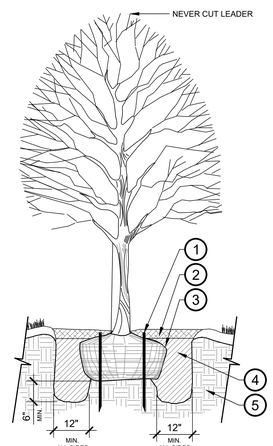
MULCH
AFTER SETTLEMENT, ALL PLANTING BED MULCH DEPTHS SHALL BE A MIN. OF 3". ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND REPLANTED. MULCH SHALL BE TEXAS NATIVE CEDAR

STANDARDS
ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.

PROTECTED TREES
PROTECTED TREES SHALL BE MARKED AND THE DRIP LINE OF SAID TREES SHALL BE PROTECTED PRIOR TO AND DURING ALL CONSTRUCTION, INCLUDING EARTHWORK.

IRRIGATION
IRRIGATION WILL MEET ALL TCEQ AND UDC REQUIREMENTS.

NO TREES SHALL BE PLANTED WITHIN 5' OF UTILITIES



KEY:

1. (3) ARBOR STAKES. INSTALL PER MANUFACTURE'S SPECIFICATIONS
2. SPECIFIED MULCH - 3" MIN. DEPTH ENTIRE TREE BASIN
3. SET TOP OF ROOT BALL 3" ABOVE FINISH GRADE. BUILD 3" HT. SAUCER AROUND PLANTING PIT WITH TOPSOIL.
4. LIVING EARTH PLANTING MIX OR APPROVED EQUAL BY LANDSCAPE ARCHITECT. WATER AND TAMP TO REMOVE SIDE AND BOTTOM AIR POCKETS 6" MIN.
5. UNCOMPACTED NATIVE SOIL/UNDISTURBED SUBGRADE

NOTE:
FOR BALL & BURLAP REMOVE WIRE/TWINE FROM AROUND BURLAP, FOLD TOP THIRD DOWN OR CUT/REMOVE PRIOR TO BACKFILL.

NEW TREE PLANTING

N.T.S.

SHEET SIZE: 24" x 36"

Rockwall Urban + Industrial Center

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

MICHAEL A. WILSON — LICENSED LANDSCAPE ARCHITECT — 3100 — STATE OF TEXAS
11-5-19

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL A. WILSON, R.L.A. #3088 ON 5 NOV 2019. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE LANDSCAPE ARCHITECT IS AN OFFENSE UNDER TITLE 22, TEXAS ADMINISTRATIVE CODE, CHAPTER 3 LANDSCAPE ARCHITECTS. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICE OF HALFF ASSOCIATES, INC., 4000 FOSSIL CREEK BLVD. FORT WORTH, TX 76137-2720. TBPE FIRM #F-312

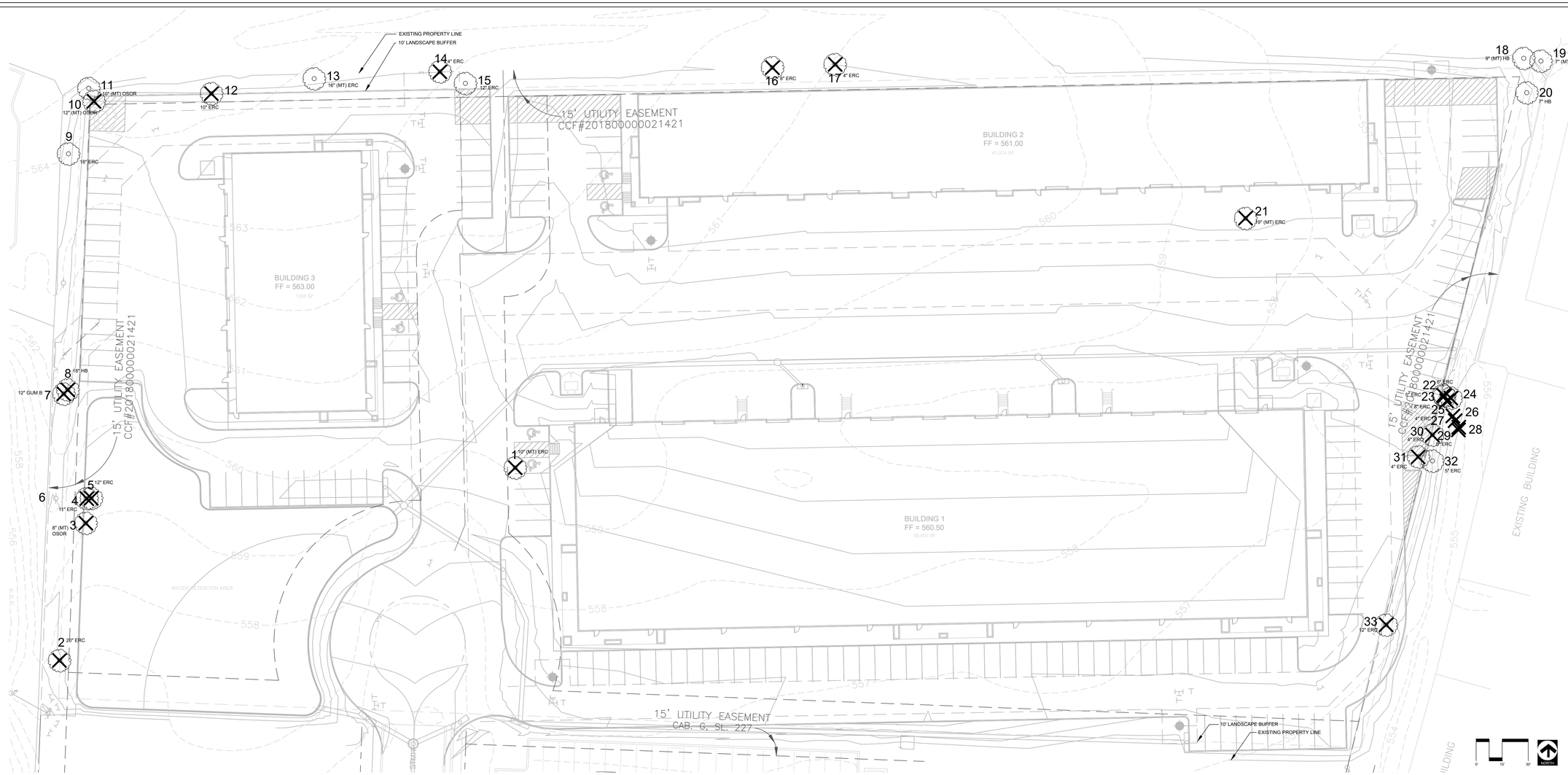
Project No.:	35989
Issued:	11-5-19
Drawn By:	CAP
Checked By:	MAW
Scale:	AS SHOWN

Sheet Title

LANDSCAPE PLAN

L 2.01
Sheet Number

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Wilson, Michael
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05/01/2018



TREE INVENTORY / MITIGATION

TREE #	SPECIES	SIZE (inches)	CLASSIFICATION	STATUS	REQ. MITIGATION (Inches)
1	EASTERN RED CEDAR	10 MULTI-TK	NON-PROTECTED	REMOVE	
2	EASTERN RED CEDAR	20	SECONDARY	REMOVE	10
3	OSAGE ORANGE	8 MULTI-TK	NON-PROTECTED	REMOVE	
4	EASTERN RED CEDAR	11	SECONDARY	REMOVE	6
5	EASTERN RED CEDAR	12	SECONDARY	REMOVE	6
6	HACKBERRY	14 MULTI-TK	SECONDARY	PRESERVE	
7	GUM BUMILIA	12	PROTECTED	REMOVE	12
8	HACKBERRY	18	SECONDARY	REMOVE	9
9	EASTERN RED CEDAR	18	SECONDARY	PRESERVE	
10	OSAGE ORANGE	12 MULTI-TK	NON-PROTECTED	REMOVE	
11	OSAGE ORANGE	10 MULTI-TK	NON-PROTECTED	PRESERVE	
12	EASTERN RED CEDAR	10	SECONDARY	REMOVE	
13	EASTERN RED CEDAR	16 MULTI-TK	SECONDARY	PRESERVE	
14	EASTERN RED CEDAR	4	NON-PROTECTED	REMOVE	
15	EASTERN RED CEDAR	12	SECONDARY	PRESERVE	
16	EASTERN RED CEDAR	8	NON-PROTECTED	REMOVE	
17	EASTERN RED CEDAR	4	NON-PROTECTED	REMOVE	
18	HACKBERRY	9 MULTI-TK	NON-PROTECTED	PRESERVE	
19	HACKBERRY	7 MULTI-TK	NON-PROTECTED	PRESERVE	
20	HACKBERRY	7	NON-PROTECTED	PRESERVE	
21	EASTERN RED CEDAR	19 MULTI-TK	SECONDARY	REMOVE	10
22	EASTERN RED CEDAR	6	NON-PROTECTED	REMOVE	
23	EASTERN RED CEDAR	5	NON-PROTECTED	REMOVE	
24	EASTERN RED CEDAR	5	NON-PROTECTED	REMOVE	
25	EASTERN RED CEDAR	8	NON-PROTECTED	REMOVE	
26	EASTERN RED CEDAR	6	NON-PROTECTED	REMOVE	
27	EASTERN RED CEDAR	5	NON-PROTECTED	REMOVE	
28	EASTERN RED CEDAR	5	NON-PROTECTED	REMOVE	
29	EASTERN RED CEDAR	5	NON-PROTECTED	REMOVE	
30	EASTERN RED CEDAR	4	NON-PROTECTED	REMOVE	
31	EASTERN RED CEDAR	4	NON-PROTECTED	REMOVE	
32	EASTERN RED CEDAR	5	NON-PROTECTED	PRESERVE	
33	EASTERN RED CEDAR	12	SECONDARY	REMOVE	6
TOTAL					59

EXISTING TREES

EXISTING TREE TO REMAIN

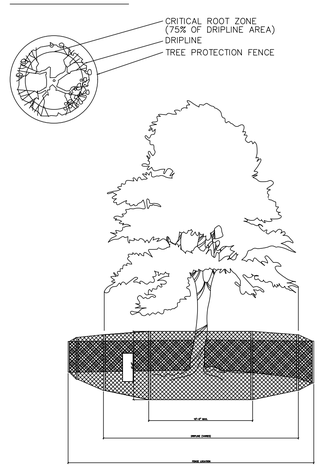
EXISTING TREE TO BE REMOVED

LANDSCAPE REQUIREMENTS

TREE MITIGATION

REQUIRED TREES (inches)	59" CALIPER*
PROVIDED TREES (inches)	144" CALIPER
* See Sheet L 2.01 for Planting Locations	

PLAN VIEW



01 TREE PROTECTION DETAIL
SCALE: N.T.S.

STANDARD PRESERVATION NOTES FOR
TREE AND NATURAL AREA PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing and other measures as needed which may include retaining walls, pruning of limbs, roots, etc.
2. Protective fences shall be erected according to City Standards for Tree Protection.
3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
5. Protective fences shall surround the trees or group of trees, and will be located no closer than the outermost limit of branches (drip line) plus an additional 2'-0" away from the limits of dripline. For natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
   A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
   B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Parks Department;
   C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
   D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
   A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
   B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately by hand prior to paving installation to minimized root damage);
   C. Where trees are close to proposed buildings, erect the fence to allow root pruning in the work space between the fence and the building, prior to disturbance. The fence can be erected at the point of root pruning;
   D. Where there are severe space constraints due to tract size, or other special requirements, contact an Arborist to discuss alternatives.

   Special Note: Exceptions are permitted for areas outside the critical root zone. No disturbances are permitted within the critical root zone (75% of the dripline area). For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted, and no silting of stock piling of material or dirt is allowed around trees.
7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft. in addition to the reduced fencing provided.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
10. Trenching required for the installation of irrigation shall be placed as far from existing tree trunks as possible.
11. No landscape topsoil dressing greater than 2 inches shall be permitted within the drip line of trees. No soil or mulch is permitted on the root flare of any tree.
12. Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).

SHEET SIZE: 24" x 36"

Rockwall Urban + Industrial Center

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3000
STATE OF TEXAS
11-5-19

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL A. WILSON, R.L.A. #3000 ON 5 NOV 2019.
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER AUTHORITY TO DO SO IS UNLAWFUL FOR ANY PERSON TO DO SO UNLESS HE IS AN OFFENSE UNDER TITLE 22, TEXAS ADMINISTRATIVE CODE, CHAPTER 3 LANDSCAPE ARCHITECTS. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. 4000 FOSSIL CREEK BLVD. FORT WORTH, TX 76137-2720.
TBPE F-312 AT 214

Project No.:	35989
Issued:	11-5-19
Drawn By:	CAP
Checked By:	MAW
Scale:	AS SHOWN

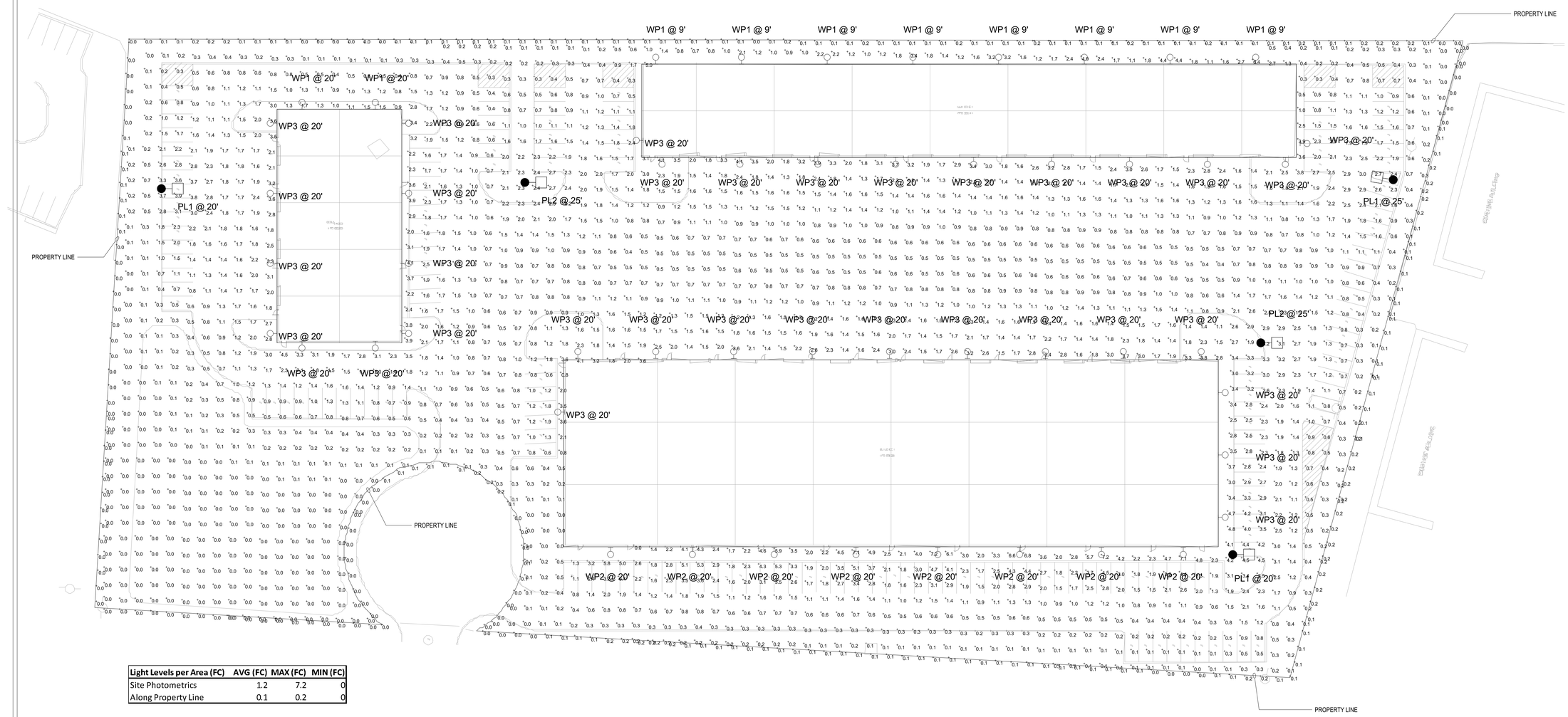
Sheet Title

TREESCAPE PLAN

L 1.01

Sheet Number

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Wilson, Michael
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05/01/2018



Light Levels per Area (FC)	AVG (FC)	MAX (FC)	MIN (FC)
Site Photometrics	1.2	7.2	0
Along Property Line	0.1	0.2	0

Label	Catalog Number	Description	Lamp	Lamp Lumens	Watts
WP1	WSR LED P1 SR2 40K MVOLT	WSR LED WITH P1-PERFORMANCE PACKAGE ,4000K, AND SR2 OPTIC TYPE	LED	2251	20
WP2	WST LED P3 40K VF MVOLT	WST LED Performance package 3 4000 K, visual comfort forward throw, MVOLT	LED	6609	50
WP3	WSR LED P4 SR4 40K MVOLT	WSR LED WITH P4-PERFORMANCE PACKAGE, 4000K, AND SR4 OPTIC TYPE	LED	6388	61
PL1	DSX0 LED P5 40K T2M MVOLT HS	DSX0 LED P5 40K T2M MVOLT with houseside shield	LED	9550	89
PL2	DSX0 LED P6 40K T5M MVOLT HS	DSX0 LED P6 40K T5M MVOLT with houseside shield	LED	11955	134

1 SITE PHOTOMETRICS

SCALE: 1/32" = 1'-0"

Rockwall Urban + Industrial Center

OWNER: ROCKWALL URBAN INDUSTRIAL , LP.

END OF ALPHA DRIVE

ROCKWALL, TX 75087

O'BRIEN

5310 HARVEST HILL ROAD
DALLAS, TX 75230
(972) 788-1010

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES.

STATE OF TEXAS
JOSHUA WILEY
129688
LICENSED
PROFESSIONAL ENGINEER
10/16/19

JSE

Jordan & Skala Engineers

17855 North Dallas Parkway • Suite 320
Dallas, TX. 75287
p. 469.385.1616 • f. 469.385.1615
Texas Registered Engineering Firm F-4990

Project Number:1930681 Drawn By:DNH Checked By:JW

SHEET SIZE: 24" x 36"

Project No.:	19068
Issued:	OCTOBER 2019
Drawn By:	
Checked By:	
Scale:	AS SHOWN
Sheet Title	SITE PHOTOMETRICS
Sheet Number	E-102

Case Number:

WP2



WST LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

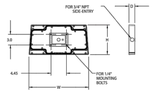
Specifications
Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)



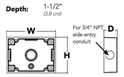
Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)
Width: 17.01" (43.21 cm)
Depth: 1.70" (4.32 cm)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTLL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

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A+ Capable options indicated by this color background.

Ordering Information
EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED						
Series	**Performance Package**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT[1] 277[2] 120[2] 347[2] 208[2] 480[2] 240[2]	**Shipped included** (blank) Surface mounting bracket **Shipped separately** BBW Surface-mounted back box[3] PBBW Premium surface-mounted back box[3,4]	

Options			Finish (required)	
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights[5,6]	E7WC Emergency battery backup, CA Title 20 Noncompliant (cold, 7W)[7,8]	DDBXD Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights[5,6]	E7WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W)[7,8,9]	DBLXD Black
PE	Photoelectric cell, button type[5,6]	E20WH Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS[7,8]	DNAXD Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) [6]	E20WC Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS[7,8,10]	DWHXD White
PER5	Five-wire receptacle only (controls ordered separate) [6]	E23WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W)[7,8,9,11]	DSSXD Sandstone
PER7	Seven-wire receptacle only (controls ordered separate) [6]	LCE Left-side conduit entry[12]	DDBTXD Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height[6,8]	RCE Right-side conduit entry[12]	DBLBXD Textured black
PIRTFCIV	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,6]	**Shipped separately**	DNATXD Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15-30' mounting height[5,6]	RBPW Bersafe back plate[13]	DWHGXD Textured white
PIRHTFCIV	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,6]	VG Vandal guard[13]	DSSTXD Textured sandstone
SF	Single fuse (120, 277, 347V)[5]	WG Wire guard[13]	
DF	Double fuse (208, 240, 480V)[5]		
DS	Dual switching[14]		
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)[15]		
E7WH	Emergency battery backup, Non CEC compliant (7W)[7]		

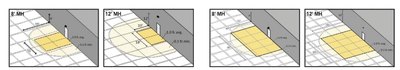
Accessories
Ordered and shipped separately.

WSTXPBBW DDBXD U Premium Surface - mounted back box
WSBBW DDBTXD U Surface - mounted back box
RBPW DDBXD U Bersafe back plate

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3 Also available as a separate accessory; see accessories information.
4 Top conduit entry standard.
5 Not available with VG or WG. See PER Table.
6 Reference Motion Sensor table.
7 Need to specify 120, 208, 240 or 277 voltage.
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
9 Not available with Emergency options, PE or PER options.
10 DMG option not available with standalone or networked sensors/ receptacle options.
11 Not available with 347/480V.
12 Battery pack rated for -20° to 40°C.
13 Comes with PBBW.
14 Warranty period is 3-years.
15 Not available with BBW.
16 Must order with fixture; not an accessory.

Emergency Battery Operation
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.
All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16.
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.
The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH

WST LED P2 40K VF MVOLT E20WH

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Current (A)
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance
Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance package	System Watts	Current (A) 120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	39	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Disabled @ 5FC	3 sec	5 min	5 min
PIRTFCIV or PIRHTFCIV	3V (37%) Output	10V (100%) Output	Disabled @ 1FC	3 sec	5 min	5 min

*Use sure with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PERS (5 wire)	PERT (7 wire)
		Wire 4/White5	Wire 4/White5	Wire 6/White7
Photocontrol Only (On/Off)	✓	▲	Wired to dimming leads on driver	▲	Wires Capped inside fixture	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	▲	Wires Capped inside fixture	Wires Capped inside fixture
ROAM with Motion	⊘	▲	Wired to dimming leads on driver	▲	Wires Capped inside fixture	Wires Capped inside fixture
Futurepred*	⊘	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futurepred* with Motion	⊘	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended
⊘ Will not work
▲ Alternate

*Futurepred means: Ability to change controls in the future.

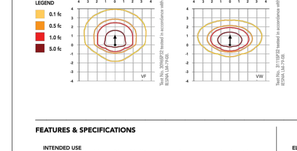
Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT)	Dist. Type	27K (2700K, 70 CRI) Lumens	BUG	LPW	30K (3000K, 70 CRI) Lumens	BUG	LPW	40K (4000K, 70 CRI) Lumens	BUG	LPW	50K (5000K, 70 CRI) Lumens	BUG	LPW
P1	12W	VF	1,494	B 0	0	1,525	B 0	0	1,527	B 0	0	1,539	B 0	0
		VW	1,313	B 0	0	1,326	B 0	0	1,329	B 0	0	1,338	B 0	0
P2	25W	VF	3,163	B 1	0	3,227	B 1	0	3,234	B 1	0	3,258	B 1	0
		VW	3,205	B 1	0	3,270	B 1	0	3,276	B 1	0	3,300	B 1	0
P3	50W	VF	6,025	B 1	0	6,145	B 1	0	6,156	B 1	0	6,202	B 1	0
		VW	6,098	B 1	0	6,220	B 1	0	6,232	B 1	0	6,279	B 1	0

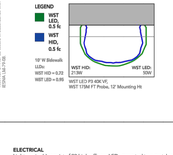
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Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nightime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L70). Class 2 electronic driver has a power factor >90%, THD <20%, and a minimum 6 KV surge protection. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/ IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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WP1,WP3



WSR LED
Architectural Wall Sconce

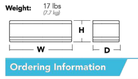
Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Inverted available with WLU option only.

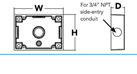
Specifications
Luminaire

Height: 7-1/4" (18.4 cm)
Width: 18" (45.7 cm)
Depth: 9" (22.8 cm)
Weight: 17 lbs (7.7 kg)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Introduction
Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSR LED is ideal for replacing existing 50 – 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information
EXAMPLE: WSR LED P2 40K SR3 MVOLT DDBTXD

WSR LED							
Series	**Performance Package**	**Color Temperature**	**Distribution**	**Voltage**	**Mounting**	**Options**	**Finish (required)**
WSR LED	P1 P2 P3 P4	30K 40K 50K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT[1] 120 208 240 277 347 480	**Shipped included** (blank) Surface mount **Shipped separately**[2] BBW Surface-mounted back box	**Shipped installed** PE Photoelectric cell, button type[3,4] SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) E20WC Emergency battery backup, (18W, -20°C), Certified in CA Title 20 MAEDBS[5] E10WH Emergency battery backup, (10W, 0°C), Certified in CA Title 20 MAEDBS[5] WLU Wet location door for up orientation[6] PIR Motion/ambient light sensor[7] DS Dual switching[8] SPD Separate Surge Protection[9] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation
The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.
All E20WC and E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.
The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.

WSR P1 LED 40K SR4 MVOLT E30WC
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Not available with 480V option.
3 PE requires specified voltage.
4 Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options.
5 Not available with 347V or 480V. Not available with WLU.
6 WLU not available with PIR, E20WC or E10WH.
7 See PIR Table for default settings.
8 Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits.
9 Not available with E20WC, E10WH, PE, DF, SF, DF. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
See electrical section on page 2 for more details.

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Performance Data

Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts	Dist. Type	30K (3000K, 70CRI) Lumens	LPW	40K (4000K, 70CRI) Lumens	LPW	50K (5000K, 70CRI) Lumens	LPW
P1	20W	SR2	2,373	108	2,251	115	2,285	118
		SR3	2,504	108	2,244	115	2,298	117
		SR4	2,053	105	2,189	112	2,242	115
P2	29W	SR2	2,943	101	3,139	108	3,214	110
		SR3	2,934	101	3,129	107	3,204	110
		SR4	2,863	98	3,053	105	3,126	107
P3	40W	SR2	4,500	114	4,799	122	4,911	125
		SR3	4,486	114	4,784	122	4,896	125
		SR4	4,377	111	4,667	119	4,779	122
P4	61W	SR2	6,159	102	6,567	108	6,724	111
		SR3	6,139	101	6,547	108	6,703	110
		SR4	5,991	99	6,388	105	6,541	108

Motion/Ambient Sensor Default Settings

	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min

*PIR USES SPD9 7

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Incorporated Lumens Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the **WSW LED P4** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L0F, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

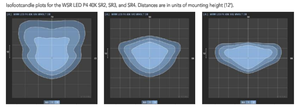
Operating Hours	0	25000	50000	100000	L90
Lumen Maintenance Factor	1	0.96	0.95	0.92	>40000

Electrical Load

Power Package	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
P1	20W	0.17	0.10	0.09	0.08	0.06	0.05
P2	29W	0.26	0.15	0.13	0.12	0.09	0.07
P3	40W	0.37	0.21	0.18	0.16	0.13	0.09
P4	61W	0.59	0.33	0.28	0.25	0.19	0.14

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WSR LED homepage.

Isofootcandle plots for the WSR LED P4 40K SR2, SR3, and SR4. Distances are in units of mounting height (13').



FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WSR LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WSR LED has zero uplight and qualifies as a Nightime Friendly™ product, meaning it is consistent with the LEEDB and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 8 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L70). Class 2 electronic driver has a power factor >90%, THD <20%, and a minimum 6 KV surge protection. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/ IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.asp.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Rockwall Urban + Industrial Center
OWNER: ROCKWALL URBAN INDUSTRIAL , LP.
END OF ALPHA DRIVE
ROCKWALL, TX 75087

O'BRIEN
5310 HARVEST HILL ROAD
DALLAS, TX 75230
(972) 788-1010

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES.

STATE OF TEXAS
JOSHUA WILEY
19668
LICENSED
PROFESSIONAL ENGINEER
10/16/19

JSE
Jordan & Skala Engineers
17855 North Dallas Parkway • Suite 320
Dallas, TX. 75287
p. 469.385.1616 • f. 469.385.1615
Texas Registered Engineering Firm F-4990

Project Number:1930681 Drawn By:DNH Checked By:JW

Project No.:	19068
Issued:	OCTOBER 2019
Drawn By:	
Checked By:	
Scale:	AS SHOWN

Sheet Title
WP1,WP2,WP3
CUTSHEETS

E-102A
Sheet Number

SHEET SIZE: 24" x 36"

Case Number:

PL1, PL2



D-Series Size 0
LED Area Luminaire

d•series

Ordering number

Notes

Type

Notes: Ordering nomenclature is for illustrative purposes only. Not all options may be available in all configurations. Consult factory for more information.

Specifications

EPA: 0.95 ft² (.09 m²)

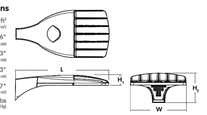
Length: 26" (66.0 cm)

Width: 13" (33.0 cm)

Height, : 3" (7.6 cm)

Height, : 7" (17.8 cm)

Weight (max): 15 lbs (7.03kg)



A+ Capable options indicated by this color background.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10¹ P12¹ P11¹ P13¹	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T4W Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control² LCCO Left corner cutoff² RCCO Right corner cutoff²	MVOLT³,⁴ 120,⁴ 208,⁴ 240,⁴ 277,⁴ 347,⁴⁵ 480,⁴⁵	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor⁶ RPUMBA Round pole universal mounting adaptor⁶ **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)⁷

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled⁸,⁹ PIRHN Network, high/low motion/ambient sensor¹⁰ PER NEMA twist-lock receptacle only (control ordered separate) ¹¹ PERS Five-pin receptacle only (control ordered separate) ¹¹ PE57 Seven-pin receptacle only (ready for future) (control ordered separate) ¹¹ DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ¹²	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 2fc ¹³,¹⁴ PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 2fc ¹³,¹⁴ PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹³,¹⁴ PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹³,¹⁴ FAO Field adjustable output ¹⁵	**Shipped installed** HS House-side shield ¹⁶ SF Single fuse (120, 277, 347V) ¹⁷ DF Double fuse (208, 240, 480V) ¹⁷ L90 Left-rotated optics ¹ R90 Right-rotated optics ¹ DDL Diffused drop lens ¹⁸ **Shipped separately** BS Bird spikes ¹⁹ EGS External glare shield ¹⁹	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSATXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Ordering Information

Accessories
Ordered and shipped separately.

DLL127 F1.5 JU Photocell - SSL twist-lock (120-277V) ²⁰
DLL347 1.5 CUL JU Photocell - SSL twist-lock (347V) ²⁰
DLL480 1.5 CUL JU Photocell - SSL twist-lock (480V) ²⁰
DSHS10F DBXD Shorting cap
DSHS80 DB XD House-side shield for P5,P6,P7 and P4 ²¹
DSHS80 DB XD House-side shield for P1,P2,P3 and P12 ²¹
DSHS80 DB XD House-side shield for P8,P9 and P13 ²¹
DSSD80 XD Diffused drop lens (polycarbonate) ²²
PUMA6 DDBXD U Square and round pole universal mounting bracket adapter (specify finish) ²³
KMA8 DDBXD U Mast arm mounting bracket adapter (specify finish) ²³

For more control options, visit DTL and ROAM online. Look for nLight AIR.

NOTES
1 P3, P11, P12 and P13 and rotated options (L90 or R90) only available together.
2 Not available with HS or DA.
3 MVOLT driver operates from any voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
5 Not available with BLSS, BLSD or PIRBT options.
6 Universal mounting adaptor includes tenon for existing pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31.
7 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
8 Must be ordered with PIR or PIRH.
9 Not available with Textured dark bronze, black, white and natural aluminum colors.
10 Must be ordered with NLTAIR2. For more information on nLight AIR generation 2, visit this link.
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
12 5W, 0.15A source. 0-10V dimming wires pulled back into fixture for connection to an external control. Shorting Cap included.
13 CR2O not available with PIR4FH, PIR1FC3V, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
14 Reference PER Table on page 3 to see functionality.
15 Not available with other dimming controls options.
16 Not available with P4, P5, P6, P7, P10, P11, P12 or P13 options.
17 Must be ordered with fixture for factory pre-drilling.
18 Requires luminaire to be specified with PER, PERS or PE57 option. See PER Table on page 3.
19 For retrofit use only.
20 For retrofit use only.

EGS – External Glare Shield

Drilling

HANDHOLE ORIENTATION
(Shown top of pole)



Template #6

Tenon Mounting Slipfitter

Tenon O.D.	Single	2 @ 180°	2 @ 90°	3 @ 120°	4 @ 90°
2-3/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-490
4"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-490

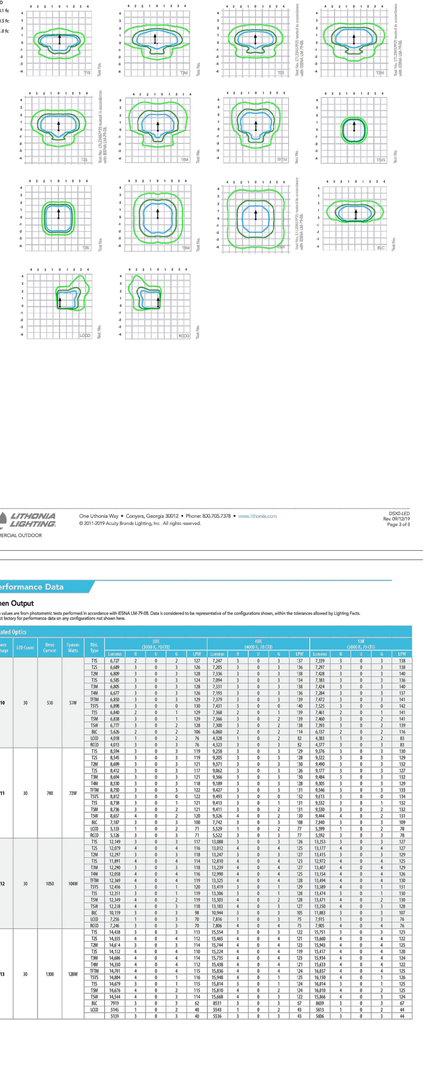
Mounting Option	Drilling Template	Single	2 @ 180°	2 @ 90°	3 @ 120°	4 @ 90°
Head Location		Side/D	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature		DB	DB180	DB2@90	DB2@90	DB3@120	DB4@90
					Minimum Mounting Arm Extension Required (Ordered Separately)		
SPA	#8	2-7/8"	2-7/8"	5.5"	5.5"		5.5"
RPA	#8	2-7/8"	2-7/8"	5.5"	5.5"	3"	5.5"
SPUMBA	#3	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	4"	4"	3.5"	4"

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepages.

Isofootcandle plots for the DSXO LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND
0.1 fc
0.5 fc
1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C** ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L28 use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Options					
Optics	Dimmed State	High Level (Normal Output) (triggering)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	7V (21%) (Default)	10V (100%) (Default)	Enabled at 3fc	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	7V (21%) (Default)	10V (100%) (Default)	Enabled at 1fc	5 min	3 sec	5 min

*For use with separate Dusk to Dawn or timer.

Controls Options

Networkable	Functions	Functionality	Primary control device	Notes
FAO	Field adjustable output drivers installed inside the luminaire, wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	PAE device	Cannot be used with other controls options that need the 0-10V leads.
DS	Drivers wired independently for 50/50 luminaire operation.	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a lower cost effective alternative.
PERS or PE57	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL120a or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell, PIR for 8-15' mounting; PIRH for 15-30' mounting.	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIR1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with zero-crossing 0-10V dimming. Wireless mesh networking using nLight AIR generation 2 enabled sensors and wall controls.	nLight Air eGSR	nLight AIR sensors can be programmed and commissioned from the ground using the CWB0p Pro app.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (5000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5000 K, 70 CRI) Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2M	4,307	1	0	1	113	4,639	1	0	1	122	4,699	1	0	1	124
				T3S	4,396	1	0	1	116	4,737	1	0	1	125	4,799	1	0	1	126
				T3M	4,396	1	0	1	116	4,737	1	0	1	125	4,799	1	0	1	126
				T4M	4,261	1	0	1	112	4,592	1	0	1	121	4,655	1	0	1	122
				T4W	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,348	2	0	0	120	4,980	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,984	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	2	0	0	119	4,973	2	0	0	129	4,953	2	0	0	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,595	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,579	1	0	1	114	5,801	1	0	1	118	5,877	1	0	2	120
				T2S	5,579	1	0	1	114	5,801	1	0	1	118	5,877	1	0	2	120
				T2M	5,500	1	0	1	114	5,720	1	0	1	117	5,796	1	0	2	118
				T3S	5,617	1	0	1	115	5,841	1	0	1	119	5,919	2	0	2	121
				T3M	5,500	1	0	1	114	5,720	1	0	1	117	5,796	1	0	2	118
				T4M	5,408	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				T4W	5,576	1	0	2	114	6,007	1	0	2	123	6,083	2	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,227	2	0	0	128
				T5S	5,884	2	0	0	118	6,252	2	0	0	128	6,232	2	0	1	128
				T5M	5,739	3	0	1	118	6,267	3	0	1	127	6,216	3	0	1	128
				T5W	5,894	3	0	2	119	6,285	3	0	2	128	6,444	3	0	2	130
				BLC	4,372	1	0	1	90	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,492	1	0	2	72	3,885	1	0	2	80	3,885	1	0	2	80
				RCCO	3,492	1	0	2	72	3,885	1	0	2	80	3,885	1	0	2	80
P3	20	1050	71W	T1S	7,855	2	0	2	110	8,439	2	0	2	119	8,536	2	0	2	120
				T2S	7,855	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T2M	7,657	2	0	2	108	8,205	2	0	2	116	8,273	2	0	2	117
				T3M	7,896	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,673	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				T4W	7,891	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				T5VS	8,155	3	0	1	115	8,785	3	0	1	124	8,895	3	0	1	125
				T5S	8,362	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,151	3	0	1	115	8,770	3	0	1	124	8,881	3	0	1	125
				T5W	8,284	3	0	2	116	8,818	4	0	2	124	8,950	4	0	2	126
				BLC	6,556	1	0	1	92	7,213	2	0	1	101	7,273	2	0	1	102
				LCCO	4,794	1	0	2	67	5,153	1	0	2	72	5,218	1	0	2	73
				RCCO	4,794	1	0	2	67	5,153	1	0	2	72	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,795	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,668	2	0	2	116
				T2M	9,551	2	0	2	103	10,290	2	0	2	112	10,422	2	0	2	113
				T3S	9,725	2	0	2	105	10,756	2	0	2	117	10,906	2	0	2	118
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,333	2	0	2	112	10,466	2	0	2	114
				T4W	9,851	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,128	3	0	1	121
				T5S	10,283	3	0	1	111	10,990	3	0	1	119	11,139	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	10,254	4	0	2	111	11,047	4	0	2	120	11,188	4	0	2	122
				BLC	8,056	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	2	71
				RCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	2	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (5000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5000 K, 70 CRI) Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,824	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,556	2	0	2	119	11,367	2	0	2	128	11,514	2	0	2	129
				T3S	10,553	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,649	2	0	2	120	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	2	119	11,434	2	0	2	128	11,578	2	0	2	130
				T4W	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				T5VS	11,236	3	0	1	127	12,140	3	0	1	136	12,302	3	0	1	138
				T5S	11,296	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,175	4	0	3	139
				BLC	8,898	1	0	2	100	9,576	1	0	2	108	9,698	2	0	2	109
				LCCO	6,613	1	0	3	74	7,125	1	0	3	80	7,216	1	0	3	81
				RCCO	6,613	1	0	3	74	7,125	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,905	3	0	3	110	15,989	3	0	3	119	16,151	3	0	3	120
				T2S	14,892	3	0	3	110	15,975	3	0	3	119	16,137	3	0	3	120
				T2M	14,665	3	0	3	111	16,014	3	0	3	120	16,177	3	0	3	121
				T3S	14,996	3	0	3	107	15,589	3	0	3	116	15,745	3	0	3	117
				T3M	14,829	3	0	3	111	15,975	3	0	3	119	16,137	3	0	3	121
				T4M	14,567	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				T4W	14,820	2	0	3	111	15,903	3	0	3	119	16,167	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,813	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	125
				T5M	15,307	4	0	2	115	16,575	4	0	2	124	16,786	4	0	2	125
				T5W	15,598	4	0	3	116	16,704	4	0	2	125	16,915	4	0	2	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,805	3	0	3	102	18,519	3	0	3	108	18,551	3	0	3	112
				T2S	17,803	3	0	3	102	18,519	3	0	3	108	18,551	3	0	3	112
				T2M	17,912	3	0	3	103	18,613	3	0	3	111	18,646	3	0	3	112
				T3S	16,723	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,401	3	0	3	112
				T4M	16,601	3	0	3	100	17,969	3	0	3	108	18,167	3	0	3	110
				T4W	17,040	3	0	3	103	18,317	3	0	4	111	18,590	3	0	4	112
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,344	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,149	4	0	2	117
				T5M	17,602	4	0	2	107	19,059	4	0	2	115	19,101	4	0	2	116
				T5W	17,929	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
				RCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

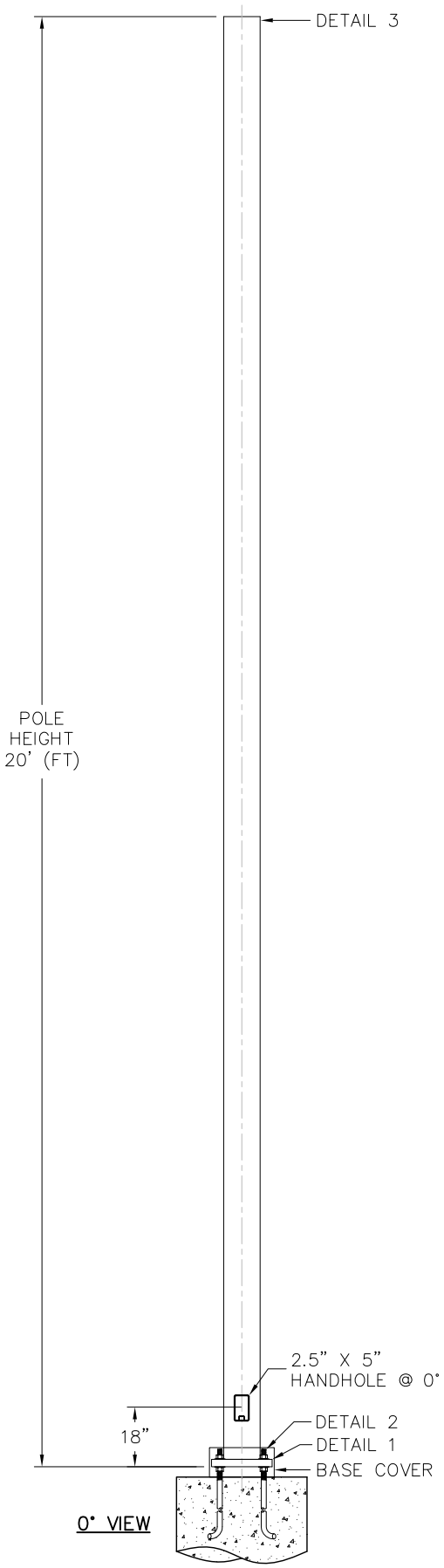
Performance Data

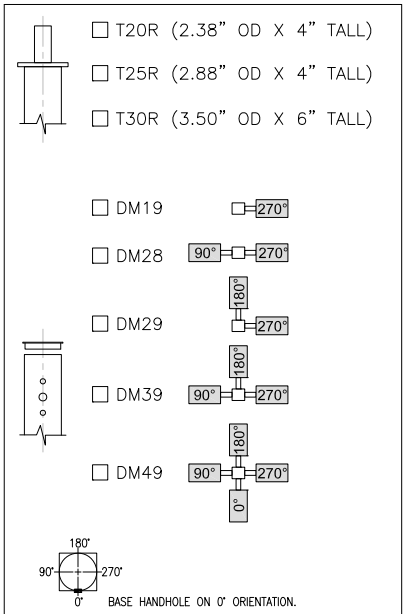
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

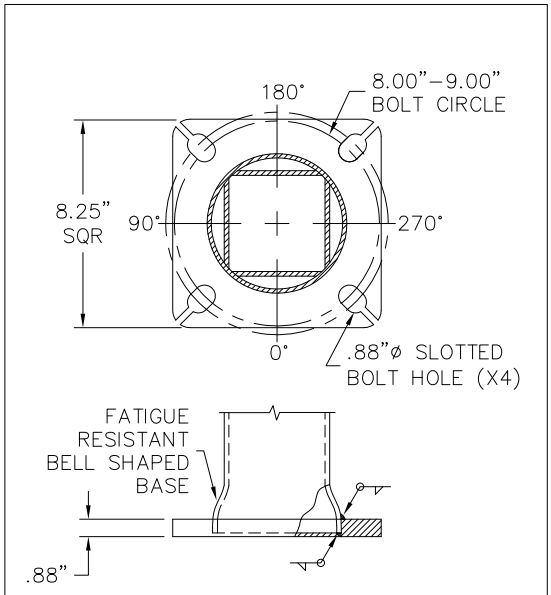
Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (5000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5000 K, 70 CRI) Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,488	3	0	3	122	6,989	3	0	3	132	7,080	3	0	3	134
				T3S	6,580	3	0	3	124	7,094	3	0	3	134	7,184	3	0	3	136
				T3M	6,605	3	0	3	125	7,111	3	0	3	134	7,424	3	0	3	140
				T4M	6,627	3	0	3	126	7,135	3	0	3	135	7,227	3	0	3	137
				T4W	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				T5VS	6,898	3	0	3	130	7,431	3	0	4	140

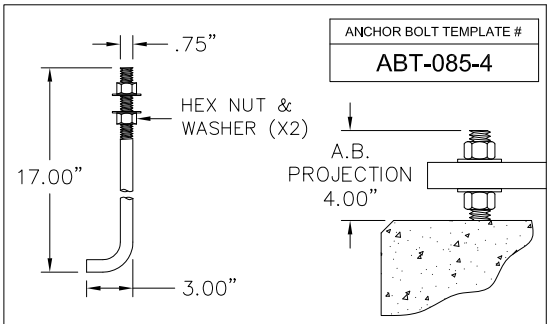




DETAIL 3 | POLE TOP



DETAIL 1 | BASE PLATE



DETAIL 2 | ANCHOR BOLT

1) HARDWARE TO BE GALVANIZED TO: ASTM A153
2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER ASTM A153.
3) ALL WELDING TO CONFORM TO: AWS D1.1 MOST RECENT EDITION.
4) FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) QUALITY CERTIFICATION.
5) PROVISIONS FOR GROUNDING LOCATED AT BASE HAND HOLE.
6) VIBRATION DISCLAIMER: ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USERS MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE. ALP WARRANTY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE POLE.

LOADING DATA								
DESIGN CRITERIA:	COMMERCIAL STANDARD							
WIND SPEED (mph) 1.3 GUST	80	90	100	110	120	130	140	150
EPA FT²	15.0	11.0	9.0	7.6	5.8	4.5	3.4	2.5
WEIGHT (lbs)	375	275	225	190	145	113	85	63

FINISH	
TBD	

MATERIAL DATA	
COMPONENT	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A36

POLE DIMENSION DATA						
TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS-20-40-7-AB	20	4.00	4.00	7-GA (.1793")	240

DETAIL | GENERAL NOTES

AMERICAN LITE POLE
2800 S. HULEN, SUITE 200
FORT WORTH, TX 76109
817-924-3682 PH.
817-924-7049 FAX

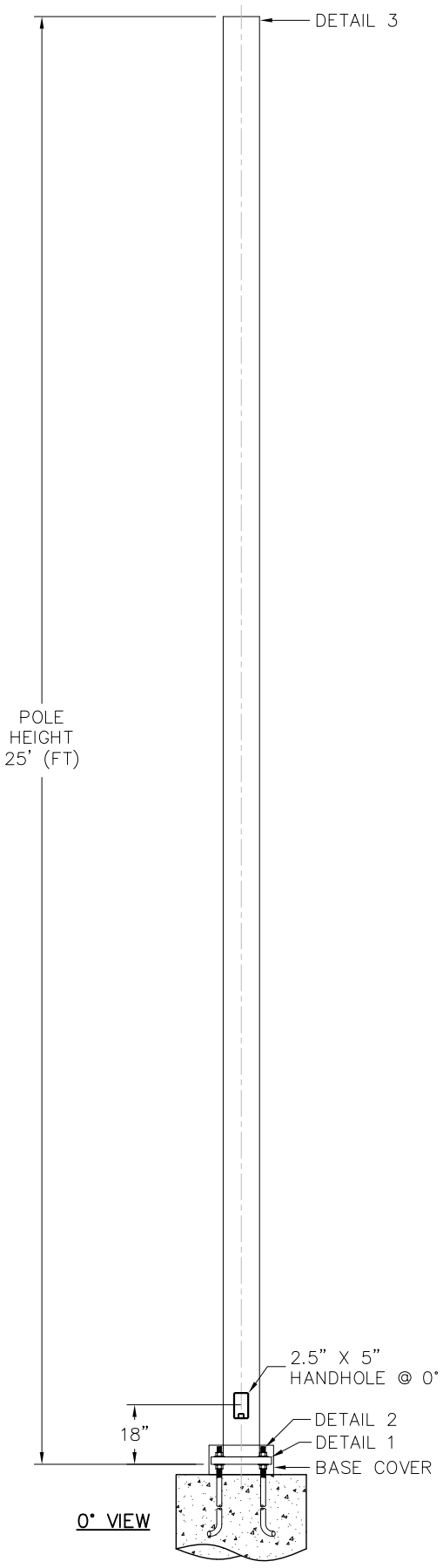
** CONFIDENTIAL**
THE INFORMATION CONTAINED IN THIS DRAWING IS PROPRIETARY AND CONFIDENTIAL. UNAUTHORIZED DUPLICATION OR DISSEMINATION OF THIS DOCUMENT IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN NOTICE FROM AMERICAN LITE POLE.

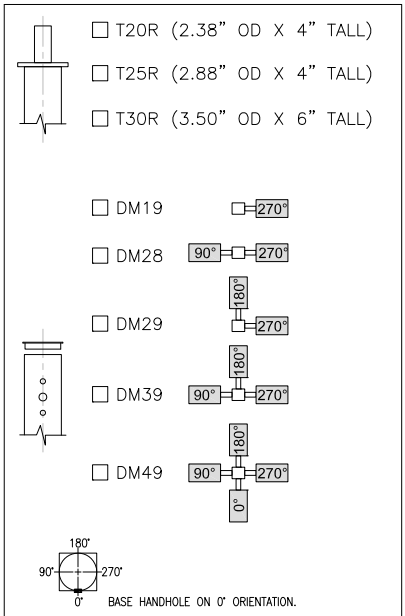
REV.	DATE	BY	REVISION DESCRIPTION

PROJECT NAME:

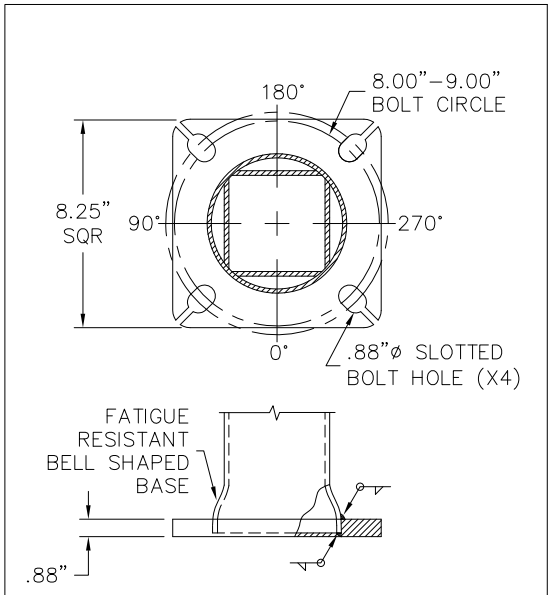
DESCRIPTION:
SQUARE STRAIGHT STEEL ANCHOR BASE
20' x 4.0" x 7 GA

PO NUMBER:	DATE:	DWG BY:
	061014	BM
QUOTE NUMBER:	SCALE: NTS / QTY:	CHKD BY: CKR
DRAWING NUMBER: SNS-20-40-7-AB		REV:

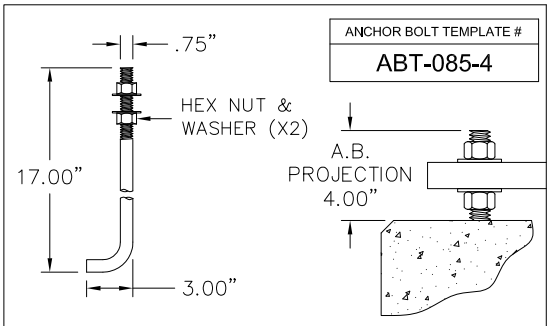




DETAIL 3 | POLE TOP



DETAIL 1 | BASE PLATE



DETAIL 2 | ANCHOR BOLT

1) HARDWARE TO BE GALVANIZED TO: ASTM A153
2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER ASTM A153.
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LOADING DATA								
DESIGN CRITERIA:	COMMERCIAL STANDARD							
WIND SPEED (mph) 1.3 GUST	80	90	100	110	120	130	140	150
EPA FT²	10.8	7.7	5.4	3.9	2.6	1.6	0.8	0.2
WEIGHT (lbs)	270	188	135	100	65	40	20	5

FINISH	
TBD	

MATERIAL DATA	
COMPONENT	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A36

POLE DIMENSION DATA						
TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS-25-40-7-AB	25	4.00	4.00	7-GA (.1793")	245

DETAIL | GENERAL NOTES

AMERICAN LITE POLE
2800 S. HULEN, SUITE 200
FORT WORTH, TX 76109
817-924-3682 PH.
817-924-7049 FAX

** CONFIDENTIAL **
THE INFORMATION CONTAINED IN THIS DRAWING IS PROPRIETARY AND CONFIDENTIAL. UNAUTHORIZED DUPLICATION OR DISSEMINATION OF THIS DOCUMENT IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN NOTICE FROM AMERICAN LITE POLE.

REV.	DATE	BY	REVISION DESCRIPTION

PROJECT NAME:

DESCRIPTION:
SQUARE STRAIGHT STEEL ANCHOR BASE
25' x 4.0" x 7 GA

PO NUMBER:	DATE: 061014	DWG BY: BM
QUOTE NUMBER:	SCALE: NTS / QTY:	CHKD BY: CKR
DRAWING NUMBER: SNS-25-40-7-AB		REV:

November 7, 2019
AVO 35989

Ryan Miller, AICP
Director of Planning
Planning & Zoning
City of Rockwall
385 S. Goliad St.
Rockwall, TX 75087

RE: Requested Variance for Rockwall Urban + Industrial Center (SP2019-040)

Dear Mr. Miller:

On behalf of Reid Caldwell and Rockwall Urban Industrial, LP we request a variance to the following ordinances:

1. Article V, District Development Standards, UDC - Industrial Districts Section 5.01.A.1.a.1 – Stone. (A minimum 20% stone)
    a. We added stone at the request of the ARB (10-29-19) with the caveat that the 20% requirement would not be enforced.

2. Article V, District Development Standards, UDC - Industrial Districts Section 5.01.C.2 – Building Articulation for Secondary Facades.
    a. This is a worth request, because having a flat façade provides flexibility to the property owner and future tenants with the intended utilitarian use of these loading/dock sides of the buildings for future utility and door locations. These facades will still maintain the vertical articulation prescribed for secondary facades. The specific variance being requested is for the North façade of Building 1, a loading dock with overhead coiling doors and West façade of Building 3 with on grade loading overhead coiling doors, neither face a street. Also, for the North façade of Building 2 that faces a property line that is currently screened by trees on the adjacent property, and any likely future development on that property would likely require screening based on differing uses. This façade also does not face a street or is easily seen from any adjacent property.

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL (214) 346-6200
FAX (214) 739-0095
WWW.HALFF.COM

3. 3.4A of the City of Rockwall Standards of Design and Construction – "Detention ponds shall have a side slope 4:1 or flatter."
    a. Based on maximizing the value of this property and the proposed site layout the detention pond will need to have retaining walls in order to meet the City of Rockwall drainage design. We believe this variance request is reasonable because it is consistent with the developments directly around our site. The site located directly to our south at the NE Corner of Alpha Dr. and Sigma Ct. has retaining walls built as part of its detention system.

Our compensatory measures are for the variance requests are as follows:

1. Stone was added to the façade after not originally being included and based on ARB comments on (10-29-19) the 20% requirement would not be enforced.
2. The landscape plan as shown is at 21% coverage, which is over the minimum of 15%.
3. Landscape screening will be added to the detention pond to screen along Alpha Drive.

If there are any questions, please don't hesitate to contact me.

Sincerely,

Matthew Gardner

Matthew Gardner, P.E.
Civil Engineer
mgardner@halff.com
214-346-6308
HALFF ASSOCIATES, INC.

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 26, 2019
6:00 P.M.

CALL TO ORDER

OPEN FORUM

APPOINTMENTS

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

CONSENT AGENDA

2. Approval of Minutes for the *November 12, 2019* Planning and Zoning Commission meeting.

3. P2019-044 (David)
Consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of SPR Packaging for the approval of Lot 3, Block A, SPR Packaging Addition being a replat of a 10.189-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

4. P2019-047 (David)
Consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of Lots 1, 2, & 3, Block A, MTA Andrews Addition being a final plat of a 9.6990-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, addressed as 2424 Ridge Road, and take any action necessary.

ACTION ITEMS

5. MIS2019-015 (David)
Discuss and consider a request by Michael Guerrero of Atticus Harbor Village, LLC for the approval of an alternative tree mitigation plan for a 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

DISCUSSION ITEMS

6. Z2019-025 (Korey)
Hold a public hearing to discuss and consider a request for the approval of a text amendment to the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of allowing the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary.

7. P2019-043 (David)
Discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Jeff Kennemer and Robert Witte of Saddle Star South Holdings, LLC, William Thrailkill of CDT Rockwall/2017 LLC, and Gwendolyn Reed for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 176 single-family residential lots on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King

Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

8. **P2019-045** **(David)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive, and take any action necessary.

9. **P2019-046** **(Korey)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

10. **SP2019-043** **(Korey)**
Discuss and consider a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

11. **SP2019-044** **(Korey)**
Discuss and consider a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified as a portion of Lot 14 of the Lowe & Allen Addition [*0.4590-acres*] and Lot 2-R, Block A, Washington Place Addition [*0.28-acres*] , City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

12. **SP2019-045** **(David)**
Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

13. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2019-040: Lots 1 & 2, Block A, Haley & Kyle Addition [*Approved*]
- ✓ MIS2019-014: Water/Wastewater Master Plans [*Approved*]

ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of November 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 26, 2019
5:00 PM

CALL TO ORDER

OPEN FORUM

ACTION ITEMS

1. **SP2019-043** (Korey)
   Discuss and consider a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

2. **SP2019-044** (Korey)
   Discuss and consider a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified as a portion of Lot 14 of the Lowe & Allen Addition [*0.4590-acres*] and Lot 2-R, Block A, Washington Place Addition [*0.28-acres*] , City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

ADJOURNMENT

The City of Rockwall Architecture Review Board (ARB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of November 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 12, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Tracey Logan, Mark Moeller, John Womble, and Sedric Thomas. Absent from the meeting were Commissioners Annie Fishman and Jerry Welch. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner, Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers Jeremy White and Sarah Hager.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Chodun closed the open forum.

III. APPOINTMENTS

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. CONSENT AGENDA

2. Approval of Minutes for the October 8, 2019 Planning and Zoning Commission meeting.

3. Approval of Minutes for the October 29, 2019 Planning and Zoning Commission meeting.

4. **P2019-040**
Discuss and consider a request by Perry Bowen on behalf of Kyle Bryan and Haley Brook Bowen for the approval of a replat for Lots 1 & 2, Block A, Haley & Kyle Addition being a 0.97-acre parcel of land currently identified as Lot A, Block 107, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, being zoned Single-Family 7 (SF-7) District, addressed as 501 S. Clark Street, and take any action necessary.

5. SP2019-041
Discuss and consider a request by LeeAnn Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as Lot 2, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

Commissioner Moeller made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 5-0 with Commissioners Fishman and Welch absent.

V. PUBLIC HEARING ITEMS

6. MIS2019-014
Hold a public hearing to discuss and consider an amendment to the OURHometown Vision 2040 Comprehensive Plan for the purpose of updating the water and wastewater master plans, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the request. Recently, the City's consultant finished revising the water and wastewater master plans. These plans were incorporated into the OURHometown Vision 2040 Comprehensive Plan on December 3, 2018 by Ordinance No. 18-48 and as a result of their incorporation, staff is bringing forward an amendment to the Comprehensive Plan to incorporate the revisions identified by the City's consultants. According to the Texas Local Government Code, a comprehensive plan may be adopted or amended by ordinance following: (1) A hearing at which the public is given the opportunity to give testimony and present written evidence; and (2)Review by the municipality's planning commission or department, if one exists. Additionally, Section 9.03 of the City's Home Rule Charter states that "(r)ecommended changes to the Master Plan shall be submitted to the City Manager after the Planning and Zoning Commission holds at least one public hearing on the proposed change. Furthermore, Section 9.04 states that the City Manager shall submit the proposed changes to the Council, together with any recommendations. The Council, after a public hearing, shall adopt or reject such proposed revision or any part thereof as submitted within sixty days following its submission by the City Manager. If the proposed revision or part thereof should be rejected by the Council, the Planning and Zoning Commission may make modifications and again forward it to the City Manager for submission to the Council.

Mr. Miller advised the Commission that staff was available for questions.

Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so.

Richard Marks
204 W. Boydstun
Rockwall, TX

Mr. Marks came forward and asked if the proposal is related to the project to widen W. Boydstun Street. Mr. Miller indicted it is not a part of any sidewalk, street or water projects it is for underground for what is needed for future development.

Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Womble made a motion to approve MIS2019-014. Commissioner Thomas seconded the item which passed by a vote of 5-0 with Commissioners Fishman and Welch absent.

VI. ACTION ITEMS

7. SP2019-037

Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [*FM-740*], and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is requesting the approval of a site plan for the purpose of constructing a 7,000 square foot multi-tenant commercial/retail building. According to Planned Development District 32 the subject property is located within the Ridge Road Retail Subdistrict, which allows general retail land uses by-right. The intent of this Ridge Road Retail Subdistrict is to provide retail or restaurant land uses with Ridge Road frontage. The proposed development will construct a single-story retail facility totaling 7,000 square feet. The development will provide 33 surface parking spaces that can be accessed from Ridge Road and Glen Hill Way. The proposed sidewalks which located on both sides of Glen Hill Way will incorporate streetscape elements required by PD-32 and provide decorative trees and pedestrian scaled lighting features. The sidewalks are intended to provide access to the Harbor District and the associated amenities within PD-32. With the exception of the variances being requested, the submitted site plan, landscape plan, photometric plan, and building elevations, generally conform to the technical requirements contained within PD-32 the

Scenic Overlay District, and the Unified Development Code. Since the subject property is adjacent to Ridge Road, the Scenic Overlay District would be considered the regulating ordinance with regard to the design of the subject property.

Mr. Gonzales further noted that according to the Tree Preservation Plan provided by the applicant, a total of 557-inches of trees will be removed from the site, while a total of 105-inches of trees will be preserved. Additionally, the applicant has indicated that nine trees greater than 25-inch caliper will be removed and these nine trees are considered to be Feature Trees, which require replacement at double the caliper inch being removed. The Tree Preservation Plan shows that 105-inches of trees will be preserved on-site, which entitles the applicant to a total Tree Preservation Credit of 21-inches which means that taking into account the proposed Landscape Plan which shows that 156-inches of additional trees will be added to the site and a Tree Preservation Credit of 21-inches the applicant's total mitigation balance would be 491-inches and this balance will need to be satisfied prior to the submission of a final plat. With regard to the land use, a retail facility is permitted by-right in Planned Development District 32.

Mr. Gonzales went over the variances and exceptions being requested by the applicant to the primary materials and the dumpster enclosure. According to the Unified Development Code a minimum of 20% natural or quarried stone is required on all building facades. In this case, the applicant's proposed building elevations do not incorporate stone on the front (east = 0.0%) and side (south = 5.76%) facing facades. Since the building design does not meet the standard for the east and south facing façades a variance to the stone requirements is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board. In regards to the dumpster enclosure according the Unified Development Code these enclosures need to be located to the side or rear of the primary building, and not front on to a public right-of-way and every effort should be made to reduce the visibility of these structures utilizing landscaping and/or the building. In this case, the applicant has stated that due to site constraints, they are unable to orient the dumpster in a way that both complies with the ordinance and allows the necessary maneuverability needed by the waste management truck. As a result, the applicant has oriented the dumpster at the rear of the building, but facing onto the public right-of-way of Glen Hill Road and as a compensatory measure the applicant has increased the landscape screening around the dumpster. According to the Unified Development Code, unless otherwise specified by the Unified Development Code, an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the UDC, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship. In cases where a variance or variances is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." In this case, the applicant has provided a letter explaining the requested variances and proposing to construct the entire roadway for Glen Hill Way. Staff should point out that the applicant would be required to dedicated the right-of-way for Glen Hill Way based on a proportionality study prepared by staff for the current owner; however, that proportionality study did not require the applicant to build the roadway. Based on the cost of construction of that roadway, this proposal does appear to be a sufficient compensatory measure for the requested variances; however, this request does remain a discretionary decision for the Planning and Zoning Commission and will require approval by a super majority vote, with a minimum of four votes in the affirmative required for approval. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department. Mr. Gonzales indicated that the Architectural Review Board reviewed the request and forwarded a recommendation for approval.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Commissioner Chodun asked for additional information in regards to the PD-32 requirements.

Chairman Chodun asked the applicant to come forward.

Anna Blackwell
301 Commerce Street
Fort Worth, TX

Ms. Blackwell came forward and provided addition comments in regards to the request. She indicated she was available for questions.

Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Thomas made a motion to approve SP2019-037 with staff recommendations as well as the Architectural Review Board's recommendation. Commissioner Moeller seconded the motion which passed by a vote of 5-0 with Commissioners Fishman and Welch absent.

8. SP2019-040

Discuss and consider a request by Matthew Gardner and Halff Associates on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant I is requesting approval of a site plan for the purpose of developing a multi-tenant industrial site consisting of three separate buildings that will be approximately 87,600 square feet. The proposed development is subject to the land use, density and dimensional requirements of the Light Industrial District as stipulated by the Unified Development Code. According to the Unified Development Code, light manufacturing/multi-tenant warehouse facilities are permitted by-right land uses in a Light Industrial District. The subject property proposes one point of ingress and egress at the terminus of Alpha Drive. Other than the exceptions being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial District. Additionally, according to the Unified Development Code, states that the Light Industrial District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses. The proposed multi-tenant light industrial complex are a permitted land uses in the Light Industrial District and all operations will be indoors with no outside storage of materials unless properly screened or buffered. According the Unified Development Code, non-residential developments that have a side or rear contiguous to any residential zoned or used property shall be screened with a masonry fence a minimum of six feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three tiered screening such as small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or evergreen trees and canopy trees along the entire length of the adjacency the canopy trees shall be placed on 20-foot centers. In this case, the applicant is providing a three tiered screening system along the entire western property boundary that is adjacent to the Herman Utley Middle School; however, RISD has an existing wrought-iron fence along this western property boundary. Based on the existing fence on the RISD's property the applicant is not proposing to incorporate an additional wrought iron fence. Staff made this suggestion to the applicant to prevent the possibility of creating a strip of land in between the two fences that would be hard for either property owner to maintain. The proposed landscape screening is a discretionary approval for the Planning and Zoning Commission upon a determination that the provided screening will achieve the intent of the screening ordinance. Mr. Gonzales then went over the variances and exceptions the applicant is requesting and indicated the Architectural Review Board made a recommendation of approval.

Chairman Chodun asked the applicant to come forward.

Matt Gardner
3618 Regent Street
Midlothian, TX

Mr. Gardner came forward and provided additional comments in regards to the request. He indicated he was available for questions.

Commissioner Moeller made a motion to approve SP2019-040 with staff recommendations. Commissioner Thomas seconded the motion which passed by a vote of 5-0 with Commissioners Fishman and Welch absent.

VII. DISCUSSION ITEMS

9. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VIII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:39 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Eric Chodun, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	November 26, 2019
APPLICANT:	Arlyn Samuelson; *Westwood Professional Services*
CASE NUMBER:	P2019-044; *Lot 3, Block A, SPR Packaging Addition*

SUMMARY

Consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of SPR Packaging for the approval of Lot 3, Block A, SPR Packaging Addition being a replat of a 10.189-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a replat for a 10.189-acre parcel of land [i.e. *Lot 3, Block A, SPR Packaging Addition*] that will abandon a portion of a 24-foot firelane, drainage, and utility easement and a water easement for the purpose of constructing an office addition to the existing office/warehouse/manufacturing facility. The *subject property* is zoned Light Industrial (LI) District and is addressed as 1480 Justin Road.

☑ On August 15, 2019, David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) submitted a site plan [*i.e. Case No. SP2019-030*] proposing the construction of a ~22,564 SF, two (2) story office addition to the existing office/warehouse/manufacturing facility. Additionally, the site will incorporate a ~7,046 SF, one (1) story ink/locker room that is located on the south facing façade. On September 10, 2019, the Planning and Zoning Commission approved the site plan and all exceptions requested.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 3, Block A, SPR Packaging Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2019-044	**Owner**	SPR PACKAGING	**Applied**	11/15/2019 LM
Project Name	Lot 2, Block A, SPR Packaging Addition	**Applicant**	WESTWOOD PROFESSIONAL SERVICES	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1480 JUSTIN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SPR PACKAGING	1	A	1	5045-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/15/2019	11/22/2019				
ENGINEERING	Sarah Johnston	11/15/2019	11/22/2019	11/22/2019	7	COMMENTS	
(11/22/2019 9:40 AM SJ) M - Must redefine the water line easement since the line is not in the easement. Standards of Design 5.1.3 M - Add note, "3. Property owner shall be responsible for all maintenance, repairs, and reconstruction of facilities in drainage and detention easements on-site."							
FIRE	Ariana Hargrove	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	
GIS	Lance Singleton	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	
PLANNING	David Gonzales	11/15/2019	11/22/2019	11/20/2019	5	COMMENTS	See comments

(11/20/2019 12:05 PM DG)
P2019-044: Replat – SPR Packaging Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a replat for Lot 3, Block A, SPR Packaging Addition being a 10.189-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road.

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.3 For reference, include the case number (P2019-044) in the lower right hand corner of all pages on future submittals.

I.4 The final plat shall conform to all standards and requirements of Chapter 38 of the Rockwall Code of Ordinances, the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.5 Correct Title Block to read as follows:
Final Plat
SPR PACKAGING ADDITION
Lot 3, Block A
Being a replat of Lot 2, Block A, SPR Packaging Addition,
Being 10.189-Acres and being an addition to the City of Rockwall, Texas
And being out of the N. Butler Survey, Abstract No. 20
and R. Ballard Survey, Abstract No. 29
City of Rockwall, Rockwall County, Texas

I.6 Correct the Lot number on the plat to "Lot 3". Additionally, change the lot number to "Lot 3" where Lot 2R may appear (i.e. Certificate of Approval, Owners Certificate, Title Block, etc.) on the plat.

M.7 Refer to the standard City Signature Block for wording of the City Council approval as found in the application package and provide in its entirety as applicable (Section 38-10, of Chapter 38, of the Municipal Code of Ordinances)

I.8 Provide a center line for the right-of-way for Industrial Blvd.

I.9 Consider changing all year dates on page 2 of the plat to a blank line to fill in the year or 2020. This is for filing purposes as the plat may be filed in the year 2020.

M.10 Correct the Owner's Certification by including statement number 7 as found on the application package, which reads as follows:

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements. (Section 38-10, of Chapter 38, of the Municipal Code of Ordinances)

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 3, 2019; however, it is encouraged for the applicants to submit revisions as

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

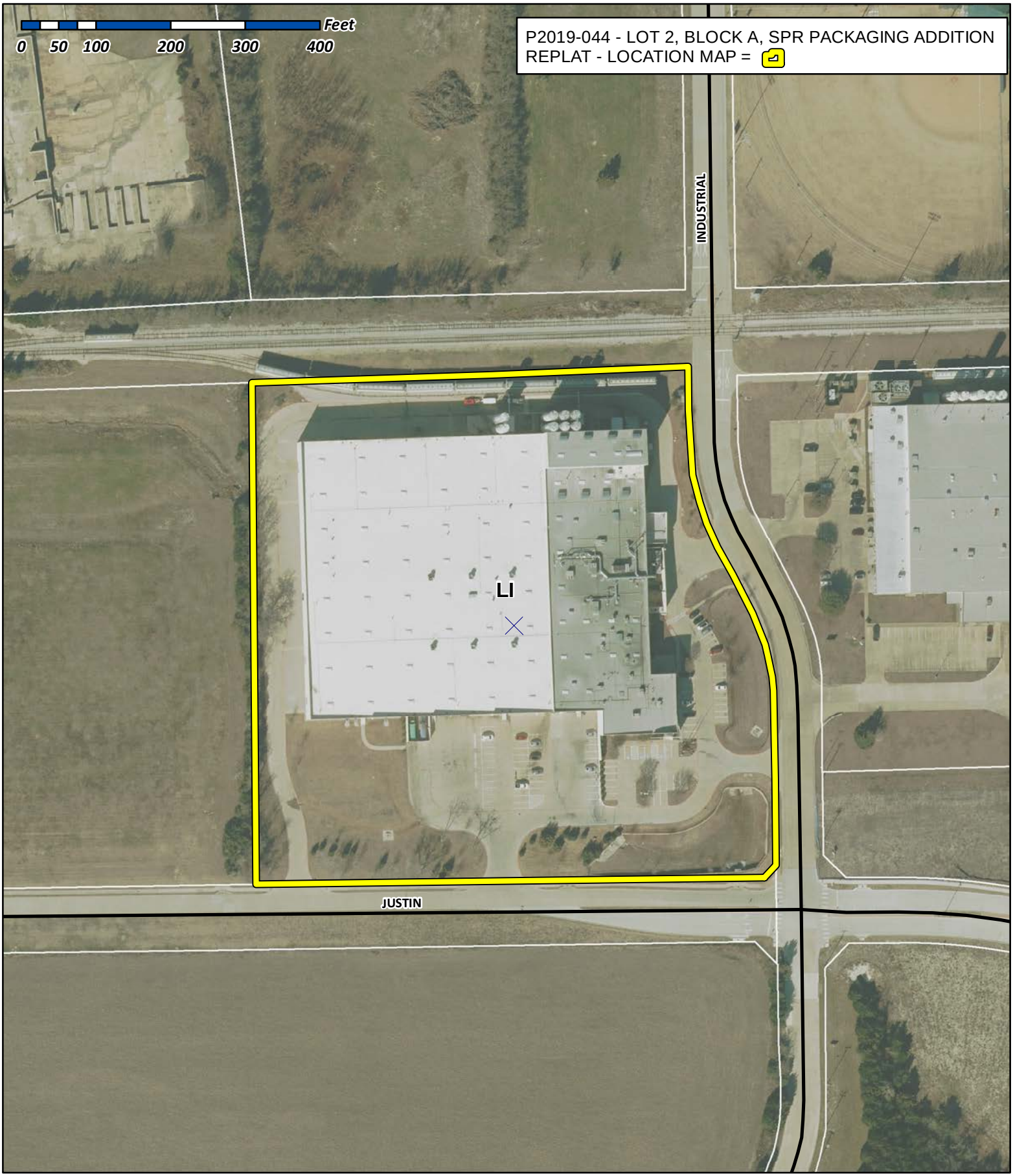
soon as possible to give staff ample time to review the case for compliance. Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final review by staff.

I.12 The Planning and Zoning meeting will be held on November 26, 2019. This case will be on the Consent Agenda.

I.13 The City Council meeting will be held on December 2, 2019. This case will be on the Consent Agenda.

I.14 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.15 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

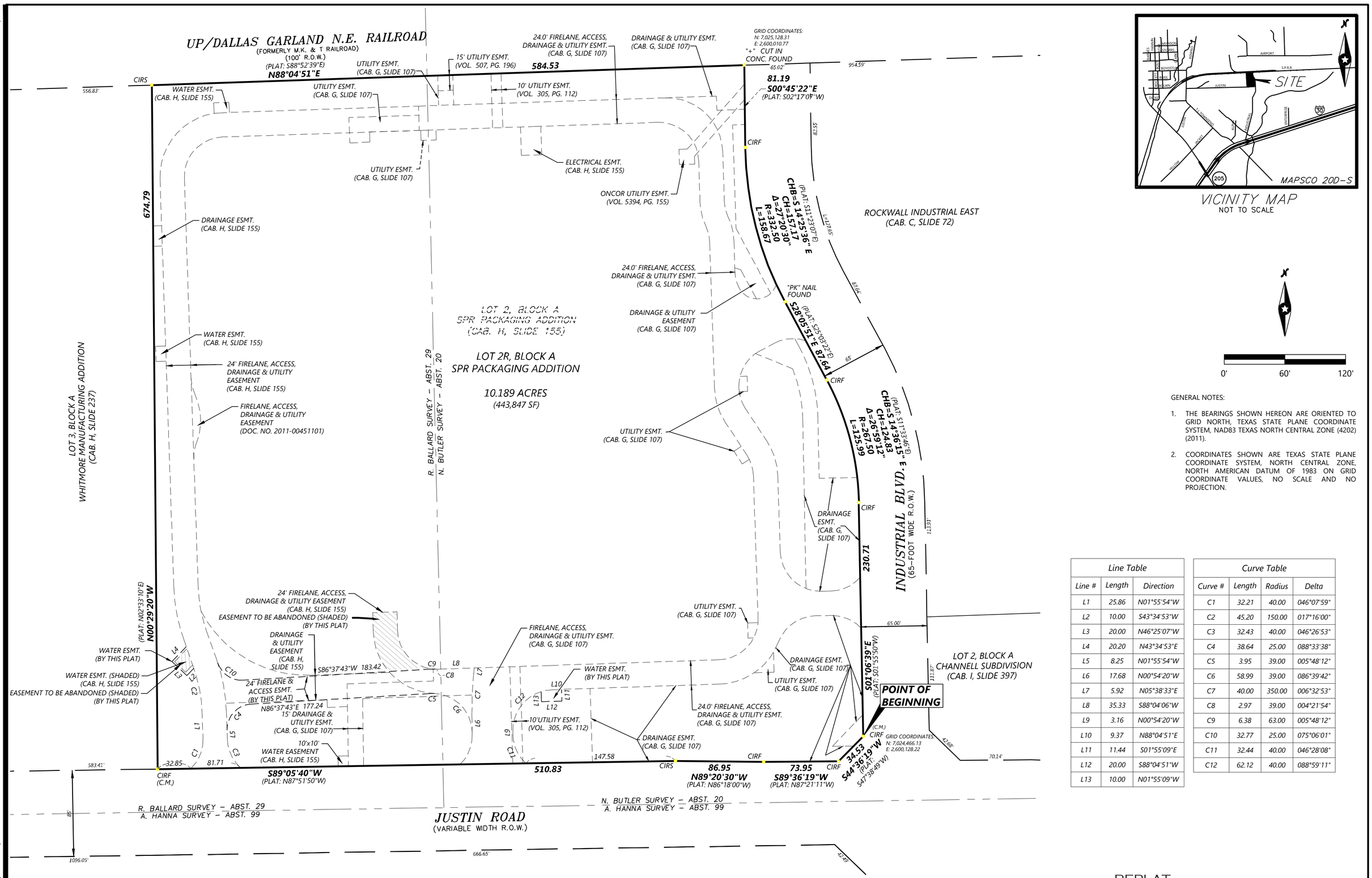


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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VICINITY MAP
NOT TO SCALE

0' 60' 120'

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
2. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

Line Table		
Line #	Length	Direction
L1	25.86	N01°55'54"W
L2	10.00	S43°34'53"W
L3	20.00	N46°25'07"W
L4	20.20	N43°34'53"E
L5	8.25	N01°55'54"W
L6	17.68	N00°54'20"W
L7	5.92	N05°38'33"E
L8	35.33	S88°04'06"W
L9	3.16	N00°54'20"W
L10	9.37	N88°04'51"E
L11	11.44	S01°55'09"E
L12	20.00	S88°04'51"W
L13	10.00	N01°55'09"W

Curve Table			
Curve #	Length	Radius	Delta
C1	32.21	40.00	046°07'59"
C2	45.20	150.00	017°16'00"
C3	32.43	40.00	046°26'53"
C4	38.64	25.00	088°33'38"
C5	3.95	39.00	005°48'12"
C6	58.99	39.00	086°39'42"
C7	40.00	350.00	006°32'53"
C8	2.97	39.00	004°21'54"
C9	6.38	63.00	005°48'12"
C10	32.77	25.00	075°06'01"
C11	32.44	40.00	046°28'08"
C12	62.12	40.00	088°59'11"

LEGEND

O	PROPERTY CORNER
CIRS	5/8" IRON ROD "WESTWOOD PS" CAP SET
CIRF	5/8" IRON ROD "POGUE ENG & DEV" CAP FOUND
FIR	FOUND IRON ROD
(CM)	CONTROLLING MONUMENT
ESMT.	EASEMENT
VOL. PG.	VOLUME, PAGE
CAB.	CABINET
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
ABST.	ABSTRACT

OWNER
FLEXLAND, L.P.
1480 JUSTIN ROAD,
ROCKWALL, TEXAS 75087
(469) 252-1070

Westwood
Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

REPLAT
LOT 2R, BLOCK A SPR PACKAGING ADDITION

BEING A REPLAT OF LOT 2, BLOCK A, SPR PACKAGING ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20 AND R. BALLARD SURVEY, ABSTRACT NO. 29 ROCKWALL COUNTY, TEXAS

OCTOBER 28, 2019 JOB NO. 0014830.20 SPR PACKAGING ADDITION

1/2

N:\0014830.01\1 PROJECT DATA\DWG\SURVEY\0014830FP.DWG

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OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Flexland, L.P. is the owner of a 10.189 acre tract of land situated in the N. Butler Survey, Abstract No. 20 and the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas; said tract being all of Lot 2, Block A, SPR Packaging Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 155 of the Plat Records of Rockwall County, Texas; said 10.189 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the north end of a right-of-way corner clip at the intersection of the northerly right-of-way line of Justin Road (a variable width right-of-way) and the westerly right-of-way line of Industrial Boulevard (a 65-foot right-of-way);

THENCE, South 44 degrees, 36 minutes, 19 seconds West, along the said right-of-way corner clip, a distance of 34.53 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the said northerly line of Justin Road; said point also being at the south end of said corner clip;

THENCE, along the said northerly line of Justin Road, the following three (3) calls:

South 89 degrees, 36 minutes, 19 seconds West, a distance of 73.95 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at an angle point;

North 89 degrees, 20 minutes, 30 seconds West, a distance of 86.95 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set at an angle point;

South 89 degrees, 05 minutes, 40 seconds West, a distance of 510.83 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southwest corner of said Lot 2, Block A; said point also being the southeast corner of Lot 3, Block A, Whitmore Manufacturing Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 237 of the said Plat Records;

THENCE, North 00 degrees, 29 minutes, 20 seconds West, departing the said northerly line of Justin Road and along the west line of said Lot 2, Block A and the east line of the said Lot 3, Block A, a distance of 674.79 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set in the southerly right-of-way line of UP/Dallas Garland N.E. Rail Road (a 100-foot wide right-of-way); said point being the northwest corner of said Lot 2, Block A and also being the northeast corner of said Lot 3, Block A;

THENCE, North 88 degrees, 04 minutes, 51 seconds East, departing the said west line of Lot 2, Block A and the said east line of Lot 3, Block A and along the north line of said Lot 2, Block A and the said southerly line of UP/Dallas Garland N.E. Rail Road, a distance of 584.53 feet to a "+" cut in concrete found at the intersection of said southerly line of UP/Dallas Garland N.E. Rail Road and the said westerly line of Industrial Boulevard; said point being the northeast corner of said Lot 2, Block A;

THENCE, departing the said north line of Lot 2, Block A and the said southerly line of UP/Dallas Garland N.E. Rail Road and along the said westerly line of Industrial Boulevard, the following five (5) calls:

South 00 degrees, 45 minutes, 22 seconds East, a distance of 81.19 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 27 degrees, 20 minutes, 30 seconds, a radius of 332.50 feet, a chord bearing and distance of South 14 degrees, 25 minutes, 36 seconds East, 157.17 feet, an arc distance of 158.67 feet to a "PK" nail found at the end of said curve;

South 28 degrees, 05 minutes, 51 seconds East, a distance of 87.64 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 26 degrees, 59 minutes, 12 seconds, a radius of 267.50 feet, a chord bearing and distance of South 14 degrees, 36 minutes, 15 seconds East, 124.83 feet, an arc distance of 125.99 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the end of said curve;

South 01 degrees, 06 minutes, 39 seconds East, a distance of 230.71 feet to the POINT OF BEGINNING;

CONTAINING, 443,847 square feet or 10.189 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
I the undersigned owner of the land shown on this plat, and designated herein as the ***SPR PACKAGING ADDITION, LOT 2R, BLOCK A****, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the SPR PACKAGING ADDITION have been notified and signed this plat.*

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. *No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.*
2. *Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.*
3. *The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.*
4. *The developer and subdivision engineer shall bear total responsibility for storm drain improvements.*
5. *The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.*
6. *No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or*

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; Our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

_____
NAME

_____
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of _____, 2019.

_____
Notary Public in and for the State of Texas
My Commission Expires:_____

_____
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of _____, 2019.

_____
Notary Public in and for the State of Texas
My Commission Expires:_____

RECOMMENDED FOR FINAL APPROVAL

_____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2011.

WITNESS OUR HANDS, this _____ day of _____ 2019.

_____
Mayor, City of Rockwall

_____
City Secretary City of Rockwall

_____
City of Rockwall Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY PLAT
NOT FOR RECORDING

Roman L. Groysman
Registered Professional Land Surveyor
No. 5864

OWNER
FLEXLAND, L.P.
1480 JUSTIN ROAD,
ROCKWALL, TEXAS 75087
(469) 252-1070

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

REPLAT
LOT 2R, BLOCK A
SPR PACKAGING ADDITION
BEING A REPLAT OF LOT 2, BLOCK A, SPR PACKAGING ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20 AND R. BALLARD SURVEY, ABSTRACT NO. 29
ROCKWALL COUNTY, TEXAS

OCTOBER 28, 2019 JOB NO. 0014830.20 SPR PACKAGING ADDITION

N:\0014830.01\1 PROJECT DATA\DWG\SURVEY\0014830FP.DWG

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	November 26, 2019
APPLICANT:	Matt Lucus, PE; *Kimley Horn*
CASE NUMBER:	P2019-047; *Lots 1, 2, & 3, Block A, MTA Andrews Addition*

SUMMARY

Consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of Lots 1, 2, & 3, Block A, MTA Andrews Addition being a final plat of a 9.6990-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, addressed as 2424 Ridge Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a final plat for a 9.6990-acre tract of land [i.e. *Lots 1, 2, & 3, Block A, MTA Andrews Addition*] for the purpose of establishing firelane, public access, drainage, and utility easements for the purpose of constructing a four (4) story office complex. The *subject property* is zoned Commercial (C) District and is addressed as 2424 Ridge Road.

- ☑ On November 19, 2018, Andrew Bennett of BOKA, LLC submitted a request for a Specific Use Permit (SUP) [*i.e. Z2018-054*] to allow for a building to exceed 36-feet in height within the Scenic Overlay (SOV) District. On January 7, 2019, the City Council approved the Specific Use Permit (SUP) [*i.e. Ordinance No. 19-05, SUP No. S-203*].

- ☑ On June 14, 2019, Matt Lucas, PE of Kimley Horn on behalf of Kevin Lloyd of 2424 MTA Realty, LLC submitted a site plan [*i.e. Case No. SP2019-025*] proposing the construction of a four (4) story, 80,236 SF office complex. On September 10, 2019, the Planning and Zoning Commission approved the site plan and all exceptions requested. Additionally, the Planning and Zoning Commission included a condition that the outstanding tree mitigation balance had to be satisfied at the time of final plat. The applicant has provided an updated treescape and landscape plan that indicates the mitigation balance will be satisfied.

- ☑ The applicant is dedicating a 0.925-acre [*i.e. 40,299 SF*] portion as right-of-way for the purpose of constructing a two (2) lane roadway that will provide connection from Turtle Cove Boulevard to La Jolla Pointe Drive. The proposed roadway will be built to the *Minor Collector* specification; however, the paving width of this roadway will be reduced to a 37-foot back-to-back roadway. This will be done in conjunction with an existing facilities agreement that was approved by the City Council and signed by the adjacent property owner on June 22, 1994.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

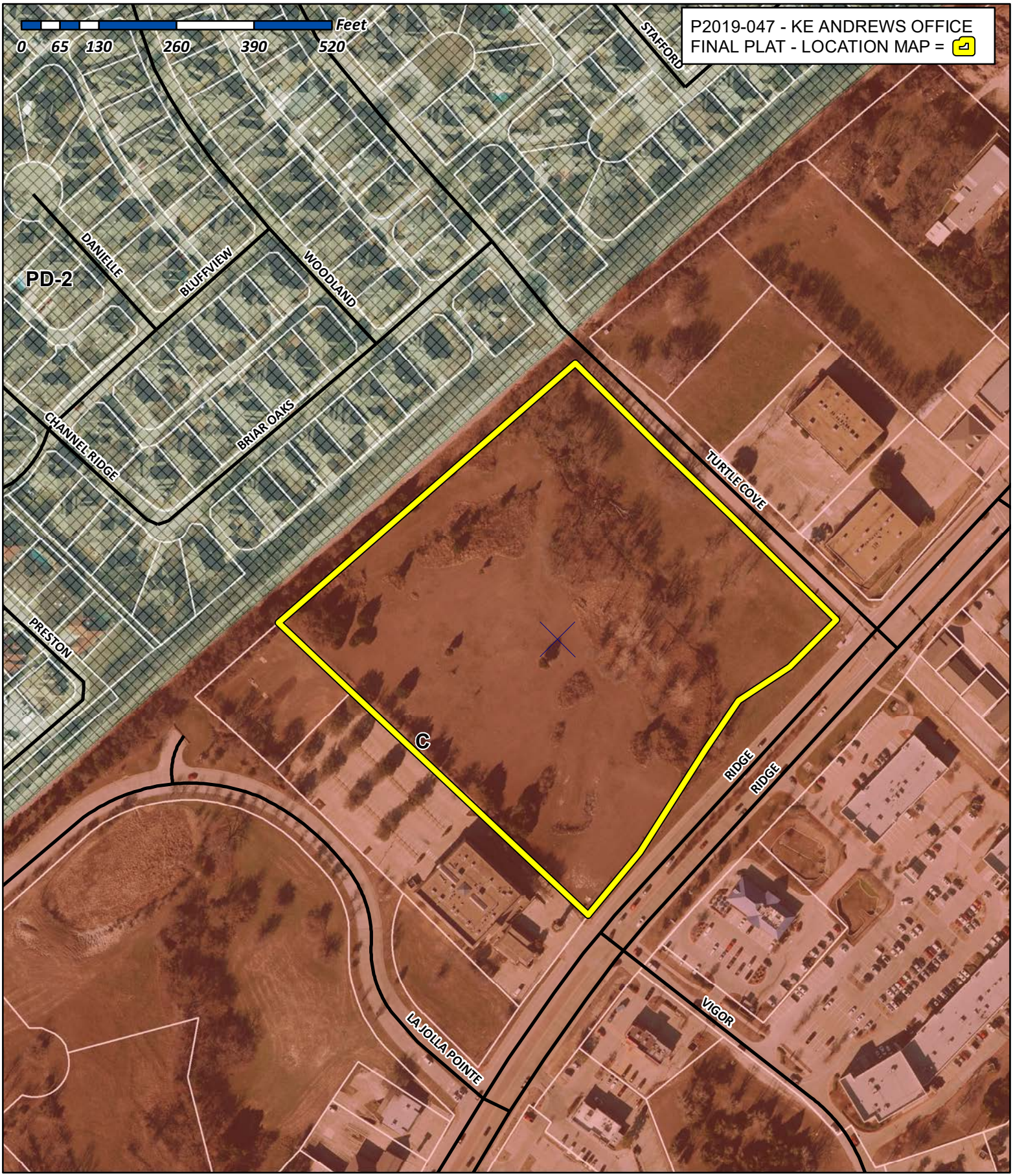
☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lots 1, 2, & 3, Block A, MTA Andrews Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

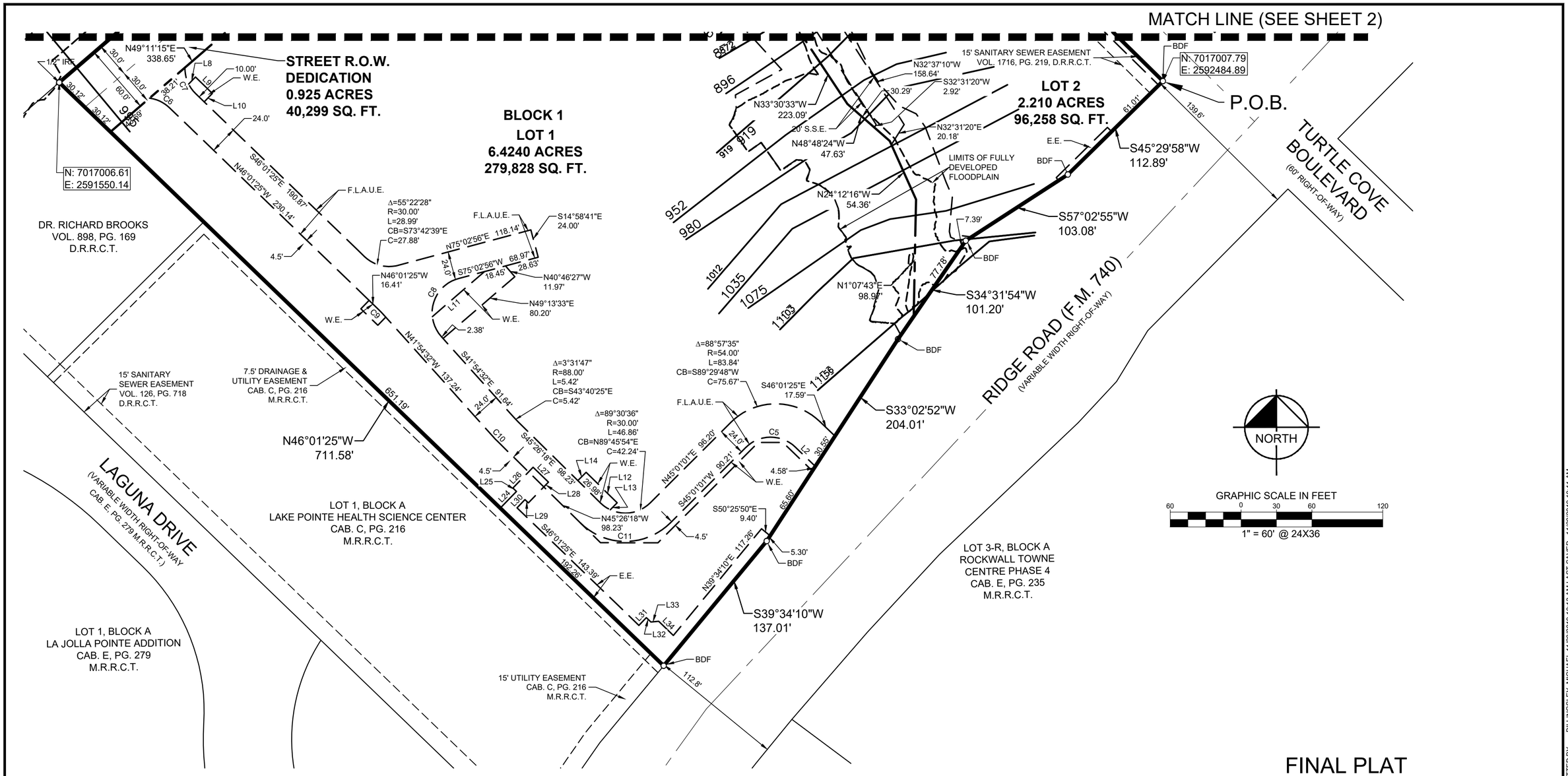
(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

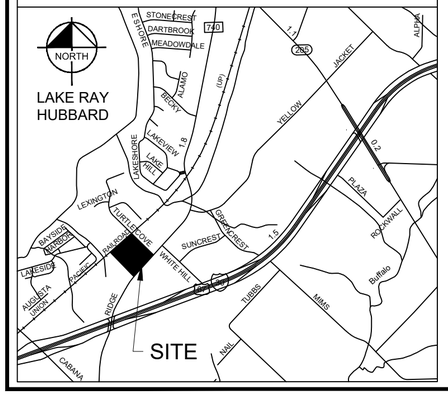
Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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VICINITY MAP

NOT TO SCALE



NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

3. The coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

4. The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.

5. Property owner shall be responsible for all maintenance, repairs, and reconstruction of drainage and detention easements on site.

LEGEND:

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
BDF = BRASS DISK FOUND
D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY,TEXAS
M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT
F.E.H.S. = FLOODPLAIN AND EROSION HAZARD SETBACK
S.S.E. = SANITARY SEWER EASEMENT
W.E. = WATER EASEMENT
500' = BASE FLOOD ELEVATION

FINAL PLAT

MTA ANDREWS ADDITION

LOTS 1, 2 & 3, BLOCK 1

BEING 9.6990 ACRES SITUATED IN THE
E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER/APPLICANT:

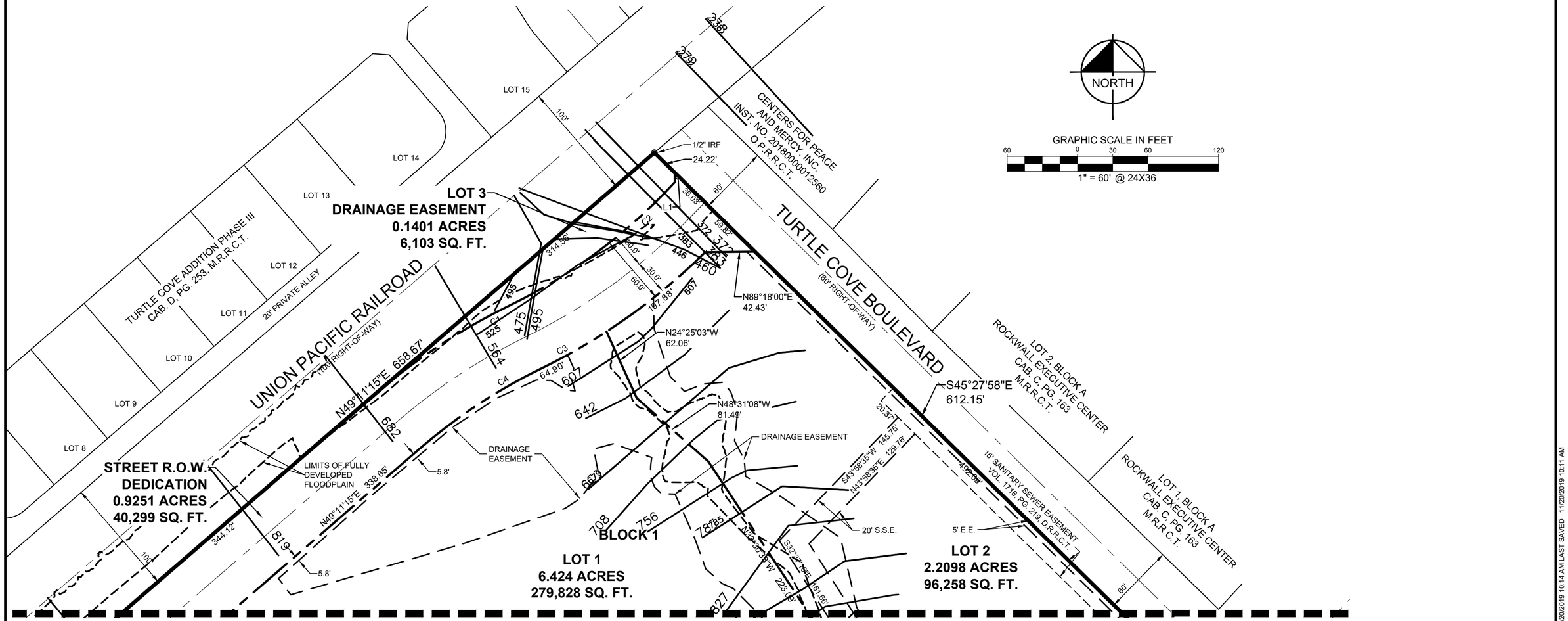
PHONE:
CONTACT:

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT:

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	MCB	AUG. 2019	064539200	1 OF 3

DWG NAME: Z:\064539200-KE ANDREWS OFFICE - ROCKWALL\DWG\064539200-KE ANDREWS OFFICE - ROCKWALL_FP.DWG PLOTTED BY BILLINGSLEY, MICHAEL 11/20/2019 10:11 AM
LAST SAVED 11/20/2019 10:13 AM BILLINGSLEY, MICHAEL



LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°52'25"W	8.05'
L2	N46°01'25"W	23.49'
L8	S43°58'35"W	8.28'
L9	N46°01'25"W	20.00'
L10	N43°58'35"E	10.00'
L11	S49°13'33"W	58.32'
L12	N45°26'18"W	36.85'
L13	N44°33'42"E	8.29'
L14	S45°01'01"W	10.00'
L24	N43°58'35"E	19.49'
L25	N46°01'25"W	4.08'
L26	N43°58'35"E	24.50'
L27	S46°01'25"E	18.08'
L28	S43°58'35"W	24.50'
L29	N46°01'25"W	4.00'
L30	S43°58'35"W	9.65'
L31	N43°58'35"E	9.18'
L32	S46°01'25"E	5.41'
L33	N84°34'10"E	6.58'
L34	S46°01'25"E	17.29'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°52'22"	530.00'	137.58'	S56°37'26"W	137.19'
C2	21°33'14"	470.00'	176.81'	N53°17'00"E	175.77'
C3	7°00'57"	530.00'	64.90'	N60°33'09"E	64.86'
C4	14°52'22"	470.00'	122.00'	S56°37'26"W	121.66'
C5	88°57'11"	30.00'	46.58'	S89°30'00"W	42.04'
C6	36°35'58"	30.00'	19.16'	N64°19'23"W	18.84'
C7	47°01'17"	30.00'	24.62'	S22°30'46"E	23.94'
C8	118°53'34"	30.00'	62.25'	S17°30'08"W	51.67'
C9	4°06'53"	88.00'	6.32'	N43°57'58"W	6.32'
C10	3°31'47"	112.00'	6.90'	S43°40'25"E	6.90'
C11	89°30'36"	54.00'	84.37'	N89°46'33"E	76.05'

NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

3. The coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

4. The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.

5. Property owner shall be responsible for all maintenance, repairs, and reconstruction of drainage and detention easements on site.

FINAL PLAT

MTA ANDREWS ADDITION

LOTS 1, 2 & 3, BLOCK 1

BEING 9.6990 ACRES SITUATED IN THE
E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER/APPLICANT:

PHONE:
CONTACT:

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT:

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	MCB	AUG. 2019	064539200	2 OF 3

DWG NAME: Z:\064539200-KE ANDREWS OFFICE - ROCKWALL\DWG\064539200-KE ANDREWS OFFICE - ROCKWALL_FP.DWG PLOTTED BY BILLINGSLEY, MICHAEL 11/20/2019 10:14 AM LAST SAVED 11/20/2019 10:11 AM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **MTA Andrews Addition** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **MTA Andrews Addition** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

   Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

   Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: 2424 MTA Realty, LLC

By: MTAA, LLC, its Sole Manager

By: _____
Mark Andrews, its Sole Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mark Andrews, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2019.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Michael C. Billingsley, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2019.

_____
Michael C. Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-770-6511
michael.billingsley@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, 2424 MTA REALTY, LLC, is the owner of a tract of land in situated in the situated in the E. P. Gains Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a tract of land described in Special Warranty Deed to 2424 MTA Realty, LLC, recorded in Instrument No. 20190000003297, Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with 3" brass disk found stamped "TxDOT RIGHT-OF-WAY" found (hereafter called brass disk found) at the intersection of the southwest right-of-way line of Turtle Cove Boulevard (a 60-foot wide right-of-way) and the northwest right-of-way line of Ridge Road (F.M. 740, a variable width right-of-way);

THENCE with said northwest right-of-way line, the following courses and distances to wit:
South 45°29'58" West, a distance of 112.89 feet (Deed: 113.22 feet) to a brass disk found for corner;
South 57°02'55" West, a distance of 103.08 feet (Deed: 103.07 feet) to a brass disk found for corner;
South 34°31'54" West, a distance of 101.20 feet (Deed: 101.12 feet) to a brass disk found for corner;
South 33°02'52" West, a distance of 204.01 feet (Deed: 204.12 feet) to a brass disk found for corner;
South 39°34'10" West, a distance of 137.01 feet (Deed: 136.97 feet) to a brass disk found at the easternmost corner of Lot 1, Block A, Lake Pointe Health Science Center, an addition to the City of Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 216, Map Records of Rockwall, Texas;

THENCE departing said northwest right-of-way line and with the northeast line of said Lot 1, Block A and the northeast line of a tract of land described in Warranty Deed to Dr. Richard Brooks, recorded in Volume 898, Page 169, Deed Records of Rockwall County, Texas, North 46°01'25" West, at a distance of 711.44 feet (Deed: 711.59 feet) to a 1/2" iron rod found in the southeast right-of-way line of the Union Pacific Railroad (a 100-foot wide right-of-way), at the northernmost corner of said Brooks tract;

THENCE with said southeast right-of-way line, North 49°11'15" East, a distance of 658.67 feet (Deed: 658.84 feet) to a 1/2" iron rod found at the intersection of said southeast right-of-way line and said southwest right-of-way line of Turtle Cove Boulevard;

THENCE with said southwest right-of-way line, South 45°27'58" East, a distance of 612.15 feet (Deed: 612.21 feet) to the **POINT OF BEGINNING** and containing 9.6990 acres or 422,488 square feet of land.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT

MTA ANDREWS ADDITION
LOTS 1, 2 & 3, BLOCK 1

BEING 9.6990 ACRES SITUATED IN THE E.P. GAINS CHISM SURVEY ABSTRACT NO. 64 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER/APPLICANT:

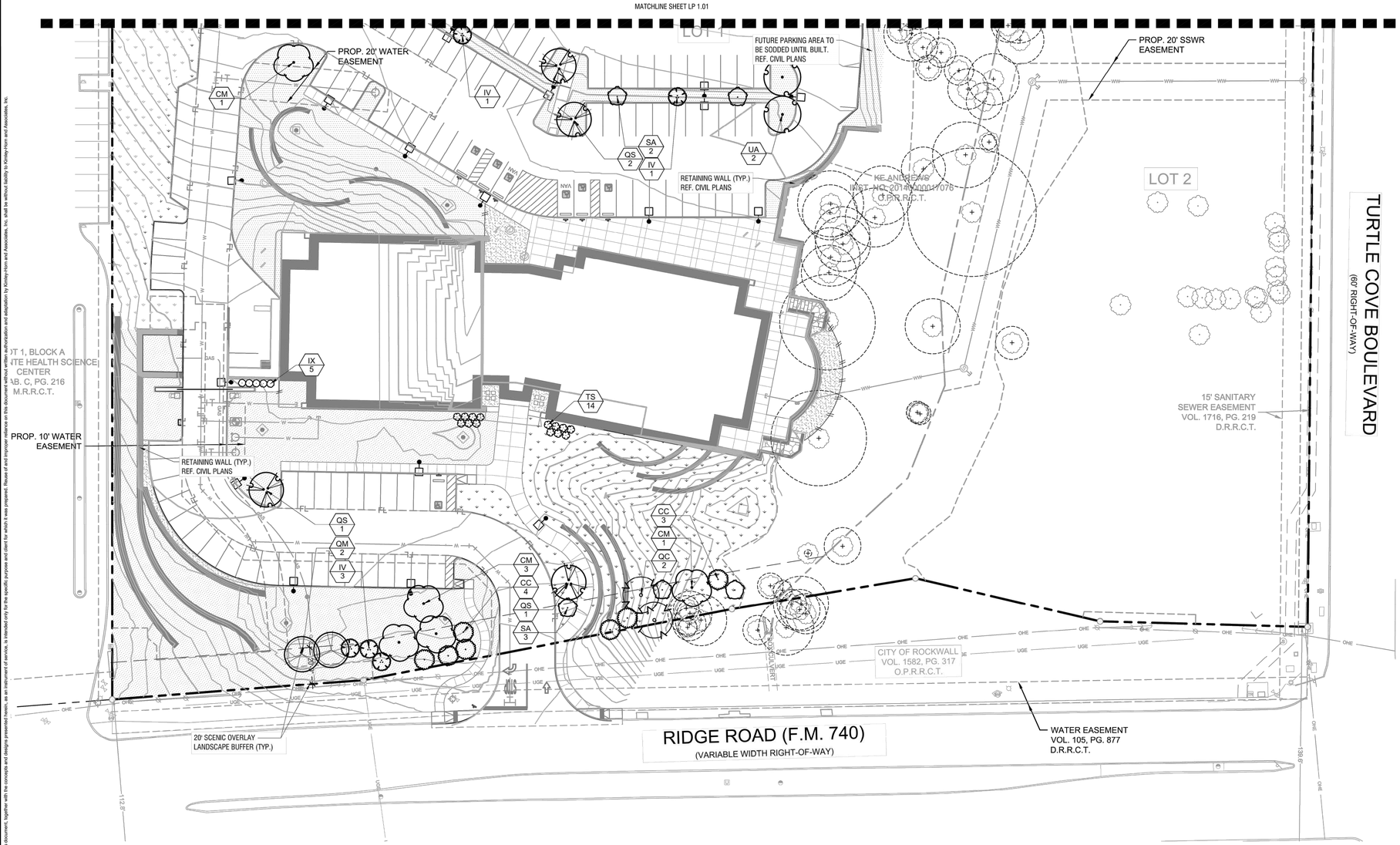
PHONE:
CONTACT:

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: MATT LUCAS, P.E.

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	MCB	AUG. 2019	064539200	3 OF 3

DWG NAME: Z:\064539200-KE ANDREWS OFFICE - ROCKWALL\DWG\064539200-KE ANDREWS OFFICE - ROCKWALL_FP.DWG PLOTTED BY BILLINGSLEY, MICHAEL 11/20/2019 10:11 AM LAST SAVED 11/20/2019 10:15 AM BILLINGSLEY, MICHAEL



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	Ulmus parvifolia `Allee` / Allee Lacebark Elm
	QM	Quercus macrocarpa / Burr Oak
	CM	Acer saccharum `Caddo` / Caddo Maple
	QC	Quercus muehlenbergii / Chinkapin Oak
	JE	Juniperus virginiana / Eastern Red Cedar
	SA	Sophora affinis / Eve`s Necklace
	QV	Quercus virginiana / Live Oak
	IX	Ilex x `Nellie R. Stevens` / Nellie R. Stevens Holly
	CI	Carya illinoinensis / Pecan
	QS	Quercus shumardii / Shumard Red Oak
	CC	Cercis canadensis `texensis` / Texas Redbud
	IV	Ilex vomitoria / Yaupon Holly

SHRUBS	CODE	BOTANICAL / COMMON NAME
	TS	Leucophyllum frutescens / Texas Sage

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	Cynodon dactylon / Bermuda Grass
	WF	Native Mix / Wildflower Seed

NOTE:
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.
2. PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.
3. NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
4. PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
5. ALL RIGHT OF WAYS TO BE SODDED WHERE DISTURBED PRIOR TO ACCEPTANCE OF JOB.
6. ALL DISTURBED AREAS SHALL HAVE 75-80% MINIMUM COVERAGE OF A 1" STANDARD OF GRASS BEFORE ACCEPTANCE. NO BARE SPOTS OR WINTER RYE ALLOWED.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

PROGRESS PRINT

No.	REVISIONS	DATE	BY
		08/11/2019	

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. ____ NIKOLAUS B. ADAMS
L.A. No. 3404 Date 11/15/2019

KHA PROJECT	064539200
DATE	11/15/2019
SCALE	AS SHOWN
DESIGNED BY	MLS
DRAWN BY	MLS
CHECKED BY	NBA

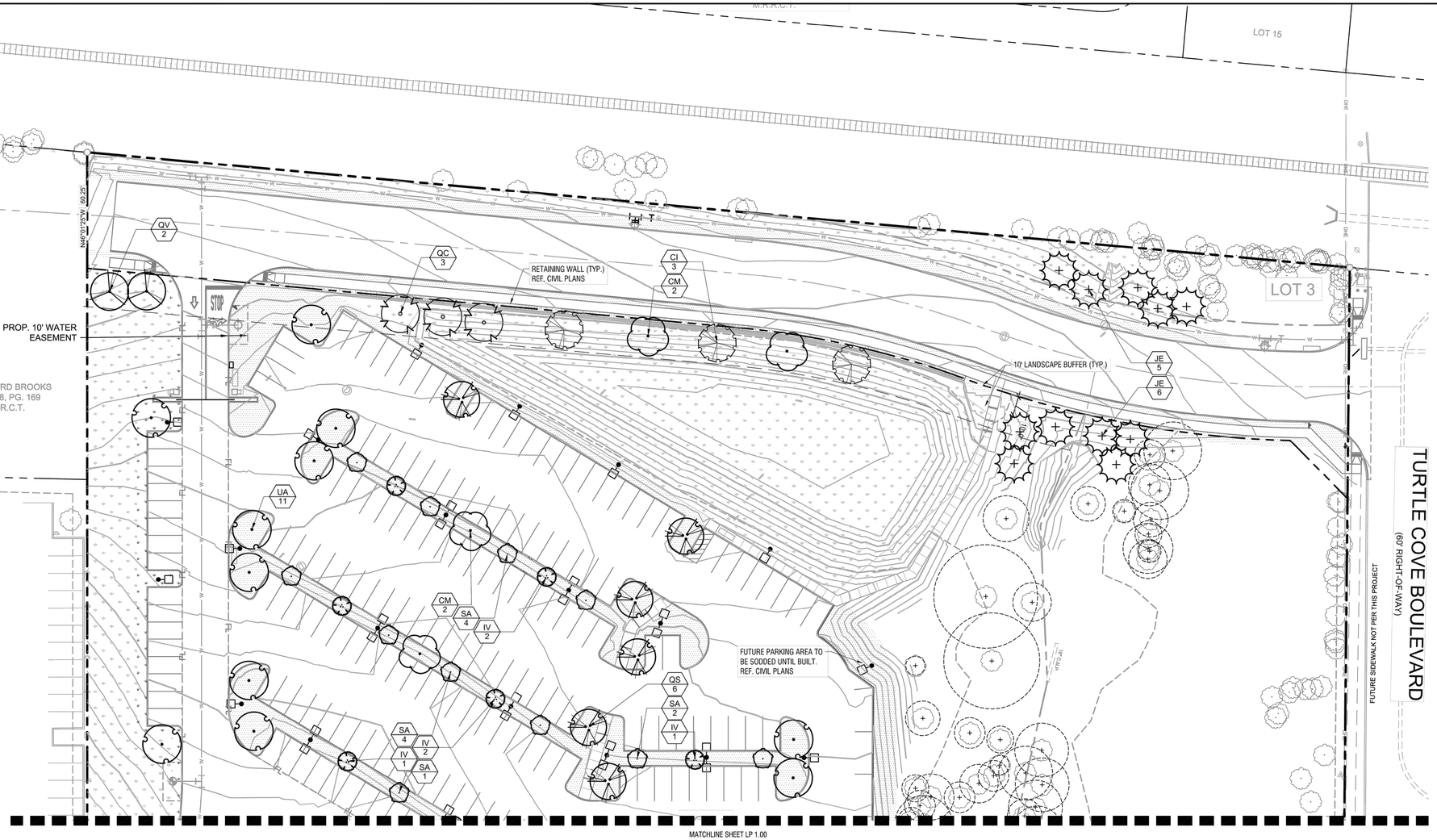
KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.00

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES WORK
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11/15/2019 11:20 AM
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P:\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEET\LANDSCAPE
LP 1.00 - PLANTING PLAN.DWG [LP 1.00 PLANTING PLAN]



MATCHLINE SHEET LP 1.00

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	Ulmus parvifolia `Allee` / Allee Lacebark Elm
	QM	Quercus macrocarpa / Burr Oak
	CM	Acer saccharum `Caddo` / Caddo Maple
	QC	Quercus muehlenbergii / Chinkapin Oak
	JE	Juniperus virginiana / Eastern Red Cedar
	SA	Sophora affinis / Eve`s Necklace
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	IX	Ilex x `Nellie R. Stevens` / Nellie R. Stevens Holly
	CI	Carya illinoinensis / Pecan
	QS	Quercus shumardii / Shumard Red Oak
	CC	Cercis canadensis `texensis` / Texas Redbud
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SHRUBS	CODE	BOTANICAL / COMMON NAME
	TS	Leucophyllum frutescens / Texas Sage

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	Cynodon dactylon / Bermuda Grass
	WF	Native Mix / Wildflower Seed

City of Rockwall - Article VIII - Landscape Standards	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA REQUIREMENT		
Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts. 279,442 SF x 15% = 41,916 SF	15% (41,916 SF)	30.5% (137,361 SF)
LANDSCAPE BUFFER STRIP		
A minimum 10' wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district.	Yes	Yes
For the Scenic Overlay, there shall be a minimum 20' landscape buffer.	Yes	Yes
A street landscape buffer strip with a minimum width of 10' must be provided along the entire length of the property to the developed that is adjacent to a major arterial or collector street.	Yes	Yes
STREET LANDSCAPING		
One large tree shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage (excluding driveways and access-ways) Due to existing utility conflicts along Ridge Road and Turtle Cove Boulevard, various trees have been placed around the site.		
KE Andrews Parkway - 486' / 50' = 10 Trees	10 Trees	10 Trees
For the Scenic Overlay, minimum two 4" caliper trees and four accent trees are required inside the 20' landscape buffer per 100 linear feet of R.O.W.		
Ridge Road - 334' / 50' = 7 Trees, 13 Accent Trees	7 Trees (4") 13 Accent Trees	7 Trees (4") 13 Accent Trees
SCREENING OF OFF-STREET LOADING DOCKS		
Off-street loading docks in commercial zoning classifications must be screening from: 1. All public streets 2. Any residential district that abuts or is directly across a public street or alley from the lot.	Yes	Yes
PARKING LOT LANDSCAPING		
Any parking lot with more than two rows of spaces shall have a minimum of 5% or 200 SF in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping. Total Parking Area = 106,191 sf	5% (5,310 sf)	10.6% (11,293 sf)
If parking and maneuvering space exceeds 20,000 square feet, one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. (268 required parking spaces / 10 = 27 trees)	27 Trees	27 Trees
No required parking space may be located more than 80 feet from the trunk of a large canopy tree	Yes	Yes
All trees must be internal to the parking lot.	Yes	Yes
No tree shall be planted closer than 2 1/2' to the pavement.	Yes	Yes
DETENTION BASINS		
Detention basins shall have a minimum of one tree for each 750 square feet of dry land area OR detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by section 5.12.C. Instead, 1 shrub or ornamental grass per every 1,500 sf of dry land area shall be required to be planted on site or around the detention area. (20,813 sf / 1500 sf =14 Shrubs)	14 Shrubs and Native Grasses	14 Shrubs and Native Grasses

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,024
FLOOR AREA RATIO (FAR)	0.29
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

PARKING			
REQUIRED PER PD		PROVIDED	
1 PER 300 SQ. FT.	268 SPACES	PROPOSED	271 SPACES
ACCESSIBLE SPOTS REQ.		ACCESSIBLE SPOTS PROV.	
TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES

NOTE:
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.
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SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
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No.	REVISIONS	DATE	BY
	PROGRESS PRINT	08/11/2019	

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Kimley»Horn
P.L.A. ____ NIKOLAUS B. ADAMS
L.A. No. 3404 Date 11/15/2019

KHA PROJECT 064539200
DATE 11/15/2019
SCALE AS SHOWN
DESIGNED BY MLS
DRAWN BY MLS
CHECKED BY NBA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.01

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IMAGES
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PLOT STYLE TABLE KHA.CTB
DWG NAME P:\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE\LP 1.00 - PLANTING PLAN.DWG [LP 1.01 PLANTING PLAN]

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
	UA	13	Ulmus parvifolia `Allee` / Allee Lacebark Elm	B & B	3" Cal.	12`-14` HT.	Single Straight Central Leader, Full and Matching
	QM	2	Quercus macrocarpa / Burr Oak	B & B	3" Cal.	14`-16` HT.	Single Straight Central Leader, Full and Matching.
	CM	9	Acer saccharum `Caddo` / Caddo Maple	B & B	3" Cal.	12`-14` HT.	Single Straight Central Leader, Full and Matching
	QC	5	Quercus muehlenbergii / Chinkapin Oak	B & B	3" Cal.	14`-16` HT.	Single Straight Central Leader, Full and Matching
	JE	11	Juniperus virginiana / Eastern Red Cedar	B & B	3" Cal.	10`-12` HT.	
	SA	16	Sophora affinis / Eve`s Necklace	B & B	3" Cal.	8`-10` HT.	Single Straight Central Leader, Full and Matching
	QV	2	Quercus virginiana / Live Oak	B & B	3" Cal.	14`-16` HT.	Single Straight Central Leader, Full and Matching
	IX	5	Ilex x `Nellie R. Stevens` / Nellie R. Stevens Holly	3" cal, 10` ht, 3` spr			Single Straight Central Leader, Full and Matching
	CI	3	Carya illinoinensis / Pecan	B & B	3" Cal.	14`-16` HT.	Single Straight Central Leader, Full and Matching
	QS	10	Quercus shumardii / Shumard Red Oak	B & B	3" Cal.	14`-16` HT.	Single Straight Central Leader, Full and Matching (Parking Lot, Site Landscaping, and Buffers)
	CC	7	Cercis canadensis `texensis` / Texas Redbud	B & B	3" Cal.	8`-10` HT.	Single Straight Central Leader, Full and Matching
	IV	11	Ilex vomitoria / Yaupon Holly	Cont.	3" Cal.	8`-10` HT.	Multi-trunk (3-5 stems), Full and Matching

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	TS	14	Leucophyllum frutescens / Texas Sage	Cont.	30" h x 24" w	48" O.C.	Full and Matching

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	SOD	TBD	Cynodon dactylon / Bermuda Grass	-			Sod to have tight, sand filled joints and be free of weeds.
	WF	TBD	Native Mix / Wildflower Seed	-			Prepare soiid and broadcast at recommended rate

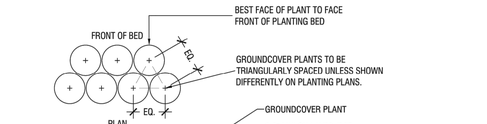
NOTE:

TOTAL CALIPER INCHES BEING ADDED FOR TREE MITIGATION = 241"

PER CONVERSATION WITH DAVID GONZALES AND THE CITY OF ROCKWALL ON DATE 07/11/2019, ACCENT TREES WITH A DBH OF 3" AND A MATURE HEIGHT OF 15' ARE TO BE COUNTED TOWARDS CITY OF ROCKWALL TREE REPLACEMENT/MITIGATION REQUIREMENTS.

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVED SOIL AMENDMENTS AS NOTED ON THE PLANTING SOIL PLANS, DETAILS, AND SPECIFICATIONS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING SPECIFICATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED ON PLANTING SOILS PLANS. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AURTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

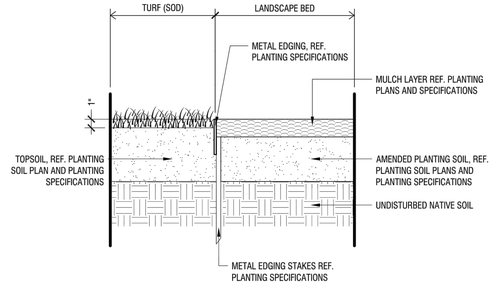


NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

TYPICAL GROUNDCOVER PLANTING

Scale: NTS

B

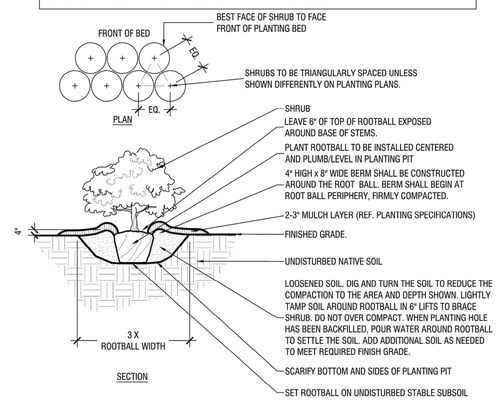


METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

D

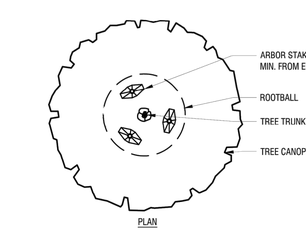
NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



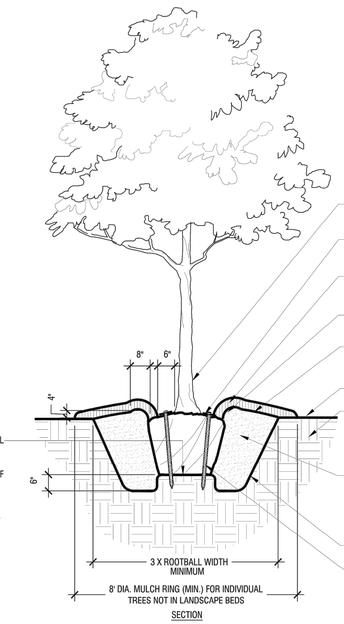
TYPICAL SHRUB PLANTING

Scale: NTS

C



NOTES:
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

TYPICAL TREE PLANTING

Scale: NTS

A

PROGRESS PRINT

No.	REVISIONS	DATE	BY
		09/11/2019	

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date 11/15/2019

KHA PROJECT 064539200
DATE 11/15/2019
SCALE AS SHOWN
DESIGNED BY MLS
DRAWN BY MLS
CHECKED BY NBA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING DETAILS

SHEET NUMBER
LP 3.00

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DWG NAME: S:\Projects\064539200 - ROCKWALL DEPOT\CADD\LANDSCAPE\LP 3.00 - PLANTING DETAILS.DWG [LP 3.00 PLANTING DETAILS.DWG]
Shrub Planting Details : steel edge @ Rock Cobble : Tree Fence Details : Steel edge @ landscape : Tree Planting Details : x24.00 - ks : standscape

UNION PACIFIC RAILROAD
(100' RIGHT-OF-WAY)

M.R.R.C.T.

LOT 15

A TP 3.01 TREE PROTECTION FENCING (TYP.)

N48°07'25"W 60.00'

PROP. 10' WATER EASEMENT

DR. RICHARD BROOKS
VOL. 898, PG. 169
D.R.R.C.T.

PROP. 20' WATER EASEMENT

LOT 1

PROP. 20' SSWR EASEMENT

KE ANDREWS
INST. NO. 20140000017078
O.P.R.R.C.T.

LOT 2

LOT 1, BLOCK A
LAKE POINTE HEALTH SCIENCE CENTER
CAB. C, PG. 216
M.R.R.C.T.

PROP. 10' WATER EASEMENT

TURTLE COVE BOULEVARD
(60' RIGHT-OF-WAY)

CENTERS FOR PEACE AND MERCY, INC.
INST. NO. 20180000012560
O.P.R.R.C.T.

FUTURE SIDEWALK (NOT PART OF THIS PROJECT)

LOT 3, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 2, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

CITY OF ROCKWALL
VOL. 1582, PG. 317
O.P.R.R.C.T.

WATER EASEMENT
VOL. 105, PG. 877
D.R.R.C.T.

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

XXXX	EXISTING TREE TO REMAIN/PROTECT
XXXX	EXISTING TREE TO BE REMOVED
x	TREE PROTECTION FENCE

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	22,866 SF	0.52 ACRES	(8.18%)
LANDSCAPE AND OPEN SPACE	150,173 SF	3.45 ACRES	(53.74%)
TOTAL	279,442 SF	6.42 ACRES	
LOT 2			
PAVEMENT	00 SF	0.00 ACRES	(0.00%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	96,644 SF	2.22 ACRES	(100.00%)
TOTAL	96,644 SF	2.22 ACRES	
RIGHT OF WAY			
PAVEMENT	26,952 SF	0.62 ACRES	(58.09%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	19,449 SF	0.45 ACRES	(41.91%)
TOTAL	46,402 SF	1.07 ACRES	

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY
	PROGRESS PRINT	08/11/2019	

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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P.L.A. ___ NIKOLAUS B. ADAMS ___
L.A. No. ___ 3404 ___ Date ___ 11/15/2019

KHA PROJECT 064539200	DATE 11/15/2019	SCALE AS SHOWN	DESIGNED BY MLS	DRAWN BY MLS	CHECKED BY NBA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE REMOVAL PLAN

SHEET NUMBER
TP 1.00

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PLOT SCALE 1:1
DWG NAME K:\DAL_Civil\064539200 - Rockwall Office\CAD\PLAN SHEETS\LANDSCAPE - TP 1.00 - TREE REMOVAL PLAN.DWG [TP 1.00 TREE REMOVAL PLAN]

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KE ANDREWS - ROCKWALL OFFICE TREE INVENTORY

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
Kimley Horn Red Tag Series								
8273	4.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
8274	6.1	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
8275	5.4	White Mulberry	*Morus alba*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
8276	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8277	6.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8278	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8279	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8280	6.0	Cedar Elm	*Ulmus crassifolia*	Declining	Single	REMOVE	NON-PROTECTED	0.0
8281	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8282	5.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8283	4.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8284	5.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8285	7.0	Box Elder	*Acer negundo*	Healthy	Multi	PROTECT	1:1	0.0
8286	4.6	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8287	10.0	Black Willow	*Salix nigra*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
8288	7.5	White Mulberry	*Morus alba*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
8289	4.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
8290	5.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
8291	5.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Forked	PROTECT	1:1	0.0
8292	8.6	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8293	4.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8294	5.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	5.8
8295	4.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8296	5.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8297	7.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8298	6.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
8299	5.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8300	6.3	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8301	5.3	Gum Bumelia	*Sideroxylon lanuginosum*	Healthy	Single	REMOVE	1:1	5.3
8302	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8303	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8304	5.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8305	5.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8306	7.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8307	5.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8308	5.0	Shumard oak	*Quercus shumardii*	Healthy	Single	REMOVE	1:1	5.0
8309	7.7	Eastern Redcedar	*Juniperus virginiana*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
8310	9.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8311	9.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8312	8.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8313	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8314	10.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8315	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8316	9.2	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8317	8.0	Callery pear	*Pyrus calleryana*	Healthy	Multi	REMOVE	1:1	8.0
8318	5.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
SCI Green Tag Series								
90351	10.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90352	9.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90353	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90354	7.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90355	11.6	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	11.6
90356	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90357	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90358	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90359	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90360	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90361	5.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90362	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90363	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90364	12.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.3
90365	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90366	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90367	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90368	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90369	12.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90370	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90371	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	5.7
90372	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90373	12.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90374	10.1	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.1
90375	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90376	8.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	8.6
90377	10.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90378	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90379	7.9	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90380	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90381	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90382	13.2	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90383	10.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90384	14.8	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90385	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90386	9.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90387	12.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90388	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90389	11.1	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90390	14.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90391	9.3	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90392	17.2	American Elm	*Ulmus americana*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90393	11.3	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90394	32.3	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90401	14.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90402	6.2	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90403	5.7	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90404	8.5	Black Willow	*Salix nigra*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90405	14.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90406	8.0	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90407	12.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90408	8.5	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90409	17.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90410	8.2	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90412	11.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90413	10.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90414	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90415	10.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90416	9.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90417	7.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90418	12.5	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90419	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90420	12.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90421	8.4	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90422	8.3	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90423	9.7	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90424	10.0	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90425	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90426	9.5	Hackberry	*Celtis laevigata*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90427	9.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90428	6.2	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90429	12.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90430	10.4	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90431	7.7	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90432	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90433	10.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90434	9.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90435	10.1	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90436	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90437	9.3	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90438	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90439	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90440	8.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90441	9.3	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90442	7.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90443	6.4	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90444	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90445	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90446	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90447	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90448	8.6	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90451	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90452	9.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90453	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90454	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90455	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90456	9.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90457	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90458	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90459	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90460	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90461	6.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90462	18.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	PROTECT	.5:1	0.0
90463	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90464	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90466	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90467	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90468	15.3	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Forked	PROTECT	1:1	0.0
90469	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90470	11.8	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90471	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90472	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90473	20.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90474	5.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90475	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90476	6.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90477	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90478	7.1	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	REMOVE	1:1	7.1
90479	7.4	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90480	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90481	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90482	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90483	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90663	6.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90664	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90665	11.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90666	9.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90667	10.3	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90668	16.2	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	.5:1	8.1
90669	10.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90670	10.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90671	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90672	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90673	34.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90674	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90675	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90676	16.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90677	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90678	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90679	17.9	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90680	9.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90681	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90682	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90683	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90684	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90685	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90686	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90687	7.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90688	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90689	7.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90690	6.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90691	15.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90692	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90693	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90694	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90695	12.0	American Elm	*Ulmus americana*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90696	48.5	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90697	15.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90698	13.5	White Mulberry	*Morus alba*	Healthy	Forked	PROTECT	1:1	0.0
90699	12.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90700	9.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90701	15.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90702	9.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90703	17.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90704	12.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90705	7.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90706	10.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90707	13.5	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90708	12.0	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90709	9.7	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90710	10.1	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90711	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90712	21.5	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90713	15.6	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90714	14.6	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90715	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90716	16.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	8.0
90717	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	5.7
90718	21.2	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90719	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90720	17.5	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	17.5
90721	15.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90722	14.5	White Mulberry	*Morus alba*	Healthy	Single	REMOVE	1:1	14.5
90723	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90724	23.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90725	15.4	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90726	10.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.2
90727	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90728	14.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.0
90729	12.9	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.9
90730	9.3	Cedar Elm	*Ulmus crassifolia*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90731	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90732	14.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90733	17.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90734	15.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90735	15.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90736	16.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90737	19.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90738	19.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90739	18.7	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90740	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90741	8.7	Hackberry	*Celtis laevigata*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90742	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90743	13.9	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90744	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90745	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90746	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90747	10.1	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90748	8.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90749	9.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	9.6
90750	12.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	12.0
90751	10.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90752	14.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	7.2
90753	16.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	8.2
90754	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90755	6.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	6.6
90756	13.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90757	11.0	Hackberry	*Celtis laevigata*

Tree #	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90805	8.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90806	6.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90807	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90808	15.2	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90809	10.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90810	8.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90811	7.4	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90812	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	6.3
90813	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90814	18.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	9.3
90815	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90816	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90817	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90818	7.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90819	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90820	13.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90821	7.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90822	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90823	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90824	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90825	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90826	6.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90827	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90828	5.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90829	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90830	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90831	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90832	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90851	6.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90852	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.9
90853	7.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90854	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90855	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90856	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90857	6.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90858	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90859	11.5	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90860	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90861	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90862	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90863	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90864	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90865	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
90866	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90867	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90868	7.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90869	10.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90870	9.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90871	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90872	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90873	9.4	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90874	12.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90878	9.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	9.5
90879	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90880	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90881	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90882	14.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.2

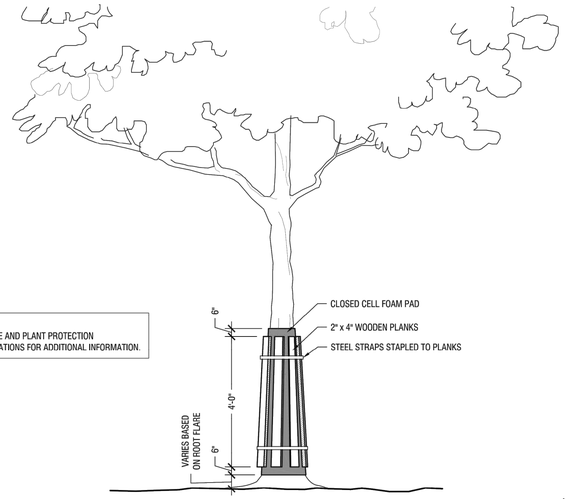
All trees 4-inches and larger at DBH were tagged.
Kimley-Horn red tree tag (series 8273-8318) and SCI green tree tags were used.

TREE INCHES BEING REMOVED	TREE INCHES	REQ. MITIGATION INCHES
TOTAL TREE INCHES BEING REMOVED (PRIMARY PROTECTED TREES, 4"-24" - 1:1 RATIO)	256.8	256.8
TOTAL TREE INCHES BEING REMOVED (SECONDARY PROTECTED TREES, 11"-25" - 1:0.5 RATIO)	225.5	112.75
TOTAL TREE INCHES BEING REMOVED (FEATURED TREES, GREATER THAN 25" - 1:2 RATIO)	0	0
TOTAL TREE INCHES BEING REMOVED	482.3	369.55
TREE PRESERVATION CREDITS (EACH SAVED OAK, PECAN, OR ELM > 25" - 1:1 RATIO)	90	90
MITIGATION BALANCE (REQ. MITIGATION INCHES - TREE PRESERVATION CREDITS)		279.55
TOTAL REPLACEMENT TREE INCHES		282
NET TOTAL TREE INCHES AFTER MITIGATION		2.45

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

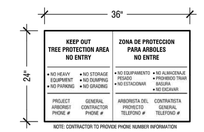
HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.

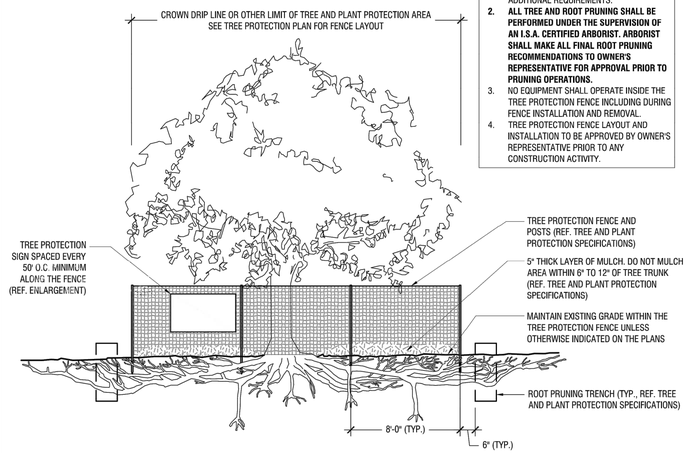


NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION — Scale: NTS — B

TREE PROTECTION SIGN ENLARGEMENT





NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING — Scale: NTS — A

KE ANDREWS OFFICE
LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY
	PROGRESS PRINT	08/11/2019	

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. ____ NIKOLAUS R. ADAMS
L.A. No. ____ 3404 ____ Date ____ 11/15/2019

KHA PROJECT 064539200	DATE 11/15/2019	SCALE AS SHOWN	DESIGNED BY MLS	DRAWN BY MLS	CHECKED BY NBA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA AND DETAILS

SHEET NUMBER
TP 3.01

Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared.

IMAGES
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PLOTTED BY
PLOTTED ON
DWG NAME

x2436 - LA - clearflip - (- rbase -) - xbody - ; - xeabase - ; - xesub - ; - xhres - ; - xutil - ; - tree tarps details - x2436 - la
11/15/2019 11:29 AM
SCOTTSEL, MICHAEL 11/15/2019 11:31 AM
K:\DAL_Civil\064539200 - Rockwall Office\CAD\PLAN SHEETS\LANDSCAPE
TP 1.00 - TREE REMOVAL PLAN.DWG - [TP 3.01 TREE MITIGATION REFERENCE DATA AND DETAILS]

Xref K:\DAL_Civil\064539200 - Rockwall Office\CAD\References\x2436 - LA.dwg

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Michael Guerrero; *Atticus Harbor Village, LLC*
DATE:	November 26, 2019
SUBJECT:	MIS2019-015; *Alternative Tree Mitigation Settlement Agreement*

The applicant, Michael Guerrero of Atticus Harbor Village, LLC, is requesting approval of an alternative tree mitigation settlement agreement for the subject property. On December 13, 2016, the Planning and Zoning Commission approved two (2) site plans for the subject property laying out a 228-unit condominium development and a 48-unit townhome development [*i.e. SP2016-030 & SP2016-031*]. At the time of approval, the treescape plans for these cases indicated a total of 3,561 caliper-inches of trees would be removed from the subject property. The approved landscape plans for these cases indicated a total of 1,032 caliper inches would be added back to the subject property. This left an outstanding mitigation balance of 2,529-inches.

To address the outstanding balance the applicant has provided an invoice to staff indicating the cost of providing the City with 843, three (3) caliper inch trees (*i.e. 596 Cedar Elms & 247 Eastern Red Cedars x 3" = 2,529"*). The invoice includes the cost of the trees and a delivery fee for a total of $125,000. According to Section 5.6 of Article IX, *Tree Preservation*, of the *Unified Development Code* (UDC), the mitigation balance may be satisfied by one (1) or a combination of the following:

(1) The developer can provide trees on site to off-set the mitigation balance.
(2) The developer may petition the Parks and Recreation Department to accept the required number of trees to off-set the mitigation balance.
(3) Tree preservation credits may be purchased at a rate of $200.00 per inch for up to 20 percent of the total replacement inches. Additionally, if the developer plants a tree on the property, the developer would be eligible for a reduction in the cost of tree preservation credits of up to 50 percent (*i.e. $100.00 per inch*).

Based on these choices, the applicant could purchase 20% of the total replacement inches (*i.e. 505" = $50,580.00*), which would leave a mitigation balance of 2,023-inches. The remaining mitigation balance would translate to 674, three (3)-caliper inch trees, which would need to be provided to the Parks and Recreations Department for off-site planting. In lieu of providing the trees the applicant has submitted an offer indicating they would like to settle the mitigation balance through an alternative tree mitigation settlement agreement.

Section 5.7, *Alternative Tree Mitigation Settlement Agreements,* of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), this gives the City Council the ability to approve an alternative tree mitigation plans on a case-by-case basis pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant is proposing to satisfy the mitigation balance by providing a check in the amount of $125,000. These funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the city's parks, medians, and other similar areas. If the City Council does not approve an alternative tree mitigation settlement agreement, the applicant intends to provide the full balance to the Parks Department to be used in other areas of the City.

Should the Planning and Zoning Commission have any questions staff will be available at the *November 26, 2019* meeting.

LMI LANDSCAPES
DALLAS · AUSTIN · DENVER

October 28, 2019

FLORANCE - ROCKWALL TREE MITIGATION
Take Off Date: NA
Per Landscape Plans Dated: NA

Quantity	*UOM*	*Description*	*Size*	*Price*	*Total*
		TREE MITIGATION			
596		CEDAR ELM	3" CAL	$160.00	$95,360.00
247		EASTERN RED CEDAR	3" CAL	$120.00	$29,640.00

PROJECT TOTAL $125,000.00

GENERAL NOTES:
* ALL TREES PROPOSED AS B&B UNLESS OTHERWISE NOTED ABOVE
* PRICING INCLUDES 2,529 CALIPER INCHES OF TREES FOR MITIGATION PURPOSES
* PRICING IS FOR DELIVERY ONLY, NO GUARANTEE, NO INSTALLATION.
* ALL TAXES ASSOCIATED WITH NEW CONSTRUCTION
* PRICE GUARANTEED FOR 30 DAYS FROM DATE OF PROPOSAL

AUSTIN OFFICE
1901 FLEISCHER DRIVE
AUSTIN, TX 78728

CORPORATE OFFICE
1437 HALSEY WAY
CARROLLTON, TX 75007

DENVER OFFICE
8501 QUEBEC STREET
COMMERCE CITY, CO 80022



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Korey Brooks; Senior Planner
DATE:	November 26, 2019
SUBJECT:	Z2019-025; *Amendment to Article IV, Permissible Uses, of the UDC to amend Rental, Sales, and Service of Heavy Machinery*

On November 4, 2019, the City Council directed staff to amend the *Land Use Standards* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) to allow the *Rental, Sales, and Service of Heavy Machinery* land use with a Specific Use Permit (SUP) in a Commercial (C) District. This direction came in response to a request submitted by Scott Mommer of Lars Anderson & Associates, Inc. to amend the code to allow a *Tool Rental Center* and in conjunction with an existing hardware store (*i.e. Home Depot*). The proposed facility will operate as a tool rental center (*i.e. power drills, saws, electric sanders*), which is permitted by-right in a Commercial (C) District. In addition to the rental of tools, the facility will also offer the rental of heavy equipment. Currently, the Unified Development Code (UDC) only permits *Rental, Sales, and Service of Heavy Machinery* in a Heavy Commercial (HC) or Heavy Industrial (HI) District by-right and in a Light Industrial (LI) District with a Specific Use Permit (SUP).

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications,* of the UDC staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Work Session: November 26, 2019
Planning and Zoning Public Hearing: December 10, 2019
City Council Public Hearing/First Reading: December 16, 2019
City Council Second Reading: January 6, 2020

Staff will send out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *November 26, 2019*.

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
ADA COMPLIANCE • LEED ACCREDITED • STORM WATER QUALITY
4694 W JACQUELYN AVENUE
FRESNO, CA 93722
PH (559) 276-2790 FX (559) 276-0850
TEXAS REGISTERED ENGINEERING FIRM F-18450

SCOTT A. MOMMER, PE, QSD
PRESIDENT

DANIEL J. ZOLDAK, PE, PLS
CASp, LEED AP, QSD/P
VICE PRESIDENT

September 10, 2019

Korey Brooks, AICP
Senior Planner
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
O: 972-772-6434
E: kbrooks@rockwall.com

RE: Home Depot – Amended Site Plan – Tool Rental Center (TRC) & THD Rental Equipment
765 E-I30, Rockwall, TX 75087

Korey,

On behalf of Home Depot, our Firm is submitting for an Amended Site Plan to Permit a proposed Tool Rental Center (TRC) and THD Rental Equipment Display. The general operations for the TRC is the rental of tools associated with general construction, which could range from a drill to a larger power equipment. This operation is utilized by both our general customers and contractors. In conjunction with the TRC, Home Depot is requesting to utilize approximately 10 parking stalls identified on the proposed Site Plan to store and display compact power rental equipment that can be rented through the TRC. Such equipment are items like small trailers, see the attached file for a list of example compact power equipment. It should be noted that the HD Rental equipment is owned and operated by Home Depot and there are no Third-Party Entities involved with this accessory use. In addition, no service, repairs, or maintenance or done on THD Rental equipment at the store, as Home Depot owns various locations where they are serviced by Home Depot at their maintenance facility throughout the region.

Attached you will find the following submittal items:

- Application signed by Home Depot
- Four (4) full size (24” x 36”) proposed Site Plan
- Four (4) full size (24” x 36”) proposed Building Elevation/Colored Rendering
- Check # 1238 for $100.00

In advance, we greatly appreciate the City’s review of the proposed project and feel free to contact me with any questions by email at smommer@larsandersen.com or by cell at 559-978-7060.

Sincerely,
LARS ANDERSEN & ASSOCIATES, INC.

Scott A. Mommer

Scott A. Mommer, PE
President



LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS – LAND SURVEYORS – PLANNERS
4694 WEST JACQUELYN AVENUE – FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ZONING INFORMATION

APN:	47567
ZONING:	C COMMERCIAL
LAND USE:	COMMERCIAL

BUILDING ELEVATION & COLOR RENDERING

DATE:	9/10/2019
REVISION DATES:	

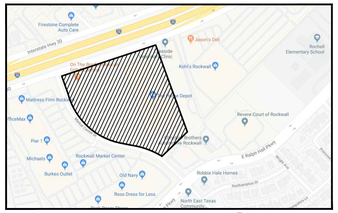
SITE PLANNER	LUIS REBELO
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MARKET	
R. E. AGENDA NAME	
R. E. MANAGER	

TX - ROCKWALL
STORE #0531

ADDRESS:	765 E I-30 ROCKWALL, TX 75087
LA PROJECT NUMBER	18085.00



LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS – LAND SURVEYORS – PLANNERS
4694 WEST JACQUELYN AVENUE – FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ZONING INFORMATION	
APN:	47567
ZONING:	C COMMERCIAL
LAND USE:	COMMERCIAL
HOME DEPOT SITE DATA	
HOME DEPOT AREA	11.39 AC
HOME DEPOT BUILDING AREAS	
EXISTING HOME DEPOT BUILDING	111,847 SF
PROPOSED TOOL RENTAL CENTER	2,236 SF
EXISTING GARDEN CENTER	+ 17,955 SF
TOTAL HD BUILDING AREA	132,038 SF
PARKING REQUIRED PER CITY CODE	
HOME DEPOT (@ 1/250 SF) GFA (INCLUDING GARDEN CENTER)	528 STALLS
PARKING PROVIDED	
CUSTOMER	504 STALLS
OVERFLOW	+ 89 STALLS
TOTAL PROVIDED	593 STALLS
INCLUDED WITHIN PARKING PROVIDED	
ACCESSIBLE PARKING	18 STALLS
NOT INCLUDED WITHIN PROVIDED PARKING	
EQUIPMENT RENTAL	10 STALLS

TRC SITE PLAN

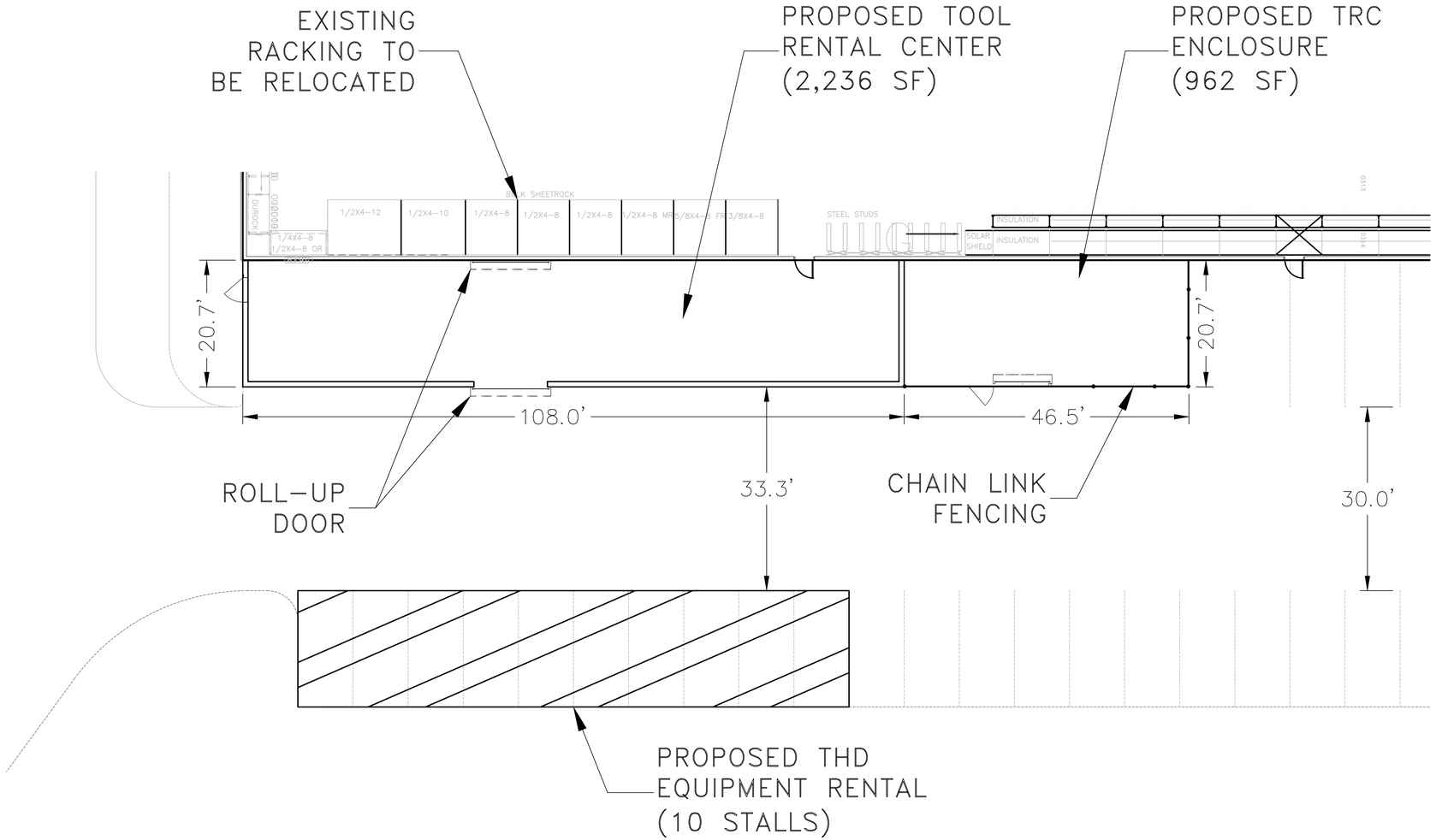
DATE:	8/20/2019
REVISION DATES:	
SITE PLANNER	LUIS REBELO
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MARKET	
R. E. AGENDA NAME	
R. E. MANAGER	

TX - ROCKWALL
STORE #0531

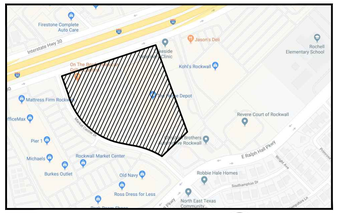
ADDRESS:	765 E I-30 ROCKWALL, TX 75087
LA PROJECT NUMBER	18085.00

0' 50' 100'
SCALE 1"=50'

PLAN VIEW
SHEET 1 OF 2



LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS – LAND SURVEYORS – PLANNERS
4694 WEST JACQUELYN AVENUE – FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

TRC SITE PLAN

DATE:	8/20/2019
REVISION DATES:	
SITE PLANNER	LUIS REBELO
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MARKET	
R. E. AGENDA NAME	
R. E. MANAGER	

TX - ROCKWALL
STORE #0531

ADDRESS:	765 E I-30 ROCKWALL, TX 75087
LA PROJECT NUMBER	18085.00

0' 10' 20'
SCALE 1"=10'

PLAN VIEW
SHEET 2 OF 2

Compact Power Rental Equipment

Tractor Loader Backhoe



- Used for loading, carrying, and transporting materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling

Skid Steer



- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work

Mini Excavator



- Property improvement and landscape projects
- Irrigation installation and drainage projects
- Plumbing and electrical installation or repairs

Aerial Equipment

- Tree care and maintenance
- Facility maintenance, painting, HVAC, electrical
- Sign and lighting repair



Light Tower

- Job site illumination
- Sports activities
- Event setups



Material Handling

- Transport concrete, stone, materials and aggregate
- Construction and demo site clean up



Dump Trailer

- Demolition removal and yard maintenance
- Carrying landscape materials
- Hauling aggregate



Tree Care (Chipper Rental/Stump Grinder)

- Tree care and maintenance
- Landscaping and property improvements



Mini Skid Steer

- Load, carry and spread materials
- Landscape and property improvement
- Grading and leveling



Trencher

- Installing irrigation and drainage projects
- Landscape and property improvement

Tractor Loader Backhoe

- Load, carry and transport materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling



Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work





City of Rockwall

Project Plan Review History

Project Number	P2019-043	**Owner**	Saddle Star South Holdings, LLC	**Applied**	11/15/2019 LM
Project Name	Saddle Star South	**Applicant**		**Approved**	
Type	PLAT			**Closed**	
Subtype	MASTER PLAT			**Expired**	
Status	P&Z HEARING			**Status**	11/22/2019 DG

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GIDEON GROVE	2-03		2-03	0097-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/15/2019	11/22/2019	11/18/2019	3	APPROVED	
ENGINEERING	Sarah Johnston	11/15/2019	11/22/2019	11/22/2019	7	COMMENTS	
(11/22/2019 8:32 AM SJ) I - Must preliminary plat the property. M - Remove the street cross sections and the statement of service notes.							
FIRE	Ariana Hargrove	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	
GIS	Lance Singleton	11/15/2019	11/22/2019	11/20/2019	5	COMMENTS	See comments
(11/20/2019 4:40 PM LS) Will need a new street name in place of Laurel (Dr.) There is already one in 75087 and another in Royse City.							
Parks Department	David Gonzales	11/20/2019	11/27/2019	11/20/2019		COMMENTS	See comments
(11/20/2019 3:53 PM DG) Parks are Recreation Department Comments from Travis Sales, Director of Parks and Recreaon and AÈnimal Services: Park District 6 1. Cash in lieu of Land: 176 lots x $493.00 = $86,768.00 2. Pro rata equipment fees: 176 lots x $509.00 = $89,584 **Pro rata equipment fees will be utilized to install amenities in the HOA park adhering to City of Rockwall, Parks and Recreation specifications) Con. nue trail system along John King as required **Please note that the Parks and Recreaons Boar d will meet on December 3, 2019 at 6:00 p.m. in the City's Council Chambers.							

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	11/15/2019	11/22/2019	11/21/2019	6	COMMENTS	See comments

(11/21/2019 6:43 PM DG)
P2019-043: Master Plat – Saddle Star South Addion
Please address the following comments (M= Mandatory Comments; I = Informaonal Commen ts).

I.1 This is a request for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 176 single-family residenal lots on a 70.408-acre tract of land idenfied as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard.

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 Please change the case number to P2019-043 in the lower right hand corner when subming the revised master plat.

M.4 The final plat shall conform to all standards and requirements of Planned Development District 79 (PD-79) [i.e. Ordinance No. 19-40], the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspecons , and Fire Department as indicated in the Project Plan Review document.

I.5 Street names must be approved prior to the filing of the final plat (i.e. Jennifer Lane and Judith Drive). Contact Lance Singleton, GIS Supervisor – lsingleton@rockwall.com for approval.

I.6 Correct/include the following data under the Land Use Data Table as follows:
a) Remove “Typical” from the lot size designaon .
b) Add: Lot Type A - 70’ x 125’
c) Add: Lot Type B – 80’ x 125’
d) Add: Zoned Planned Development District No. 79 (PD-79)

M.7 Indicate and label the drainage areas and proposed storm drains from preliminary drainage exhibit onto the Master Plat without the calculations. Donot use heavy line drawing.

M.8 Trail rest area to be indicated at the intersection of Randas Way and John King Boulevard.

I. 9 Provide a hatch to the 10-foot hike and bike trail to better delineate. Addionally , the 10-foot hike and bike trail is to be within a Pedestrian Access Easement.

I.10 Provide a label indicang th e SF/Acres for all open space areas.

M.11 The street cross secons ar e to be indicav e of the Engineering Departments Standards of Design Manual. Correct detail.

I.12 Do you have a detail of the proposed amenity center for the Parks and Recreaons Boar d to review? If so, please provide prior to the December 3, 2019 meeng.

I.13 Staff has identified the aforemenoned it ems necessary to continue the submi al process. Please make these revisions and correcons , and provide any addional inf ormation that is requested. Revisions for this case will be due on December 3, 2019; however, it is encouraged for the applicants to submit revisions as

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

soon as possible to give staff ample time to review the case prior to the December 10, 2019 Planning and Zoning Meeting.

**The Planning and Zoning Work Session will be held on November 26, 2019. **

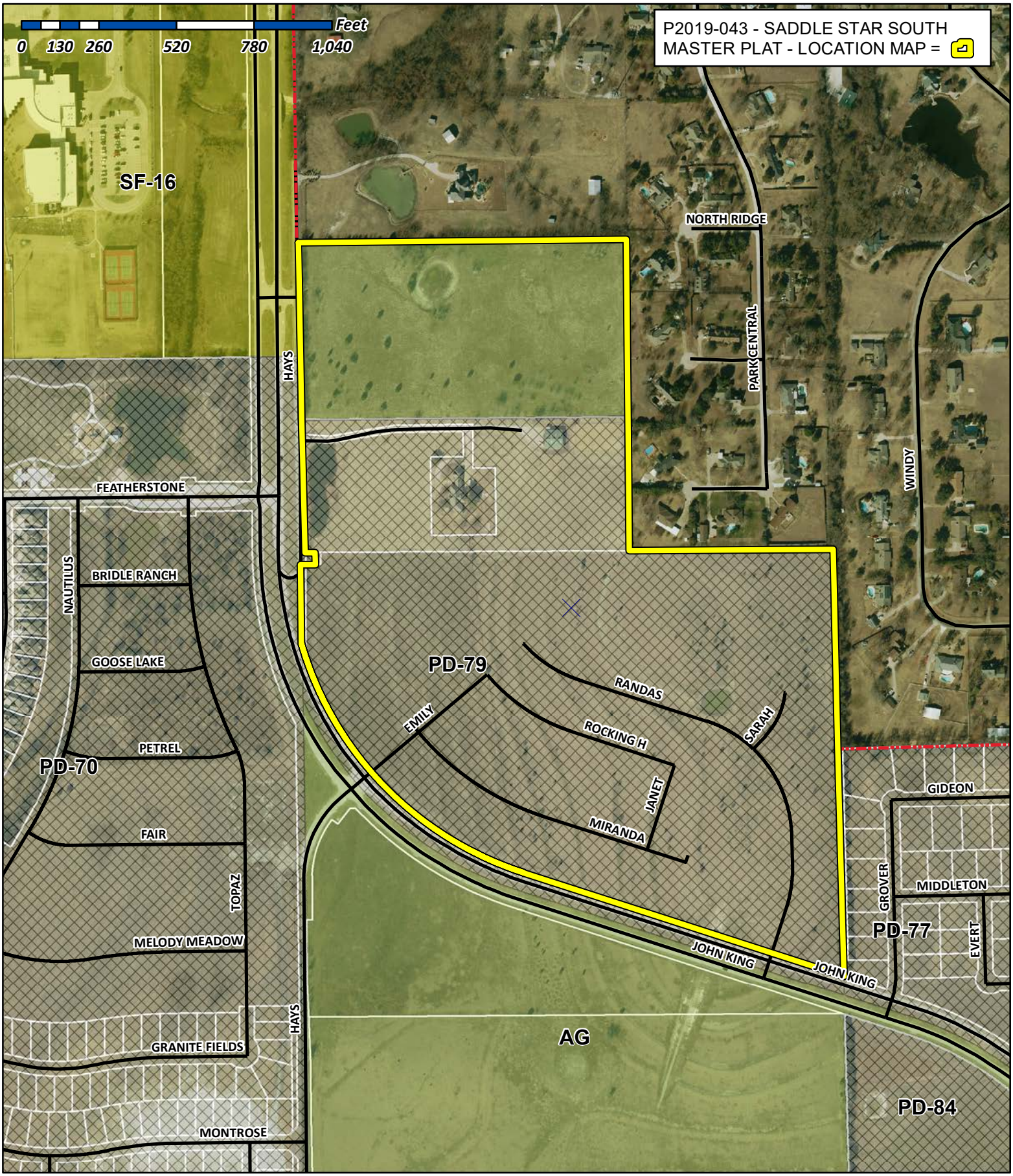
I.14 The City Council meeting for this case is scheduled to be held on December 16, 2019.

I.15 The Parks and Recreation Board Meeting for this case is scheduled to be held on December 3, 2019.

I.16 Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff.

I.17 Please note that failure to address all comments provided by staff by 3:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.18 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

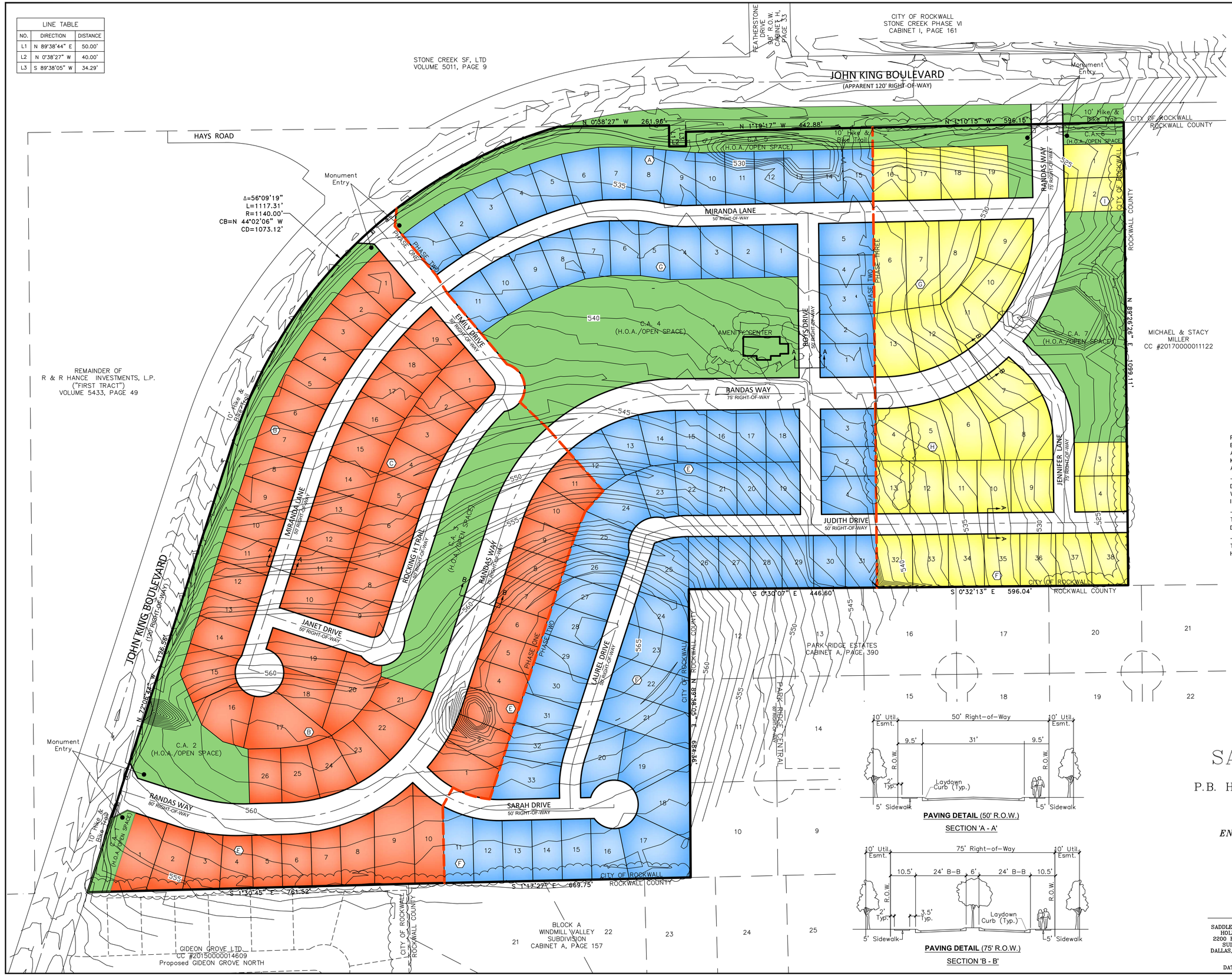


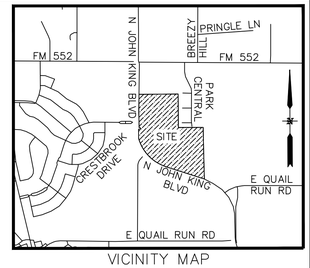
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 0°38'27" W	40.00'
L3	S 89°38'05" W	34.29'





VICINITY MAP
NOT TO SCALE

0' 50' 100' 200'
Graphic scale (in feet): 1" = 100'

NOTE:
DETENTION TO BE PROVIDED PER CITY OF ROCKWALL DRAINAGE SPECIFICATIONS AND STANDARDS

PHASING DATA

- PHASE ONE ~ 66 LOTS
- PHASE TWO ~ 77 LOTS
- PHASE THREE ~ 33 LOTS
- COMMON AREA/H.O.A. ~ 7 LOTS

SADDLE STAR SOUTH STATEMENT OF SERVICE
MASTER PLAT
11/14/2019

-A 16 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE EAST PROPERTY LINE OF THE PROPOSED DEVELOPMENT NEAR THE EXISTING JOHN KING BOULEVARD. AN 20 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE WEST PROPERTY LINE OF THE PROPOSED DEVELOPMENT AT THE EXISTING JOHN KING BOULEVARD. THE FIRST PHASE OF THIS DEVELOPMENT IS UNDER CONSTRUCTION AND ENGINEERING PLANS FOR THESE CONNECTIONS HAVE BEEN APPROVED.

-THE STONEY HOLLOW LIFT STATION IS APPROXIMATELY 2,000 FEET FROM THE PROPOSED DEVELOPMENT. THE FIRST PHASE OF THIS DEVELOPMENT IS UNDER CONSTRUCTION AND WILL BE PROVIDING UPGRADED LIFT STATION AND THE OFFSITE SANITARY SEWER. THESE IMPROVEMENTS HAVE BEEN APPROVED.

-THE SITE CURRENTLY DRAINS OVERLAND TO THE THOMPSON BRANCH TO THE NORTH OF THE PROPOSED DEVELOPMENT NEAR WHERE IT CROSSES UNDER JOHN KING BOULEVARD. DETENTION AND/OR RETENTION WILL BE UTILITZED TO CONTROL THE FLOW.

-THE STREET SYSTEM OF THE PROPOSED DEVELOPMENT WILL HAVE THREE CONNECTIONS TO JOHN KING BOULEVARD TO THE SOUTH AND WEST. TWO OF THESE CONNECTIONS HAVE BEEN APPROVED AND ARE CURRENTLY UNDER CONSTRUCTION.

LAND USE DATA

TOTAL AREA ~ 70.408 ACRES / 3,066,972 SQ. FT.
TOTAL OPEN SPACE ~ 14.220 ACRE / 619,436 SQ. FT.
TYPICAL LOT SIZE ~ 70' x 125'
TOTAL LOTS ~ 176
DENSITY ~ 2.49 DWELLING UNITS / ACRE

PAVING DETAIL (50' R.O.W.)
SECTION 'A - A'

PAVING DETAIL (75' R.O.W.)
SECTION 'B - B'

MASTER PLAT/OPEN SPACE PLAN

SADDLE STAR SOUTH

70.408 ACRES SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT No. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN L.P.
ENGINEERING / SURVEYING / PROJECT MANAGEMENT
201 WINDCO CIRCLE, SUITE 200 WYLIE, TX 75098
(972) 941-8400

DEVELOPER
K P A CONSULTING, INC.
3076 HAYS LANE ROCKWALL, TEXAS 75087
PAT ATKINS: 972-388-6383

OWNERS

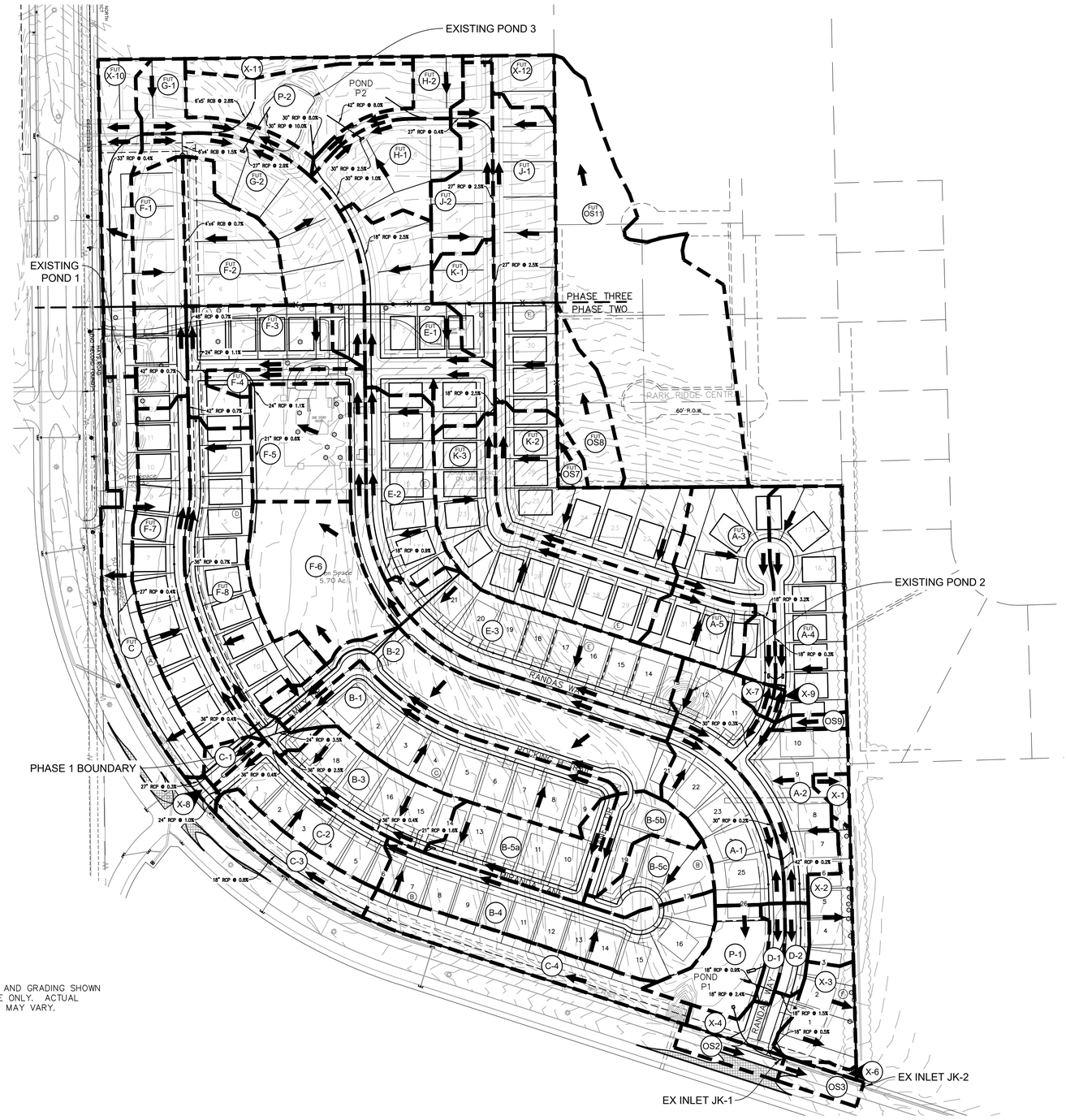
SADDLE STAR SOUTH HOLDINGS LLC.
2200 ROSS AVENUE
SUITE 4200W
DALLAS, TEXAS 75201

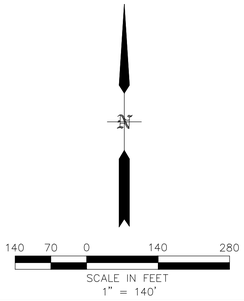
CDT ROCKWALL/2017 LLC
6925 F.M. 2515
KAUFMAN, TEXAS 75142

GWENDOLYN REED
3076 HAYS LANE
ROCKWALL, TEXAS 75087

CASE# Z2019-021

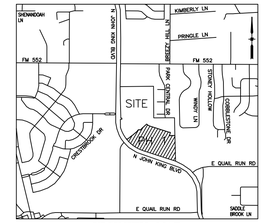
DATE: November 14, 2019





LEGEND

- DRAINAGE AREA BOUNDARY
- 560 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- (D) EXISTING DRAINAGE AREA



VICINITY MAP
N.T.S.

Ultimate Drainage Area Calculations

Drainage Area	Area (AC)	Tc (min)	C	K	I_{100} (in/hr)	Q_{100} (cfs)	Description
A-1	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 1
A-2	2.36	10.00	0.50	1.00	9.80	11.57	TO POND 1
FUT A-3	1.64	10.00	0.50	1.00	9.80	8.04	TO POND 1
FUT A-4	2.16	10.00	0.50	1.00	9.80	10.56	TO POND 1
FUT A-5	0.83	10.00	0.50	1.00	9.80	4.06	TO POND 1
B-1	2.55	10.00	0.50	1.00	9.80	12.49	TO POND 2
B-2	2.73	10.00	0.50	1.00	9.80	13.38	TO POND 2
B-3	1.37	10.00	0.50	1.00	9.80	6.73	TO POND 2
B-4	2.57	10.00	0.50	1.00	9.80	12.61	TO POND 2
B-5a	1.41	10.00	0.50	1.00	9.80	6.91	TO POND 2
B-5b	0.66	10.00	0.50	1.00	9.80	3.22	TO POND 2
B-5c	0.82	10.00	0.50	1.00	9.80	4.01	TO POND 2
FUT C	1.80	10.00	0.50	1.00	9.80	8.82	TO JOHN KING
C-1	0.20	10.00	0.50	1.00	9.80	0.98	POND 2 BYPASS
C-2	1.26	10.00	0.50	1.00	9.80	6.15	POND 2 BYPASS
C-3	0.80	10.00	0.50	1.00	9.80	3.91	POND 2 BYPASS
C-4	1.33	10.00	0.50	1.00	9.80	6.50	POND 2 BYPASS
D-1	0.23	10.00	0.50	1.00	9.80	1.15	TO POND 1
D-2	0.30	10.00	0.50	1.00	9.80	1.47	TO POND 1
FUT E-1	2.44	10.00	0.50	1.00	9.80	11.96	TO POND 2
E-2	1.70	10.00	0.50	1.00	9.80	8.33	TO POND 2
E-3	2.62	10.00	0.50	1.00	9.80	12.82	TO POND 2
FUT F-1	1.66	10.00	0.50	1.00	9.80	8.12	TO POND 2
FUT F-2	1.40	10.00	0.50	1.00	9.80	6.86	TO POND 2
FUT F-3	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 2
FUT F-4	0.05	10.00	0.50	1.00	9.80	0.25	TO POND 2
F-5	1.60	10.00	0.50	1.00	9.80	7.84	TO POND 2
F-6	2.14	10.00	0.50	1.00	9.80	10.49	TO POND 2
FUT F-7	2.46	10.00	0.50	1.00	9.80	12.04	TO POND 2
FUT F-8	2.78	10.00	0.50	1.00	9.80	13.62	TO POND 2
FUT G-1	0.55	10.00	0.50	1.00	9.80	2.70	TO POND 2
FUT G-2	2.36	10.00	0.50	1.00	9.80	11.56	TO POND 2
FUT H-1	1.42	10.00	0.50	1.00	9.80	6.96	TO POND 2
FUT H-2	0.55	10.00	0.50	1.00	9.80	2.70	TO POND 2
FUT J-1	2.52	10.00	0.50	1.00	9.80	12.35	TO NORTH BYPASS
FUT J-2	1.13	10.00	0.50	1.00	9.80	5.54	TO NORTH BYPASS
FUT K-1	0.68	10.00	0.50	1.00	9.80	3.33	TO POND 2
FUT K-2	2.37	10.00	0.50	1.00	9.80	11.61	TO POND 2
FUT K-3	2.70	10.00	0.50	1.00	9.80	13.23	TO POND 2
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
P-2	1.73	10.00	0.50	1.00	9.80	8.48	TO POND 2
X-1	0.16	10.00	0.50	1.00	9.80	0.80	TO GIDEON
X-2	0.61	10.00	0.50	1.00	9.80	3.00	TO GIDEON
X-3	0.84	10.00	0.50	1.00	9.80	4.12	TO GIDEON
X-4	0.44	10.00	0.50	1.00	9.80	2.18	TO JOHN KING
X-6	0.05	10.00	0.50	1.00	9.80	0.23	TO JOHN KING
X-7	0.11	10.00	0.50	1.00	9.80	0.55	TO POND 1 (FUT A-3)
X-8	0.08	10.00	0.50	1.00	9.80	0.37	TO JOHN KING
X-9	0.05	10.00	0.50	1.00	9.80	0.22	TO POND 1 (FUT A-4)
FUT X-10	1.44	10.00	0.50	1.00	9.80	7.07	TO OFFSITE NORTH
X-11	0.37	10.00	0.50	1.00	9.80	1.81	TO OFFSITE NORTH
FUT X-12	0.44	10.00	0.50	1.00	9.80	2.16	TO OFFSITE NORTH
OS2	0.36	10.00	0.90	1.00	9.80	3.20	TO JOHN KING
OS3	0.28	10.00	0.90	1.00	9.80	2.50	TO JOHN KING
FUT OS7	0.18	10.00	0.50	1.00	9.80	0.86	TO POND 2
FUT OS8	0.84	10.00	0.50	1.00	9.80	4.13	TO POND 2
OS9	0.14	10.00	0.50	1.00	9.80	0.67	TO A-2
FUT OS11	5.93	10.00	0.50	1.00	9.80	29.06	TO POND 2

* ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 11/14/2019
PROJECT NO.: 06824	
DWG FILE NAME: 2019-11-12 PRELIM 06824 DA.DWG	

PRELIMINARY DRAINAGE EXHIBIT
SADDLE STAR SOUTH
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1

City of Rockwall

Project Plan Review History

Project Number	P2019-045	**Owner**	STONE, CREEK SF LTD	**Applied**	11/15/2019 LM
Project Name	Stone Creek, Phase X	**Applicant**	CORWIN ENGINEERING, INC.	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	P&Z HEARING			**Status**	11/22/2019 DG

Site Address	**City, State Zip**	**Zoning**
HAYS RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STONE CREEK PH 2A	3		3	0131-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/15/2019	11/22/2019	11/18/2019	3	APPROVED	
ENGINEERING	Sarah Johnston	11/15/2019	11/22/2019	11/22/2019	7	COMMENTS	
(11/22/2019 8:28 AM SJ) M - Place the labels for the IRF closer to the point. M - Add a 30'x30' ROW clip and a 10' utility easement along John King Blvd. Standards of Design and Construction Section 2.8							
FIRE	Ariana Hargrove	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	
GIS	Lance Singleton	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	See comments
(11/20/2019 4:44 PM LS) Make sure latest revision containing Fair Dr in place of Albatross Dr is forwarded at time of Mylar submittal.							
Parks Department	David Gonzales	11/20/2019	11/27/2019	11/20/2019		COMMENTS	See comments
(11/20/2019 3:49 PM DG) Parks are Recreation Department Comments from Travis Sales, Director of Parks and Recreation and Animal Services: Park District 5 1. Cash in lieu of Land: 118 lots x $688.00 = $81,804.00 2. Pro rata equipment fees: 118 lots x $711.00 = $83,898.00 **Cash in lieu of land fees will not be collected in this process as they were collected previously to develop The Park at Stone Creek Continue 10” wide trail and landscape along John King rights-of-way as required **Please note that the Parks and Recreations Board will meet on December 3, 2019 at 6:00 p.m. in the City's Council Chambers.							

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	11/15/2019	11/22/2019	11/20/2019	5	COMMENTS	See comments

(11/20/2019 3:28 PM DG)
P2019-045: Final Plat – Stone Creek, Phase X Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive.

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 Please change the case number to P2019-045 in the lower right hand corner of all pages for the revised plat submittal.

I.4 The final plat shall conform to all standards and requirements of Planned Development District 70 (PD-70) [i.e. Ordinance No. 19-41], the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.5 If there are any further street names changes prior to the plat being filed, contact Lance Singleton, GIS Supervisor – lsingleton@rockwall.com for approval.

I.6 Provide a label for all open space areas to read as follows: 'Open Space To Be Maintained by the Homeowner's Association (HOA).' Although line 5 under 'Notes' indicates HOA responsibility, the label as requested is to provide consistency throughout this development.

I.7 Consider changing all year dates on pages 2 & 3 of the plat to a blank line in order to fill in the year or use 2020. This is for filing purposes as the plat may be filed in the year 2020.

M.8 Correct the Owner's Certificate by changing statement No. 6 and including the language in statement number 7 as found on the application package, which reads as follows:

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

(Section 38-10, of Chapter 38, of the Municipal Code of Ordinances)

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 3, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 10, 2019 Planning and Zoning Meeting.

**The Planning and Zoning Work Session will be held on November 26, 2019. **

I.10 The City Council meeting for this case is scheduled to be held on December 16, 2019.

I.11 The Parks and Recreation Board Meeting for this case is scheduled to be held on December 3, 2019.

I.12 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

I.13 Please note that failure to address all comments provided by staff by3:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.14 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.15 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

FINAL PLAT
OF
STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE

S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

STONE CREEK PHASE 10, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

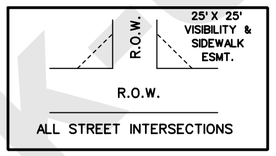
JULY 2019 SCALE 1" = 100'

CASE NO. P2019-035

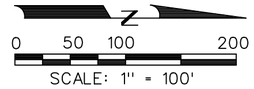
SHEET 1 OF 3

NOTES

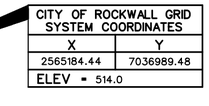
1. Bearing are referenced to Stone Creek Phase I (Cab. G, Slide 359-365).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 19 Block F, Lot 72 Block FF, Lot 17 Block GG & Lot 25 Block HH)
6. All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.

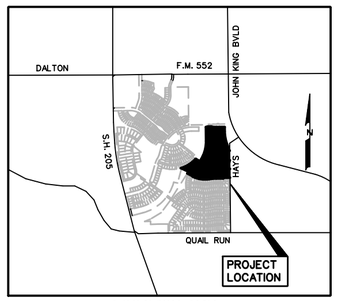


VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2565184.44	7036989.48
ELEV = 514.0	





LOCATION MAP
N.T.S.

30'x30' ROW CLIP

Engineering

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE X, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE X, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. The detention drainage system is to be maintained, repaired and owend by the subdivision.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Stone Creek Phase 10, Ltd.
an Texas limited partnership
By: Stone Creek Phase 10 GP Corporation,
a Texas corporation, its General Partner

_____
John Arnold
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2019.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°25'13" E	50.00'
2.	N 00°35'35" W	15.00'
3.	S 00°35'35" E	15.00'
4.	S 19°17'03" E	34.76'
5.	S 15°03'48" E	61.67'
6.	N 89°38'02" E	30.11'
7.	N 67°57'38" E	10.99'
8.	N 74°35'09" E	28.68'
9.	S 80°07'39" W	37.73'
10.	N 73°13'30" W	36.04'
11.	N 59°19'11" W	25.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°38'43"	1560.00'	235.39'	235.16'	S85°05'03"W
2.	36°03'38"	880.00'	553.85'	544.75'	N81°12'30"W
3.	34°10'49"	110.00'	65.62'	64.65'	S73°29'23"E
4.	20°22'32"	1260.00'	448.08'	445.72'	S10°46'51"E
5.	05°21'14"	1271.00'	118.77'	118.72'	S27°58'51"E
6.	22°31'28"	380.00'	149.39'	148.43'	S10°53'46"W
7.	21°26'47"	325.00'	121.65'	120.94'	N11°18'59"W
8.	21°26'47"	250.00'	93.58'	93.03'	S78°41'01"W
9.	04°14'57"	325.00'	24.10'	24.10'	N24°09'51"W
10.	10°52'59"	1475.00'	279.95'	279.53'	N20°51'05"W
11.	14°49'15"	250.00'	64.67'	64.49'	S81°59'47"W
12.	10°49'06"	1475.00'	278.50'	278.09'	N10°00'18"W
13.	04°00'09"	1475.00'	103.04'	103.02'	N02°35'40"W
14.	03°59'21"	1150.00'	80.07'	80.05'	N01°24'05"E
15.	13°22'44"	1150.00'	268.53'	267.92'	N10°05'08"E
16.	17°22'05"	350.00'	106.10'	105.69'	N81°54'33"W
17.	13°54'19"	1150.00'	279.10'	278.41'	S23°43'40"W
18.	31°16'25"	225.00'	122.81'	121.29'	N74°57'23"W
19.	32°46'07"	470.00'	268.80'	265.15'	S82°51'15"E
20.	08°38'43"	1970.00'	297.25'	296.97'	N85°05'03"E
21.	08°38'43"	1910.00'	288.20'	287.93'	S85°05'03"W
22.	33°34'54"	530.00'	310.64'	306.21'	N82°26'52"W
23.	37°04'26"	675.00'	436.77'	429.19'	N80°42'05"W
24.	08°38'43"	1765.00'	266.32'	266.07'	S85°05'03"W
25.	08°38'43"	1620.00'	244.44'	244.21'	S85°05'03"W
26.	35°49'40"	820.00'	512.76'	504.44'	N81°19'29"W
27.	02°07'18"	500.00'	18.52'	18.51'	S29°37'10"W
28.	02°07'18"	645.00'	23.88'	23.88'	N29°37'10"E

FINAL PLAT
OF
STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

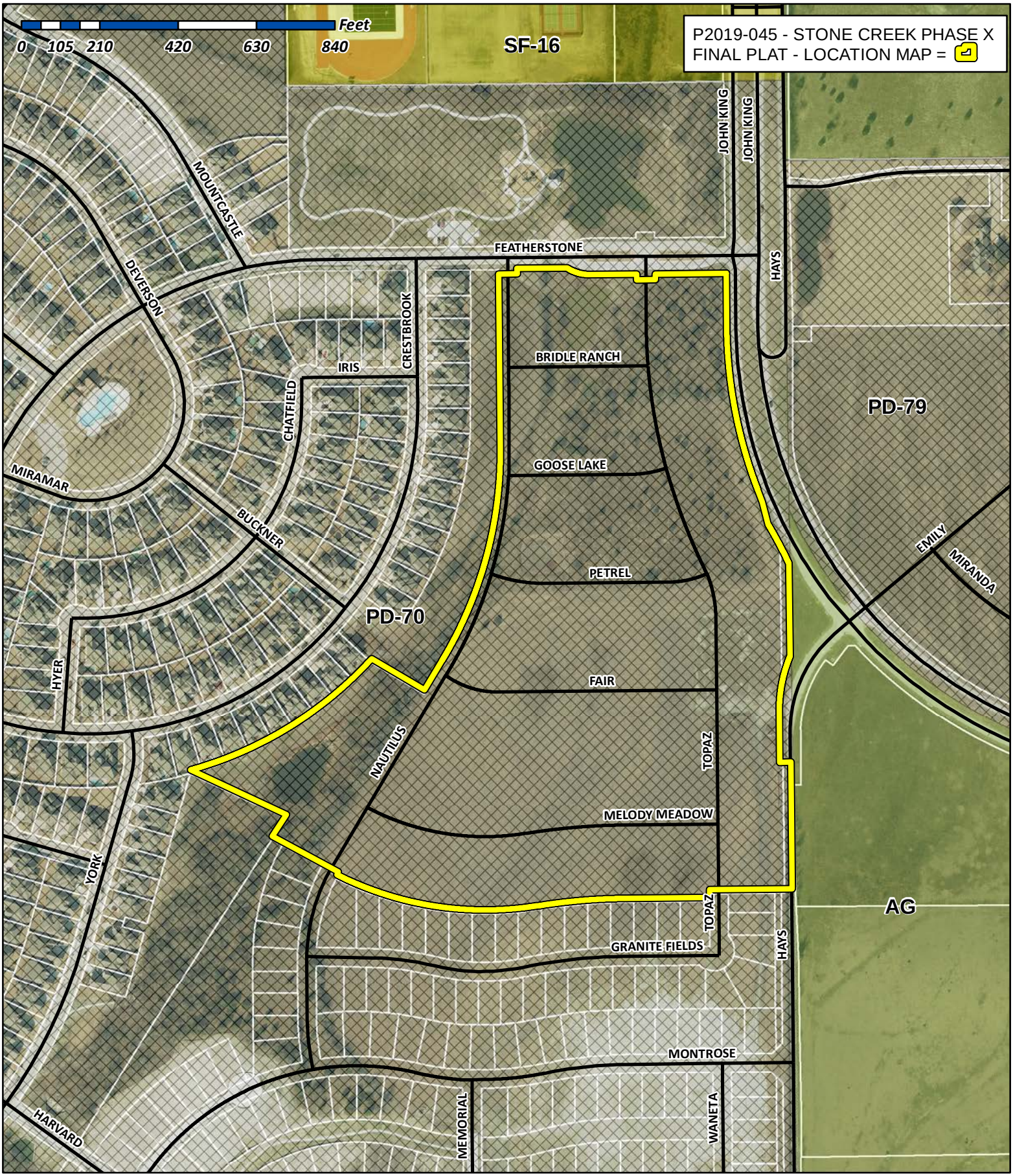
OWNER
STONE CREEK PHASE 10, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2019

CASE NO. P2019-035 SHEET 2 OF 3

Engineering Mark-Ups



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

NOTES

1. Bearing are referenced to Stone Creek Phase I (Cab. G, Slide 359-365).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 19 Block F, Lot 72 Block FF, Lot 17 Block GG & Lot 25 Block HH)
6. All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.

FINAL PLAT OF STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE

S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK PHASE 10, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2019 SCALE 1" = 100'

CASE NO. P2019-035

SHEET 1 OF 3

VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

SCALE: 1" = 100'

LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 and Stone Creek SF, LTD., Clerks File No. 2007-00375398 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Cab._Pg,_in the Plat Records of Rockwall County, Texas, and being in Hays Road;

THENCE, South 89° 24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 35'35" East, continuing along said north line, for a distance of 21.11 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 24'25" West, continuing along said north line, for a distance of 226.33 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1560.00 feet, a central angle of 08° 38'43";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 235.39 feet (Chord Bearing South 85° 05'03" West - 235.16 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 880.00 feet, a central angle of 36° 03'38";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 553.85 feet (Chord Bearing North 81° 12'30" West - 544.75 feet), to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 475.00 feet, a central angle of 01° 01'09";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 8.45 feet (Chord Bearing North 28° 02'57" East - 8.45 feet), to a 1/2 inch iron rod found;

THENCE, North 61° 26'29" West, continuing along said north line, for a distance of 201.15 feet, to a 1/2 inch iron rod found in the east line of Stone Creek Phase IV, an addition to the City of Rockwall, as described in Cab. H, Pgs. 317-318, in said Plat Records and being the northwest corner of said Stone Creek Phase IX;

THENCE, North 32° 48'57" East, along the east line of said Stone Creek Phase IV, for a distance of 68.38 feet, to a 1/2 inch rod found at the most easterly northeast corner of said Stone Creek Phase IV;

THENCE, North 65° 00'04" West, along the north line of said Stone Creek Phase IV, for a distance of 283.02 feet, to a 1/2 inch iron rod found, being in a south line of Stone Creek Phase I, an addition to the City of Rockwall, as described in Cabinet G, Pages 359-365 in said Plat Records, being on a non-tangent curve to the left, having a radius of 1030.00 feet, a central angle of 37° 07'00";

THENCE, departing the north line of said Stone Creek Phase IV and along the south line of said Stone Creek Phase I and with said curve to the left for an arc distance of 577.36 feet (Chord Bearing North 58° 24'09" East - 569.83 feet), to a 1/2 inch iron rod found, being the southeast corner of Lot 10 Block I out of said Stone Creek Phase I, same being the south line of Stone Creek Phase IIA, an addition to the City of Rockwall, as described in Cabinet H, Pages 293-294 in said Plat Records;

THENCE, South 59° 19'11" East, departing the south line of said Stone Creek Phase I and along the south line of said Stone Creek Phase IIA, for a distance of 164.69 feet, to a 1/2 inch iron rod found being the southwest corner of said Stone Creek Phase IIA;

THENCE, North 30° 40'49" East, along the east line of said Stone Creek Phase IIA, for a distance of 90.28 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 24° 31'11";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 481.44 feet (Chord Bearing North 11° 40'00" East 477.78 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 35'35" West, continuing along said east line, for a distance of 460.08 feet, to a 1/2 inch iron rod found being in the south line of Featherstone Drive, an addition to the City of Rockwall, as described in Cab. H, Pgs. 33-34, in said Plat Records;

THENCE, North 89° 25'13" East, departing said east line and with said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 133.20 feet, to a 1/2 inch iron rod found, being on a curve to the left, having a radius of 110.00 feet, a central angle of 34° 10'49";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 65.62 feet (Chord Bearing South 73° 29'23" East - 64.65 feet), to a 1/2 inch iron rod found, being the point of tangency;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 125.01 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 35'35" East, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 190.00 feet, to a ½ inch iron rod found at the most easterly southeast corner of said Featherstone Drive and being in the west line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-0038477 in said Deed Records;

THENCE, South 00° 35'35" East, along the west line of said John King Boulevard, for a distance of 142.99 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1260.00 feet, a central angle of 20° 22'32";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 448.08 feet (Chord Bearing South 10° 46'51" East - 445.72 feet), to a 1/2 inch iron rod found;

THENCE, South 19° 17'03" East, continuing along said west line, for a distance of 34.76 feet, to a nail found;

THENCE, South 15° 03'48" East, continuing along said west line, for a distance of 61.67 feet, to a nail found on a non-tangent curve to the left, having a radius of 1271.00 feet, a central angle of 05° 21'14";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 118.77 feet (Chord Bearing South 27° 58'51" East - 118.72 feet), to a nail found in the east line of said Stone Creek Balance, being in said Hays Road;

THENCE, South 00° 35'35" East, departing said west line and along the east line of said Stone Creek Balance and with said Hays Road, for a distance of 191.20 feet, to a 1/2 inch iron rod found at the most northerly corner of Part 2, R.O.W. Dedication, as described in Doc. No. 2007-00384711, in said Deed Records being on a curve to the left, having a radius of 380.00 feet, a central angle of 22° 31'28";; THENCE, South 89° 24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet,to a 1/2 inch iron rod found;

THENCE, departing the east line of said Stone Creek Balance Tract and continuing along Hays Road with the west line of said Part 2 tract and along said curve to the left having an arc distance of 149.39 feet (Chord Bearing South 10° 53'46" West 148.43 feet), to a 1/2 inch iron rod found;

THENCE, South 00° 21'58" East, continuing along said lines, for a distance of 136.79 feet, to a nail found at the southwest corner of said Part 2 tract;

THENCE, North 89° 38'02" East, along the south line of said Part 2 tract, for a distance of 30.11 feet, to a 1/2 inch iron rod found at the southeast corner of said Part 2 tract, being in east line of said Stone Creek Balance tract and said Hays Road;

THENCE, South 00° 35'35" East, along the east line of said Stone Creek Balance tract and with Hays Road, for a distance of 339.01 feet, to the POINT OF BEGINNING and containing 36.428 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of _____, 2019.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

FINAL PLAT
OF

STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK PHASE 10, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2019

CASE NO. P2019-035 SHEET 3 OF 3

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE X, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE X, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. The detention drainage system is to be maintained, repaired and owend by the subdivision.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Stone Creek Phase 10, Ltd.
an Texas limited partnership
By: Stone Creek Phase 10 GP Corporation,
a Texas corporation, its General Partner

_____
John Arnold
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2019.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°25'13" E	50.00'
2.	N 00°35'35" W	15.00'
3.	S 00°35'35" E	15.00'
4.	S 19°17'03" E	34.76'
5.	S 15°03'48" E	61.67'
6.	N 89°38'02" E	30.11'
7.	N 67°57'38" E	10.99'
8.	N 74°35'09" E	28.68'
9.	S 80°07'39" W	37.73'
10.	N 73°13'30" W	36.04'
11.	N 59°19'11" W	25.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°38'43"	1560.00'	235.39'	235.16'	S85°05'03"W
2.	36°03'38"	880.00'	553.85'	544.75'	N81°12'30"W
3.	34°10'49"	110.00'	65.62'	64.65'	S73°29'23"E
4.	20°22'32"	1260.00'	448.08'	445.72'	S10°46'51"E
5.	05°21'14"	1271.00'	118.77'	118.72'	S27°58'51"E
6.	22°31'28"	380.00'	149.39'	148.43'	S10°53'46"W
7.	21°26'47"	325.00'	121.65'	120.94'	N11°18'59"W
8.	21°26'47"	250.00'	93.58'	93.03'	S78°41'01"W
9.	04°14'57"	325.00'	24.10'	24.10'	N24°09'51"W
10.	10°52'59"	1475.00'	279.95'	279.53'	N20°51'05"W
11.	14°49'15"	250.00'	64.67'	64.49'	S81°59'47"W
12.	10°49'06"	1475.00'	278.50'	278.09'	N10°00'18"W
13.	04°00'09"	1475.00'	103.04'	103.02'	N02°35'40"W
14.	03°59'21"	1150.00'	80.07'	80.05'	N01°24'05"E
15.	13°22'44"	1150.00'	268.53'	267.92'	N10°05'08"E
16.	17°22'05"	350.00'	106.10'	105.69'	N81°54'33"W
17.	13°54'19"	1150.00'	279.10'	278.41'	S23°43'40"W
18.	31°16'25"	225.00'	122.81'	121.29'	N74°57'23"W
19.	32°46'07"	470.00'	268.80'	265.15'	S82°51'15"E
20.	08°38'43"	1970.00'	297.25'	296.97'	N85°05'03"E
21.	08°38'43"	1910.00'	288.20'	287.93'	S85°05'03"W
22.	33°34'54"	530.00'	310.64'	306.21'	N82°26'52"W
23.	37°04'26"	675.00'	436.77'	429.19'	N80°42'05"W
24.	08°38'43"	1765.00'	266.32'	266.07'	S85°05'03"W
25.	08°38'43"	1620.00'	244.44'	244.21'	S85°05'03"W
26.	35°49'40"	820.00'	512.76'	504.44'	N81°19'29"W
27.	02°07'18"	500.00'	18.52'	18.51'	S29°37'10"W
28.	02°07'18"	645.00'	23.88'	23.88'	N29°37'10"E

FINAL PLAT
OF
STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK PHASE 10, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
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JULY 2019

CASE NO. P2019-035 SHEET 2 OF 3

City of Rockwall

Project Plan Review History

Project Number	P2019-046	**Owner**	BH Phase 11, Ltd.	**Applied**	11/18/2019 DG
Project Name	Breezy Hill Phase XI	**Applicant**	CORWIN ENGINEERING, INC.	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
BREEZY HILLS RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BREEZY HILL, PHASE XI	7-6	NULL	7-6	0187-0000-0007-06-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/18/2019	11/25/2019	11/18/2019		APPROVED	
ENGINEERING	Sarah Johnston	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	
FIRE	Ariana Hargrove	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	
GIS	Lance Singleton	11/18/2019	11/25/2019				
PLANNING	Korey Brooks	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	Comments

P2019-046; Breezy Hill, Phase XI Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2019-046) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).

M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

(1) Please label the Point of Beginning

(2) Please show and label landscape buffer adjacent to BH Road.

(3) Please provide signature line for Chuck Sink

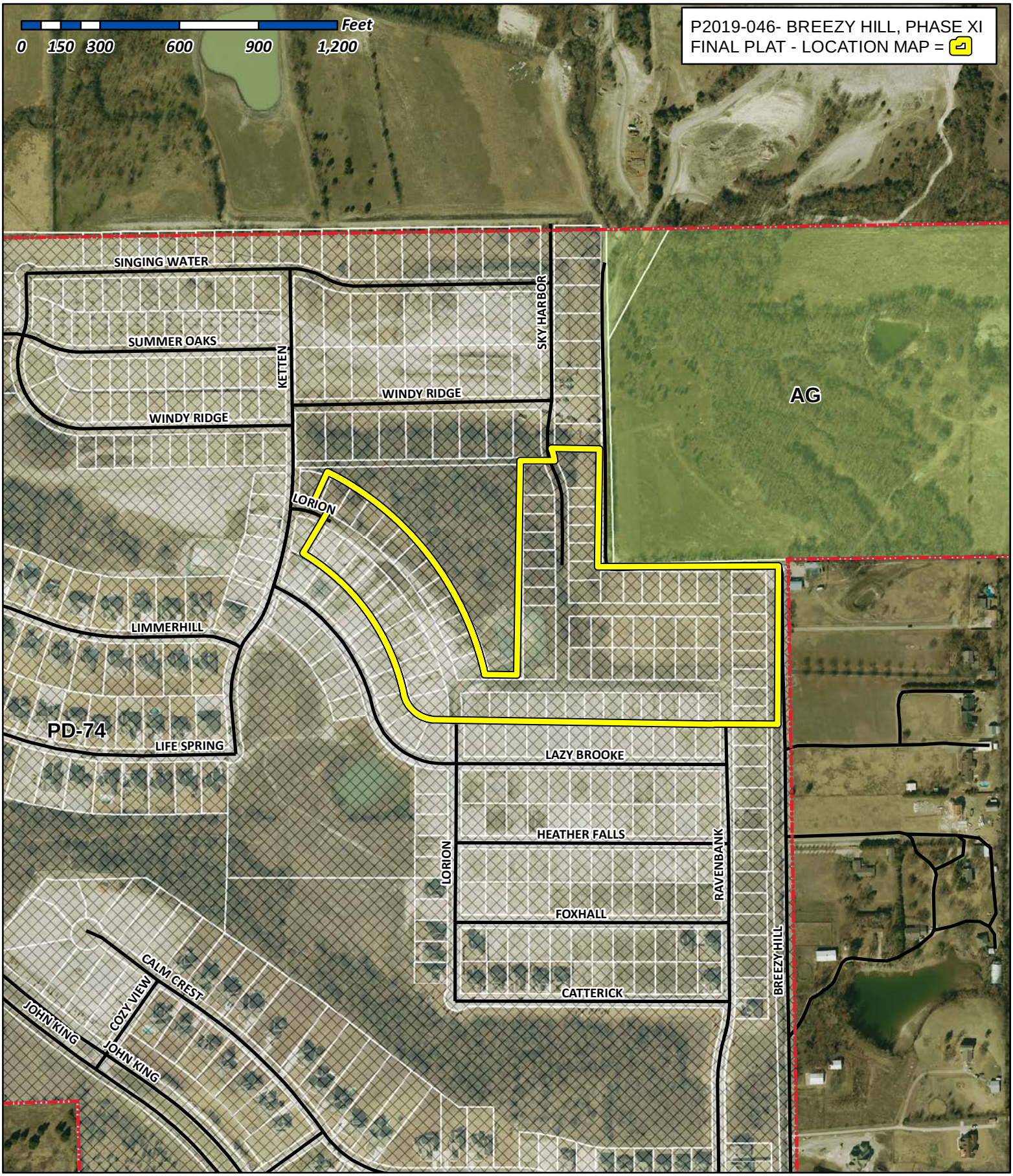
(4) Please review and confirm lot count

Lot Types	A	B	C	D	E	F	G	TOTAL
Phase I			27				27	
Phase IIA and IIB		49	78					127
Phase III	23	48					71	
Phase IV			51				51	
Phase V		79					79	
Phase VI	42	17	20				79	
Phase VII				10				10
Phase IXA	53							53
Phase X	39			40			79	
Phase VIII			3			32	26	61
Phase XI					1	77	78	
TOTAL	141	143	147	108	40	33	103	715
ORDINANCE	164	131	137	140	40	44	94	750
REMAINING	23	-12	-10	32	0	11	-9	35

I.6 Please note thatfailure to address all comments provided by staff by 5:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested.

- Revisions for this case will be due on December 3, 2019;
- The Planning & Zoning Worksession is November 26, 2019.
- The Park Board Meeting for this case is December 3, 2019
- The Planning and Zoning Commission Meeting for this case is December 10, 2019
- The City Council Meeting for this case is December 16, 2019.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

FINAL PLAT OF BREEZY HILL PHASE XI

78 LOTS, BEING 23.849 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

BH PHASE 11, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

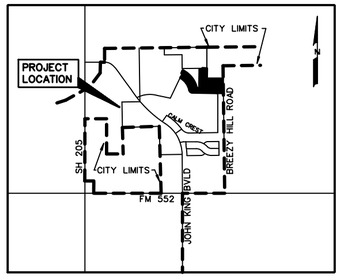
PREPARED BY

CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2019 SCALE 1" = 100'

CASE NO. FP2019-XXX

SHEET 1 OF 2



LOCATION MAP
N.T.S.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	12°08'07"	275.00'	58.25'	58.14'	N05°06'58"W
2.	00°59'43"	991.00'	17.21'	17.21'	N11°40'53"W
3.	13°07'50"	295.00'	67.61'	67.46'	S84°23'11"W
4.	46°53'50"	991.00'	811.14'	788.69'	N35°37'39"W
5.	01°19'11"	1025.00'	23.61'	23.61'	N00°17'31"E
6.	00°14'22"	1025.00'	4.28'	4.28'	N00°29'16"W
7.	01°33'49"	1025.00'	27.97'	27.97'	N00°10'28"E
8.	27°07'36"	250.00'	118.36'	117.26'	N12°36'25"W
9.	08°03'59"	250.00'	35.20'	35.17'	N22°08'14"W
10.	179°32'14"	50.00'	157.48'	100.00'	S44°23'24"E
11.	63°13'48"	320.00'	353.14'	335.49'	N31°19'31"W
12.	24°13'20"	380.00'	160.65'	159.45'	N36°36'19"W
13.	40°20'34"	300.00'	211.23'	206.90'	S40°55'16"E

0 50 100 200
SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2596451.71 Y: 7045535.31
ELEV = 490.00

30.728 ACRE TRACT
CLERKS FILE NO. 20170000023682
BREEZY HILL PHASE 8
(UNDER CONSTRUCTION)

Δ= 12°28'10"
R= 225.00'
L= 48.97'
C= 48.87'
B= N14°00'23"W

SKY HARBOR DRIVE (50' R.O.W.)

S89°02'37"E 182.39'

S89°39'37"E 130.28'

2.64 ACRE TRACT
VOL. 4341, PG. 2426

R.O.W. 25'X 25' VISIBILITY ESMT.
R.O.W.
ALL STREET INTERSECTIONS

VISIBILITY EASEMENT DETAIL
N.T.S.

HELEN JOY RIGGS AND WILLIAM AUDY RIGGS VOLUME 54, PAGE 456 D.R.R.C.T.

Δ= 04°19'35"
R= 400.00'
L= 30.20'
C= 30.20'
B= S63°42'20"E

Δ= 04°19'35"
R= 275.00'
L= 20.77'
C= 20.76'
B= N63°42'20"W

Δ= 02°27'58"
R= 1016.00'
L= 43.73'
C= 43.73'
B= N60°18'33"W

Δ= 49°01'03"
R= 1141.00'
L= 976.14'
C= 946.65'
B= S37°02'01"E

6.705 ACRE TRACT
CLERKS FILE NO. 20150000004156

DRAINAGE & DETENTION ESMT.
DOC. NO. 20160000018054

LOT 99 BLOCK D
OPEN SPACE/LANDSCAPE BUFFER
0.700 AC.

LOT 100 BLOCK D
TO BE DEDICTATED TO
CHUCK SINK
0.120 AC.

N89°40'58"E 686.22'

S00°57'23"W 446.89'

N00°57'06"E 813.56'

60' R.O.W. FUTURE

Δ= 46°53'29"
R= 825.00'
L= 675.19'
C= 656.50'
B= N35°37'50"W

Δ= 76°51'49"
R= 125.00'
L= 167.69'
C= 155.40'
B= N50°36'59"W

KETTEN DRIVE (50' R.O.W.)

LORION DRIVE (50' R.O.W.)

LAZY BROOKE DRIVE (50' R.O.W.)

SKY HARBOR DRIVE (50' R.O.W.)

CASCADING CREEK DRIVE (50' R.O.W.)

SABLE GLEN DRIVE (50' R.O.W.)

RAVENBANK DRIVE (50' R.O.W.)

BREEZY HILL ROAD (60' R.O.W.)

20' NORTH TEXAS MUNICIPAL WATER DISTRICT ESMT. VOL. 812, PG. 23

DRAINAGE & DETENTION ESMT. DOC. NO. 20160000018053

LOT 17 BLOCK Q OPEN SPACE TO BE MAINTAINED BY HOA 0.817 AC.

OPEN SPACE/LANDSCAPE BUFFER - 0.700 AC. LOT 99 BLOCK D TO BE MAINTAINED BY HOA

S89°02'54"E 121.36'

N89°02'54"W 1054.06

S00°16'06"W 1.16'

N89°43'54"W 244.79'

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2598133.40 Y: 7044598.13
ELEV = 535.3

FUTURE 60' R.O.W. 25' R.O.W. DEDICATION

DOUGLAS D. MORRIS AND WIFE, LYNDA J. MORRIS VOLUME 99, PAGE 880 D.R.R.C.T.

TRACT 1 (LOT 1) DONALD E. BENNETT AND WIFE, LINDA H. BENNETT VOLUME 121, PAGE 997 D.R.R.C.T.

TRACT 2 (LOT 2) DONALD E. BENNETT AND WIFE, LINDA H. BENNETT VOLUME 121, PAGE 997 D.R.R.C.T.

JAMES L. KLEIN AND MARY F. KLEIN VOLUME 2081, PAGE 133 D.R.R.C.T.

BREEZY HILL PHASE V CAB. J, PG. 27

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 27°51'45" E	20.00'
2.	S 31°24'44" W	29.00'
3.	N 77°49'16" E	13.50'

NOTES

1. Bearings are referenced to Breezy Hill Phase III, an addition to the City of Rockwall, as described in Cab. I, Slides 159-160, in the Plat Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 2/2 iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   W.E. - Water line Easement
   S.S.E. - Sanitary Sewer Easement
   V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
   H.O.A. - Homeowners Association
   ◊ - Street Name Change
5. All open spaces, drainage easements, detention easements and other common areas shall be repaired, replaced, and maintained by property owner and/or Homeowners Association.
6. No building permits will be issued until all public improvements are accepted by the City.
7. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage system have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of a 39.298 acre tract, as described in Clerks File No. 20130000498882 in the Deed Records of Rockwall County, Texas and being all of a 2.944 acre tract, as described in Clerks File No. 20180000010717 and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Breezy Hill Phase V, as addition to the City of Rockwall, as described in a Cab. J, Pg. 27 in the Plat Records of Rockwall County, Texas and being in the east line of said 39.298 acre tract same being in Breezy Hill Road (Variable R.O.W.);

THENCE, North 89° 43'54" West, along the north line of said Breezy Hill Phase V, for a distance of 244.79 feet, to a 1•2 inch iron rod found;

THENCE, South 00° 16'06" West, continuing along said north line, for a distance of 1.16 feet, to a 1•2 inch iron rod found;

THENCE, North 89° 02'54" West, continuing along said north line, for a distance of 1054.06 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 125.00 feet, a central angle of 76° 51'49";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 167.69 feet (Chord Bearing North 50° 36'59" West 155.40 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 825.00 feet, a central angle of 46° 53'29";

THENCE, continuing along said north line and said with curve to the left for an arc distance of 675.19 feet (Chord Bearing North 35° 37'50" West 656.50 feet), to a 1/2 inch iron rod found at the most southerly southeast corner of Breezy Hill Phase VI, an addition to the City of Rockwall, as described in Cab. J Pg. 291 in said Plat Records;

THENCE, North 30° 55'26" East, departing said north line and along the east line of said Breezy Hill Phase VI, for a distance of 191.00 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1016.00 feet, a central angle of 02° 27'58";

THENCE, continuing along said east line and with curve to the left for an arc distance of 43.73 feet (Chord Bearing North 60° 18'33" West 43.73 feet), to a 1/2 inch iron rod found at the point of compound curvature of a curve to the left, having a radius of 275.00 feet, a central angle of 04° 19'35";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 20.77 feet (Chord Bearing North 63° 42'20" West 20.76 feet), to a 1/2 inch iron rod found;

THENCE, North 24° 07'53" East, continuing along said east line, for a distance of 125.00 feet, to a 1/2 inch iron rod found in the south line of a 6.705 acre tract, as described in Clerks File No. 20150000004156 in said Deed Records and being in the north line of said 39.298 acre tract being on a curve to the right, having a radius 400.00 feet, a central angle of 04° 19'35";

THENCE, along the south line of said 6.705 acre tract and north line of said 39.298 acre tract with said curve to the right for an arc distance of 30.20 feet (Chord Bearing South 63° 42'20" East 30.20 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of compound curvature of a curve to the right, having a radius of 1141.00 feet, a central angle of 49° 01'03";

THENCE, continuing along said lines and with said curve to the right for an arc distance of 976.14 feet (Chord Bearing South 37° 02'01" East 946.65 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southwest corner of said 6.705 acre tract;

THENCE, South 89° 02'54" East, continuing along said lines, for an arc distance of 121.36 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southeast corner of said 6.705 acre tract and being an interior ell corner of said 39.298 acre tract;

THENCE, North 00° 57'06" East, along the east line of said 6.705 acre tract and a west line of said 39.298 acre tract, at 390.00 feet, passing the southwest corner of said 2.944 acre tract and a northwest corner of said 39.298 acre tract, continuing for a total distance of 813.56 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 6.705 acre tract and being in the south line of a 30.728 acre tract, as described Clerks File No. 20170000023682, in said Deed Records same being the northwest corner of said 2.944 acre tract;

THENCE, South 89° 39'37" East, along the south line of said 30.728 acre tract and the north line of said 2.944 acre tract, for a distance of 130.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 225.00 feet, a central angle of 12° 28'10";

THENCE, continuing along said north and south lines and with said curve to the right for an arc distance of 48.97 feet (Chord Bearing North 14° 00'23" West 48.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 02'37" East, continuing along said lines, for a distance of 182.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 2.944 acre tract and being an ell corner of said 30.728 acre tract being in the west line of a 2.64 acre tract, as described in Vol. 4341, Pg. 2426, in the Deed Records of Collin County, Texas;

THENCE, South 00° 57'23" West, along east line of said 2.944 acre tract, at 430.02 feet, passing the southeast corner of said 2.944 acre tract and an ell corner of said 39.298 acre tract and continuing with the west line of said 2.64 acre tract, for a total distance of 446.89 feet, to a 5/8 inch iron rod found at the southwest corner of said 2.64 acre tract;

THENCE, North 89° 40'58" East, along the south line of said 2.64 acre tract, for a distance of 686.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the southeast corner of said 2.64 acre tract being in said Breezy Hill Road same being in the east line of said 39.298 acre tract;

THENCE, South 00° 17'23" West, along the east line of said 39.298 acre tract and Breezy Hill Road, for a distance of 601.42 feet, to the POINT OF BEGINNING and containing 23.849 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner"s" of the land shown on this plat, and designated herein as the BREEZY HILL PHASE XI, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration thereinexpressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL PHASE XI, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements asdescribed herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. The Homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for Vehicular traffic on public Streets/Roads within the public right-of-way. This agreement in no way constitutes a change in that authority and does not constitute any delegation of that authority of the Association.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

Breezy Hill Phase 11
a Texas limited partnership
By: Breezy Hill Phase 11 GP Corporation,
a Texas corporation, its General Partner

_____ _____
John Arnold Mortgage or Lien Interest
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Recommended for Final Approval:

_____ _____
Planning & Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2019.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2019.

_____
Notary Public in and for the State of Texas

FINAL PLAT
OF
BREEZY HILL PHASE XI
78 LOTS, BEING 23.849 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

BH PHASE 11, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2019 SCALE 1" = 100'

CASE NO. FP2019-XXX

SHEET 1 OF 2

City of Rockwall

Project Plan Review History

Project Number	SP2019-043	**Owner**	MILESTONE ELECTRIC, INC.	**Applied**	11/15/2019 LM
Project Name	405 Ranch Trail	**Applicant**	CLAYMOORE ENGINEERING	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
405 RANCH TRAIL	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RAINBOW ACRES	18 & PT OF 19		18 & PT OF	4720-0000-0018-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/15/2019	11/22/2019				
ENGINEERING	Sarah Johnston	11/15/2019	11/22/2019	11/22/2019	7	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(11/22/2019 10:43 AM SJ)
M - Add note, "No trees within 5' of utilities" to the landscape plan. Standards of Design and Construction Sect. 4.4
M - No structures in easements. This includes retaining walls and footings. Standards of Design 5.1.3
M - All fire lane radii to be 20' min. If the building is 36’ or taller, the fire lane radius must be 30’min. Standards of Design 2.20
M - Driveway radii to be 30' min. Standards of Design 2.20
M - No structures in easements. This includes retaining walls and footings, dumpster and screening wall must be out of easements. Standards of Design 5.1.3
M - All fire hydrants must have a 20'x20' easement established. Fire hydrants to have 5’ of clearance around all sides. Standards of Design 5.2.11
M - Minimum easement width is 20' for proposed easements. Standards of Design 5.1.3
M - Retaining walls in detention require a variance by Planning and Zoning Commision. Standards of Design 3.4.4
M – All fire lanes or drive isles must be a minimum of 24’ wide. Standards of Design and Construction 2.20
M - Parking to be 20'x9' against the building or nose-to-nose. All other to be 18'x9' min with a 2' clear overhang. Standards of Design 2.19
M - Must install 5' sidewalk along County Line. Standards of Design and Construction 2.14.
M - Dumpster area to drain to oil/water separator or grease trap, depending on use. Standards of Design and Construction 3.2.2.12.
M - Water line must be centered in a 20' easement. Standards of Design and Construction 5.1.3
M - Must include a 10' utility easement along all street frontage. Standards of Design 5.1.3
M - Must meet all standards of design and construction.

I - 4% Engineering inspection fees
I - Impact fees.
I - Min 20' utility easements.
I - Fire lane easement to be on plat.
I - 8" water available across Ranch Trl. Must loop 8" waterline in site. Full panel concrete replacement required.
I - 8" sewer in Ranch Trl.
I - Sewer pro-rata of $432.74/acre.
I - Retaining walls3' and over must be designed by a licensed engineer. All walks to be rock or stone. No smooth concrete walls.
I - Must have detention. Manning's "c-value" is per zoning for the entire property.
I - If using the pond for detention, it must be over the existing level.
I - Must have a waters of the US study if touching the pond.
I - Detention outfall must reach sheet flow conditions prior to crossing the property line.
I - Engineering review fees apply
I - Must replace full panels of concrete for the utility tie-ins on Ranch Trail.
I - No grate inlets allowed.
I - Include a 2' sawcut line (for the curb and gutter).

FIRE	Ariana Hargrove	11/15/2019	11/22/2019	11/20/2019	5	COMMENTS	see notes

(11/20/2019 6:38 PM AA)
IFC 903.2 Approved automatic fire sprinkler systems shall be installed in all new buildings with a fire flow calculation area of 5,000 square feet or greater.

The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls including mezzanines, and under the horizontal projections of the roof of a building.

Note: Review IBC Chapter 6 Table 602 for fire rating requirements for the exterior walls based on fire separation distances.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	11/15/2019	11/22/2019	11/21/2019	6	APPROVED	
PLANNING	Korey Brooks	11/15/2019	11/22/2019	11/22/2019	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2019-043; 407 Ranch Trail

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2019-043) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).

M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

(1) Please note that walls in detention pond will require a variance.
(2) Please note that the addition of Buildings 11-16 will require a variance to the articulation standards.
(3) What is happening to the pond that was located on site?
(4) Please note that each variance will require 2 compensatory measures. Please provide for each variance.
(5) Please note that the lift station will need to be screened. Please show and label proposed screening.
(6) Please note that 3-tier screening will be required adjacent to the property line.
(7) Please show and label the landscape buffer adjacent to Ranch Trail and County Line Road.
(8) Please show and label the front setback.
(9) Please use a different hatch for the FL and remove the lines labeled "FL"
(10) Please provide a different hatch for the areas between the buildings. Are these areas grass?
(11) Please note that as shown, the driveways do not meet the min spacing requirements.
(12) Please note, the min size requirement for trees is 4 caliper-inches.
(13) Please note, the min size requirement for shrubs is 3 gallons.
(14) Please note, a berm is required adjacent to the street. Please review LS standards.
(15) Please note, since additional trees are being removed, another alternative tree mitigation plan will need to be approved by the City Council.
(16) Please note, hydromulch is not allowed. Sod is required.
(17) Please note that since the building above Buildings 1 & 2 was removed, a variance is required—no parking is allowed between the front of the building and the property line. With the building there, the parking was on the side of the building.
(18) Please check interior radii. It appears that the radii along the southern drive aisle are below the min requirement.
(19) Please provide topo on plans

I.6 Please note that failure to address all comments provided by staff by 5:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested.

- Revisions for this case will be due on December 3, 2019;
- The Planning & Zoning Worksession is November 26, 2019.
- The Planning and Zoning Commission Meeting for this case is December 10, 2019
- The City Council Meeting for this case is December 16, 2019.

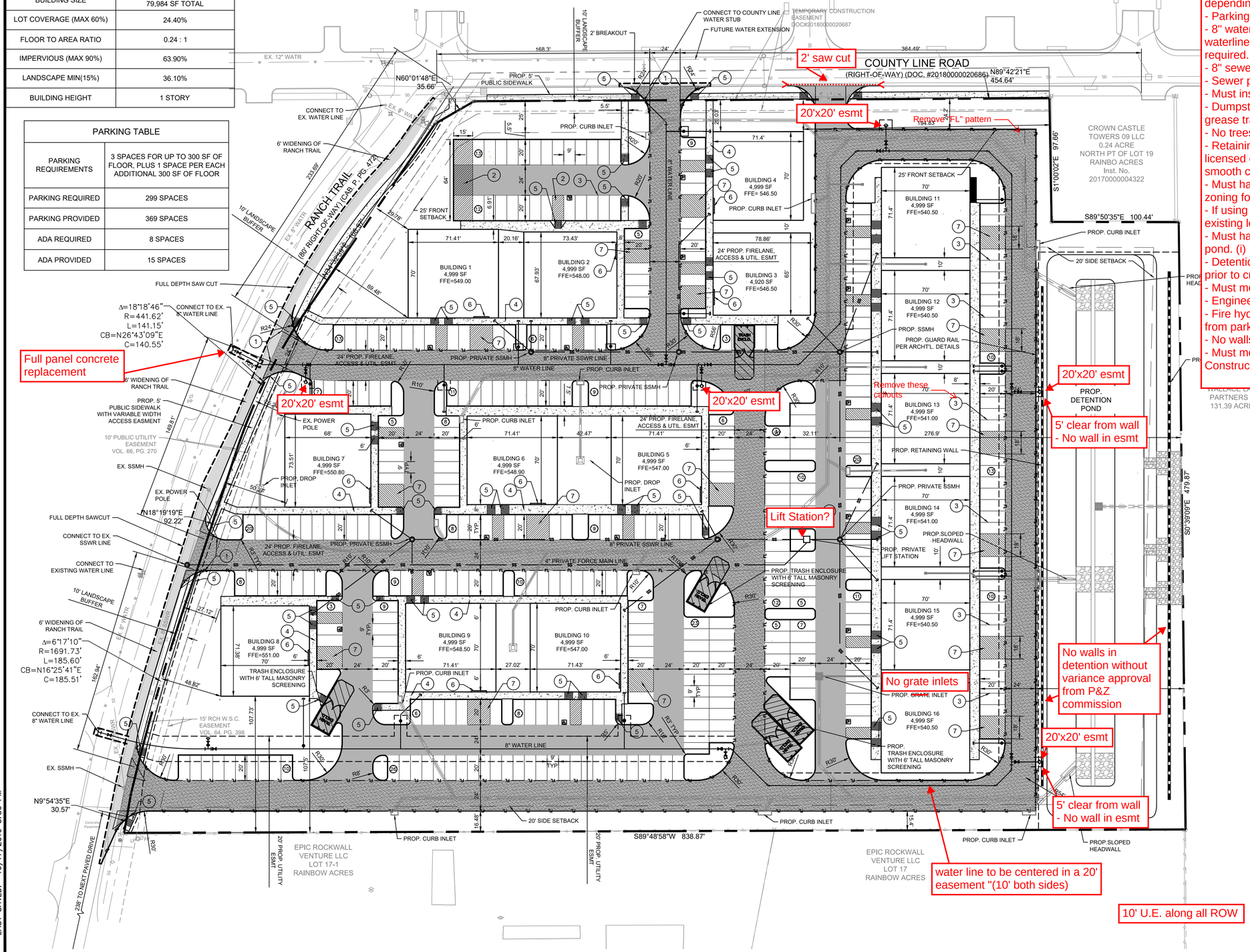
SITE DATA TABLE	
SITE AREA	7.52 AC | 327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERICAL
BUILDING SIZE	16 BLDG @ 4,999 SF 79,984 SF TOTAL
LOT COVERAGE (MAX 60%)	24.40%
FLOOR TO AREA RATIO	0.24 : 1
IMPERVIOUS (MAX 90%)	63.90%
LANDSCAPE MIN(15%)	36.10%
BUILDING HEIGHT	1 STORY

PARKING TABLE	
PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	299 SPACES
PARKING PROVIDED	369 SPACES
ADA REQUIRED	8 SPACES
ADA PROVIDED	15 SPACES

NOTES

1. DUMPSTERS SHALL HAVE AN OPAQUE, SELF-LATCHING GATE.
2. ROLL UP DOORS SHALL NOT BE VISIBLE FROM THE STREET.
3. A BASE SUB-GRADE PER THE GEOTECHNICAL REPORT IS REQUIRED BENEATH ALL PAVING.

- 4% Engineering inspection fees (i)
- Impact fees. (i)
- Min 20' utility easements. (i)
- No structures in easements. (m)
- Fire lane easement to be on plat. (i)
- Fire lane to be 24' wide with 20' radii (or 30' rad. depending on height). (m)
- Parking to be 20'x9' (m)
- 8" water available across Ranch Trl. Must loop 8" waterline in site. Full panel concrete replacement required.
- 8" sewer in Ranch Trl. (i)
- Sewer pro-rata of $432.74/acre. (i)
- Must install 5' sidewalk along County Line. (m)
- Dumpster area to drain to oil/water separator or grease trap, depending on use. (m)
- No trees within 5' of public utilities. (m)
- Retaining walls 3' and over must be designed by a licensed engineer. All walks to be rock or stone. No smooth concrete walls. (i)
- Must have detention. Manning's "c-value" is per zoning for the entire property. (i)
- If using the pond for detention, it must be over the existing level. (i)
- Must have a waters of the US study if touching the pond. (i)
- Detention outfall must reach sheet flow conditions prior to crossing the property line. (i)
- Must meet all city engineering standards. (m)
- Engineering review fees apply (i)
- Fire hydrants to have 5' clearance around (Even from parking spaces) (m)
- No walls in utility esmts (m)
- Must meet all Standards of Design and Construction



	PROPOSED RANCH TRAIL EXTENSION (8" CONCRETE)
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE
	FULL DEPTH SAWCUT
4	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	15' VISIBILITY TRIANGLES
2	PAVEMENT STRIPING
3	PARKING STALL STRIPING, 4" WIDE
4	SIDEWALK, 5FT MIN. WIDTH
5	ADA ACCESSIBLE RAMP
6	APPROXIMATE LOCATION OF OVERHEAD DOOR
7	LOADING ZONE
	PROPOSED FIRE HYDRANT
	ADA PARKING SYMBOL

RANCH TRAIL OFFICE PARK
405 RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

RAINBOW ACRES,
LOT 18 & S PT OF 19,
ACRES 9.52

OWNER:

JT ALLIANCE, INC.
16 MEADOWLAKE DRIVE
HEATH, TX 75032

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER

SP2019-003

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1105 CHEEK SPARGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer CLAY CRISTY
P.E. No. 109800 Date 10/18/2019

RANCH TRAIL OFFICE PARK
405 RANCH TRAIL
ROCKWALL, TEXAS 75032

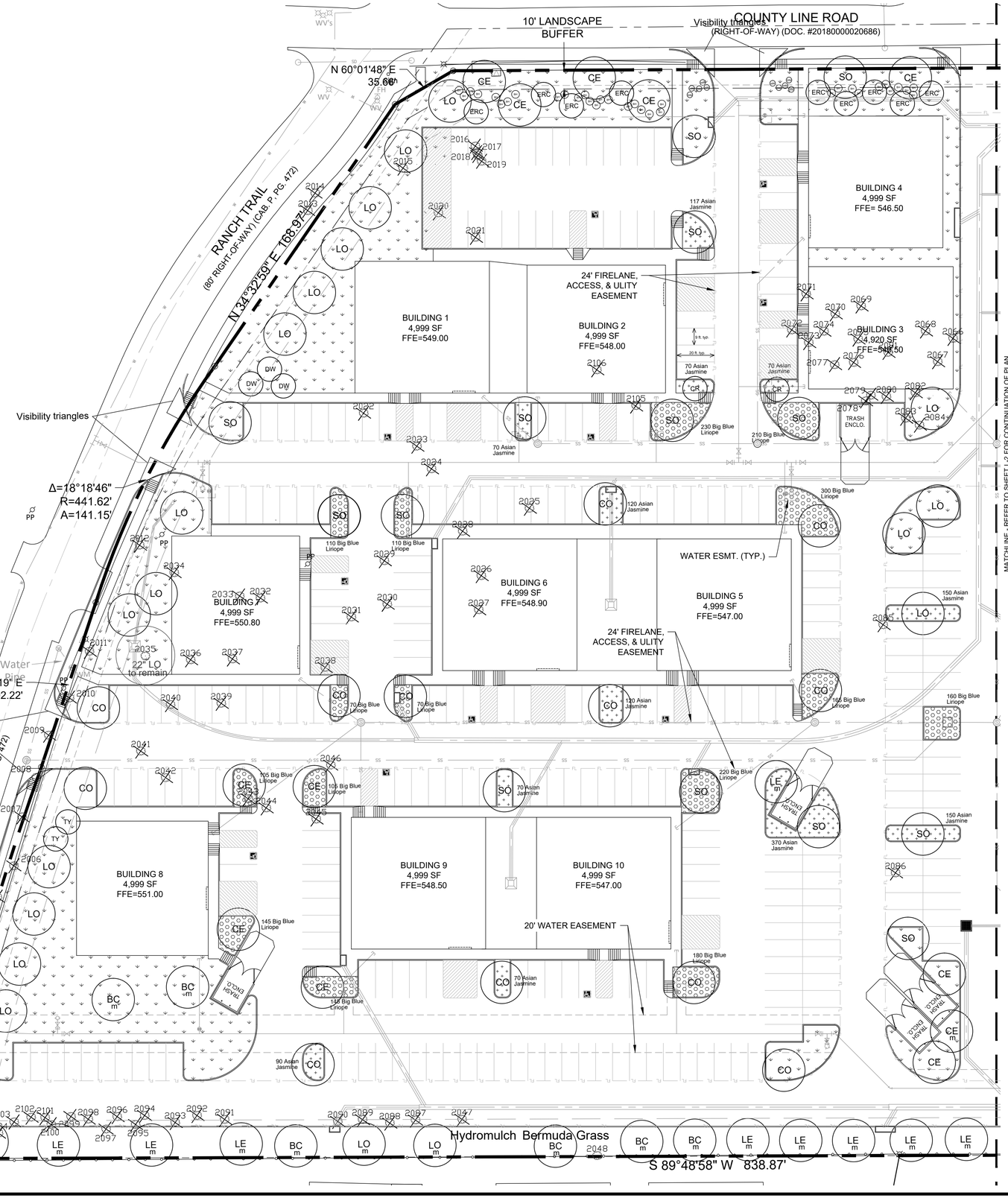
No.	DATE	REVISION	BY

DESIGN: CLC
DRAWN: LRR
CHECKED: CLC
DATE: 10/18/2019

SHEET
SP-1

File No. 2019-001

PLOTTED BY: MARK TORRES
PLOT DATE: 10/18/2019 9:30 AM
LOCATION: Z:\PROJECTS\PROJECTS\2019-001 RANCH TRAIL ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 10/17/2019 5:36 PM



TREE LEGEND

Canopy Trees

SO	Shumard Oak	BO	Bur Oak
LE	Bosque Elm	CO	Chinquapin Oak
LO	Live Oak	CE	Cedar Elm
BC	Bald Cypress		
+m	Mitigation trees	2021	Existing trees to be removed

Ornamental Trees

CR	Crapemyrtle	TY	Tree Yaupon
DW	Desert Willow	ERC	Eastern Red Cedar

SHRUB LEGEND

BH	Burford Holly
WM	Dwarf Wax Myrtle
AJ	Asian Jasmine
BBL	Big Blue Liriope

HATCH LEGEND

Asian Jasmine

Big Blue Liriope

Solid Sod Bermuda Grass

LANDSCAPE NOTES

1. The project will have an undergound automatic irrigation system to water all new plantings.
2. Install 4" layer of shredded hardwood mulch to all planting beds.
3. Install 4" steel edging between all shrub beds and grass areas.
4. Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand)
5. Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
6. Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
7. Solid sod all areas disturbed by construction activities.
8. No trees within 5' of utilities.
9. No parking space shall be more than 80 feet from a tree.

10. All ROW to be sodded.
11. Must have 75-80% of all disturbed areas must have a 1" stand of grass, not weeds or winter rye, prior to City Acceptance or C.O./T.C.O.

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

site integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design

John F. Murphy, ASLA

7529 Cross Gate Way
Tyler, TX 75703
john@siteint.com
scott@siteint.com

512.632.3822 - Tyler
512.589.9584 - Austin
www.siteint.com

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING
100 CHERK SPANGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
973
STATE OF TEXAS
10/23/19

RANCH TRAIL OFFICE PARK
405 RANCH TRAIL
ROCKWALL, TEXAS 75032

LANDSCAPE PLAN

RANCH TRAIL OFFICE PARK
405 RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

RAINBOW ACRES,
LOT 18 & S PT OF 19,
ACRES 9.52

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PH: 817.281.0572

CASE NUMBER

SP2019-003

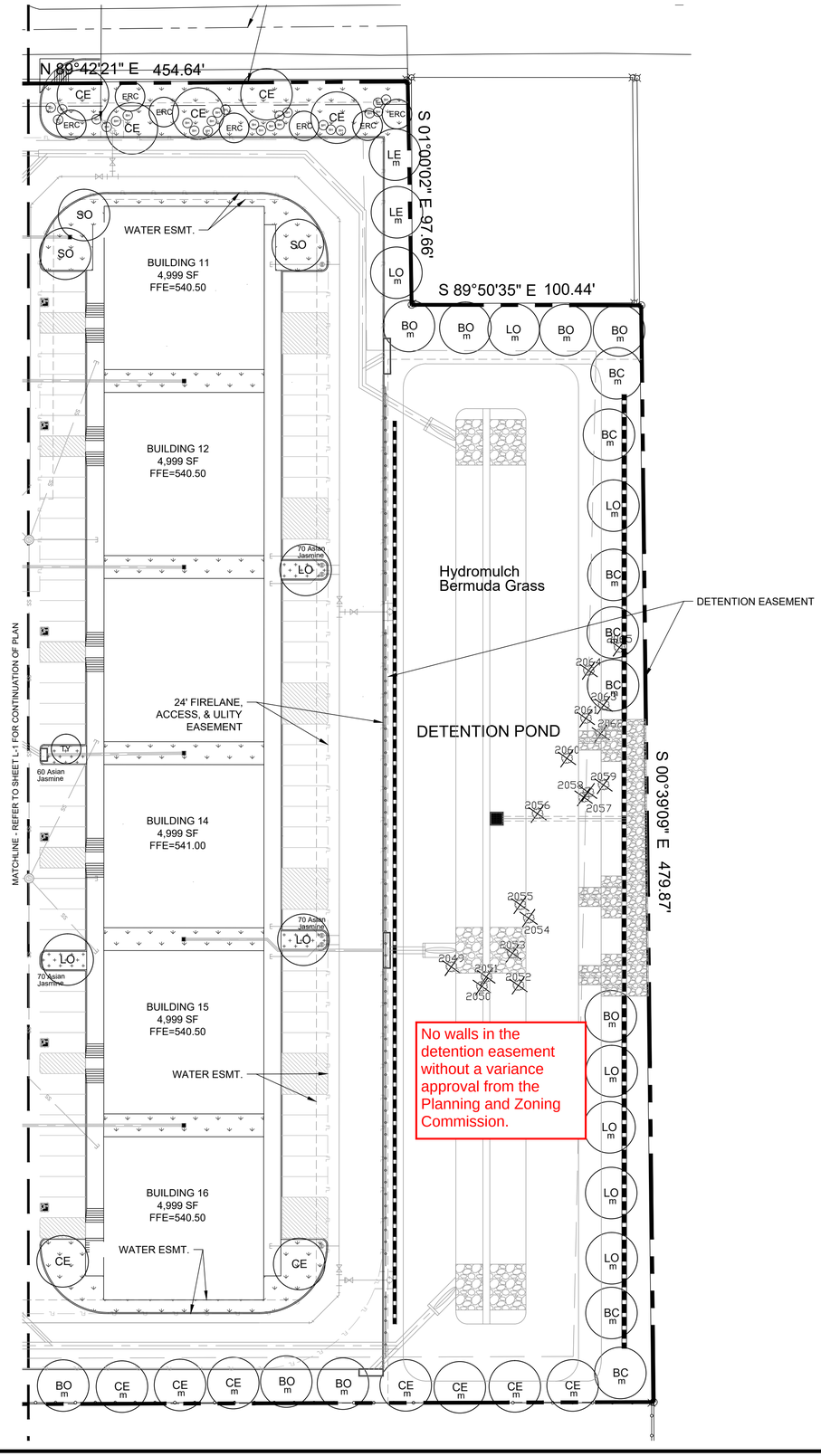
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DRAWN:	LRR
CHECKED:	CLC
DATE:	10/23/2019

SHEET

L-1

File No. 2019-001

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LAST SAVED: 10/21/2019 1:24 PM



TREE LEGEND

Canopy Trees

SO	Shumard Oak	BO	Bur Oak
LE	Bosque Elm	CO	Chinquapin Oak
LO	Live Oak	CE	Cedar Elm
BC	Bald Cypress		
+ m	Mitigation trees	2021	Existing trees to be removed

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AJ	Asian Jasmine
BBL	Big Blue Liriope

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Asian Jasmine

Big Blue Liriope

Solid Sod
Bermuda Grass

LANDSCAPE NOTES

1. The project will have an undergound automatic irrigation system to water all new plantings.
2. Install 4" layer of shredded hardwood mulch to all planting beds.
3. Install 4" steel edging between all shrub beds and grass areas.
4. Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand)
5. Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
6. Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
7. Solid sod all areas disturbed by construction activities.
8. No trees within 5' of utilities.
9. No parking space shall be more than 80 feet from a tree.

10. All ROW to be sodded.
11. Must have 75-80% of all disturbed areas must have a 1" stand of grass, not weeds or winter rye, prior to City Acceptance or C.O./T.C.O.

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

RANCH TRAIL OFFICE PARK
405 RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

RAINBOW ACRES,
LOT 18 & S PT OF 19,
ACRES 9.52

OWNER:

JT ALLIANCE, INC.
16 MEADOWLAKE DRIVE
HEATH, TX 75032

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER

SP2019-003

site integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design

John F. Murphy, ASLA

7529 Cross Gate Way
Tyler, TX 75703
john@siteint.com
scott@siteint.com

512.632.3822 - Tyler
512.589.9584 - Austin
www.siteint.com

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING
1103 CHERK SPANGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
973
STATE OF TEXAS

10/23/19

RANCH TRAIL OFFICE PARK
405 RANCH TRAIL
ROCKWALL, TEXAS 75032

LANDSCAPE PLAN

DESIGN:	CLC
DRAWN:	LRR
CHECKED:	CLC
DATE:	10/23/2019

SHEET

L-

File No. 2019-001

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PLOT DATE: 10/23/2019 11:46 AM
LOCATION: C:\USERS\SCOTTFULWILER\DOCUMENTS\AUTOCAD_LRD\RANCH TRAIL\RANCH TRAIL_LS.DWG
LAST SAVED: 10/21/2019 1:24 PM

PLANT LIST

CANOPY TREES				
11	LE	Lacebark Elm	Ulmus parviflora	3" cal. B&B 12' ht. 5' spread
29	LO	Live Oak	Quercus virginiana	3" cal. B&B 12' ht. 5' spread
12	CO	Chinquapin Oak	Quercus muhlenbergia	3" cal. B&B 12' ht. 5' spread
27	CE	Cedar Elm	Ulmus crassifolia	3" cal. B&B 12' ht. 5' spread
13	BC	Bald Cypress	Taxodium distichum	3" cal. B&B 12' ht. 5' spread
17	SO	Shumard Oak	Quercus shumardii	3" cal. B&B 12' ht. 5' spread
8	BO	Bur Oak	Quercus macrocarpa	3" cal. B&B 12' ht. 5' spread
ORNAMENTAL TREES				
3	TY	Tree Yaupon	Ilex vomitoria	30 gal. 8' ht. multi-trunk female
2	CR	Crapemyrtle	Lagerstroemia indica 'Tuscarora'	30 gal. 8' ht. 3 trunk 2 1/2" cal. min.
3	DW	Desert Willow	Chilopsis linearis 'Timeless Beauty'	30 gal. 6' ht. 2 1/2" cal. min.
16	ERC	Eastern Red Cedar	Juniperus virginiana	30 gal. 6' ht. 2 1/2" cal. min.
SHRUBS & GROUNDCOVERS				
59	BH	Burford Holly	Ilex cornuta burfordii	10 gal. as shown
10	WM	Dwarf Wax Myrtle	Myrica pusilla	5 gal. 36" oc
1,807	AJ	Asian Jasmine	Trachelospermum asiaticum	1 gal. 18" oc
2,325	BBL	Big Blue Liriope	Liriope muscari 'Big Blue'	1 gal. 18" oc

City of Rockwall, Texas
LANDSCAPE CALCULATIONS

		Required	Provided
Total Lot Area	414,665 SF		
Landscape Area 10%		41,467 SF	118,070 SF (28%)

Street Buffer Trees	1 Shade tree 3" cal. per 50 LF of frontage	Required	Provided
Ranch Trail	618.51 LF	13	13
County Line Road	454.64 LF	10	11

Parking Lot Landscape		Required	Provided
Parking Spaces 1 tree per 10 spaces	370	37	44

Tree Mitigation

Primary tree inches removed - 38.5"
Secondary tree inches removed - 691.5" / 2 = 345.75"
Total protected inches removed - 384.25"

Diseased trees, ROW trees, preserved trees, and secondary trees under 11" not included in mitigation total

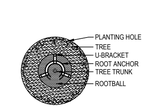
New mitigation inches provided - 150"
Remainder mitigation to be paid into tree fund - 235"

EXISTING TREE LIST

	Number	Size	Type
ROW	2000	8" 8"	Hackberry
ROW	2001	13"	Cedar
ROW	2002	7" 10" 10"	Cedar
ROW	2003	16"	Cedar
ROW	2004	17"	Cedar
ROW	2005	15"	Cedar
ROW	2006	12"	Cedar
ROW	2007	16"	Cedar
ROW	2008	26"	Cedar
ROW	2009	10" 13" 18"	Cedar
ROW	2010	10"	Cedar
	2011	8"	Oak
	2012	12"	Hackberry
ROW	2013	10"	Cedar
ROW	2014	14" 20"	Cedar
	2015	15" 14"	Cedar-Hackberry
	2016	10"	Hackberry
	2017	10"	Hackberry
	2018	10"	Hackberry
	2019	10"	Hackberry
	2020	7" 10"	Hackberry
	2021	13"	Cedar
	2022	22"	Cedar
	2023	12" 16"	Cedar
	2024	16"	Cedar
	2025	15"	Cedar
	2026	12"	Hackberry
D	2027	12"	Hackberry
	2028	11"	Cedar
	2029	22"	Hackberry
D	2030	27"	Cedar
	2031	8"	Hackberry
D	2032	10"	Hackberry
D	2033	16"	Hackberry
	2034	8"	Hackberry
*	2035	22"	Live Oak
D	2036	23"	Mulberry
D	2037	17"	Mulberry
D	2038	32"	Mulberry
D	2039	17"	Mulberry
D	2040	15"	Mulberry
	2041	18"	Oak
	2042	8"	Cedar
	2043	14"	Mulberry
	2044	12"	Hackberry
	2045	8" 10" 10"	Hackberry
	2046	10"	Hackberry
	2047	16"	Cedar
*	2048	12"	Cedar
	2049	10"	Hackberry
	2050	10"	Hackberry
	2051	10" 10"	Hackberry
	2052	12"	Hackberry
	2053	8"	Hackberry

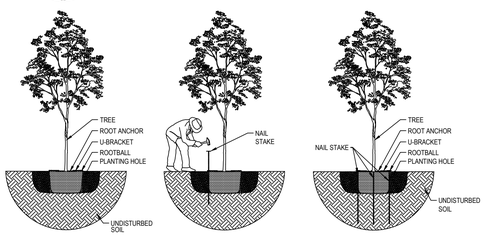
Number	Size	Type
2054	8"	Hackberry
2055	10" 17"	Hackberry
2056	7" 9"	Ash
2057	11"	Hackberry
2058	8"	Hackberry
2059	8"	Hackberry
2060	8"	Hackberry
2061	7"	Hackberry
2062	8"	Hackberry
2063	8"	Hackberry
2064	10"	Hackberry
2065	8"	Hackberry
2066	16"	Hackberry
2067	8" 8" 10"	Hackberry
2068	16"	Hackberry
2069	8" 8"	Hackberry
2070	15"	Hackberry
2071	10" 12"	Hackberry
2072	13"	Hackberry
2073	7" 9"	Hackberry
2074	13"	Hackberry
2075	13"	Hackberry
2076	11"	Hackberry
2077	11"	Hackberry
2078	9"	Hackberry
2079	9"	Hackberry
2080	12"	Hackberry
2081	9"	Hackberry
2082	13"	Hackberry
2083	8"	Hackberry
2084	13"	Hackberry
2085	11"	Cedar
2086	13"	Cedar
2087	10"	Cedar
2088	10"	Cedar
2089	10"	Cedar
2090	10"	Cedar
2091	8"	Cedar
2092	12"	Cedar
2093	8" 12"	Cedar
2094	8"	Cedar
2095	10"	Cedar
2096	10"	Cedar
2097	10"	Cedar
2098	12"	Cedar
2099	10"	Cedar
2100	8"	Cedar
2101	10"	Cedar
2102	10"	Cedar
2103	8"	Cedar
2104	15"	Cedar
2105	10"	Hackberry
2106	10"	Hackberry

D = DISEASED TREE
ROW = TREE IN RIGHT OF WAY
* = PRESERVED TREE



Tree Stake Solutions

TREE STAKE SOLUTIONS LLC
9973 FM 521 ROAD
ROSHARON, TX 77583
PHONE: (281) 778-1400
FAX: (281) 778-1425
www.treestakesolutions.com



1. WITH TREE IN A STRAIGHT & PLUMB POSITION, CENTER THE APPROPRIATE ROOT ANCHOR SAFETY STAKE AROUND THE TRUNK, WITH RINGS LAYING FLAT AGAINST ROOTBALL, U-BRACKETS FACING UP.

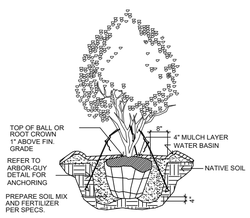
2. INSERT 1 OF 3 NAIL STAKES THROUGH EACH OF THE U-BRACKETS. NAILS SHOULD REST IN THE UNDISTURBED SOIL AT THE BOTTOM OF THE TREE PIT. ALL NAILS SHOULD FIT SNUG AGAINST THE SIDE OF THE ROOTBALL.
(FOR HAND OR MACHINE DUG TREES, IT MAY BE NECESSARY TO PENETRATE 1" - 4" OF OUTER AREA OF THE ROOTBALL WITH THE NAIL.)

3. NAIL STAKES SHOULD BE DRIVEN STRAIGHT DOWN INTO THE UNDISTURBED SOIL BELOW THE ROOTBALL. THE NAILS ARE NOW CAGING THE ROOTBALL IN PLACE, WHILE THE TOP BRACKET PINS THE ROOTBALL DOWN.
AFTER THE TREE STAKE IS INSTALLED, A LAYER OF MULCH CAN BE ADDED OVER THE STAKE. REMOVE ROOT ANCHOR AFTER TREE IS ESTABLISHED.

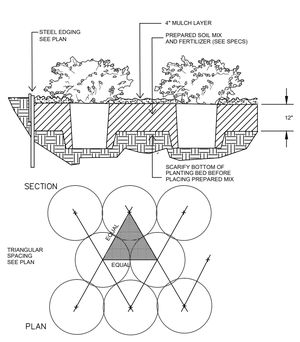
ROOT ANCHORTM BELOW GRADE SAFETY STAKE SIZING CHART

ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)	ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)
5 BG	5 GALLON OR 10" ROOTBALL	#4 X 24"	100 BG	95/100 GALLON OR 36" ROOTBALL	#5 X 48"
15 BG	10/15 GALLON OR 17" ROOTBALL	#4 X 36"	150 BG	150 GALLON OR 42" ROOTBALL	#5 X 60"
30 BG	20/30 GALLON OR 22" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL	#5 X 72"
45/65 BG	45/65 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 58" ROOTBALL	#5 X 72"

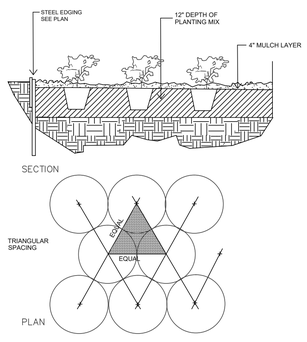
1 CANOPY TREE PLANTING
SCALE: NONE



2 MULTI-TRUNK PLANTING
SCALE: NONE



3 SHRUB PLANTING
SCALE: NONE



4 GROUNDCOVER PLANTING
SCALE: NONE

RANCH TRAIL OFFICE PARK
405 RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:
RAINBOW ACRES,
LOT 18 & S PT OF 19,
ACRES 9.52

OWNER:
JT ALLIANCE, INC.
16 MEADOWLAKE DRIVE
HEATH, TX 75032

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CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
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CASE NUMBER
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site integration studio
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TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CHERK SPANGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
973
STATE OF TEXAS
10/23/19

RANCH TRAIL OFFICE PARK
405 RANCH TRAIL
ROCKWALL, TEXAS 75032

LANDSCAPE DETAILS

DESIGN:	CLC
DRAWN:	LRR
CHECKED:	CLC
DATE:	10/23/2019

SHEET
L-3

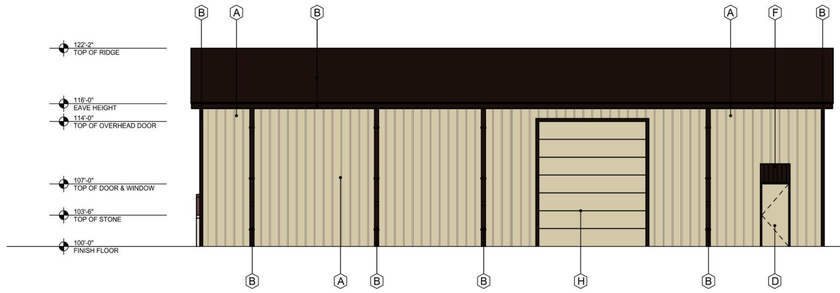
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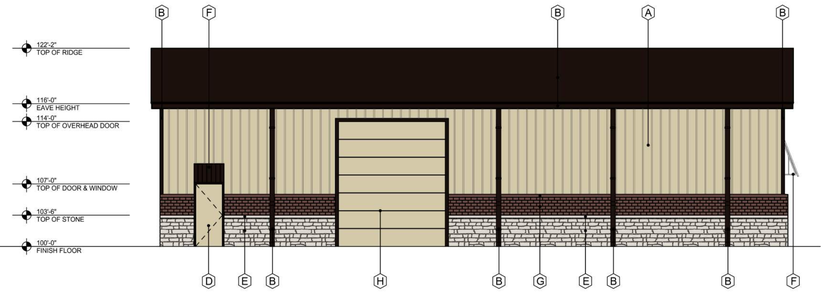
SITE DATA TABLE	
SITE AREA	7.52 ACRES (327,554 SF)
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	11 BUILDINGS @ 4,900 SF 54,989 SF TOTAL
LOT COVERAGE	36.9%
FLOOR TO AREA RATIO	0.17 : 1
BUILDING HEIGHT	1 STORY

EXTERIOR FINISH SCHEDULE

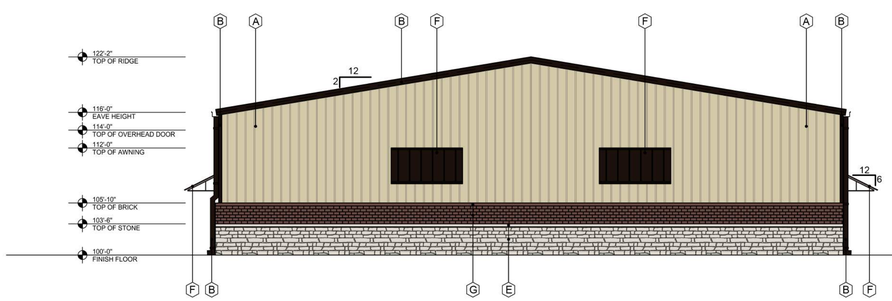
- (A) PREFINISHED METAL WALL PANELS; COLOR: STONE
- (B) ROOF, PREFINISHED GUTTER, DOWNSPOUTS, AND TRIM; COLOR: BURNISH SLATE
- (C) ALUM. STOREFRONT SYSTEM COLOR: MED. BRONZE - NOT USED
- (D) EXTERIOR HOLLOW METAL DOOR & FRAME. PAINT; COLOR: MATCH - A
- (E) STONE VENEER COLOR: BLANCO, SIZE, 8"-12" WITH 4" PRECAST CAP
- (F) PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: BURNISH SLATE
- (G) BRICK VENEER COLOR: ACME, OXFORD PLACE
- (H) OVERHEAD DOOR -12x14 COLOR: MATCH - A



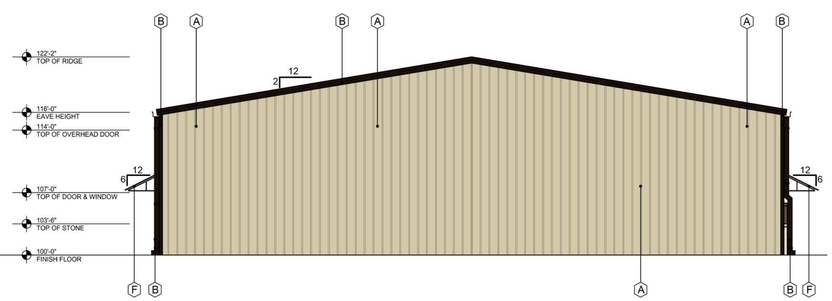
4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
MASONRY - 0%



3 NORTH ELEVATION - STREET SIDE
SCALE: 3/16"=1'-0"
MASONRY -
BRICK: 12 %
STONE: 19 %
TOTAL: 31 %



2 WEST ELEVATION - STREET SIDE
SCALE: 1/8"=1'-0"
MASONRY -
BRICK: 14 %
STONE: 21 %
TOTAL: 35 %



1 EAST ELEVATION
SCALE: 1/8"=1'-0"
MASONRY - 0%

RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

RAINBOW ACRES,
LOT 18 & S PT OF 19,
9.76 ACRES

OWNER
JT Alliance, Inc.
16 Meadowlake Drive
Heath, TX 75032

APPLICANT
Carroll Architects, INC
750 E. Interstate 30 #110
Rockwall, TX 75087
Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
SP2019-003

ISSUE: OWNER REVIEW: 01-18-2018

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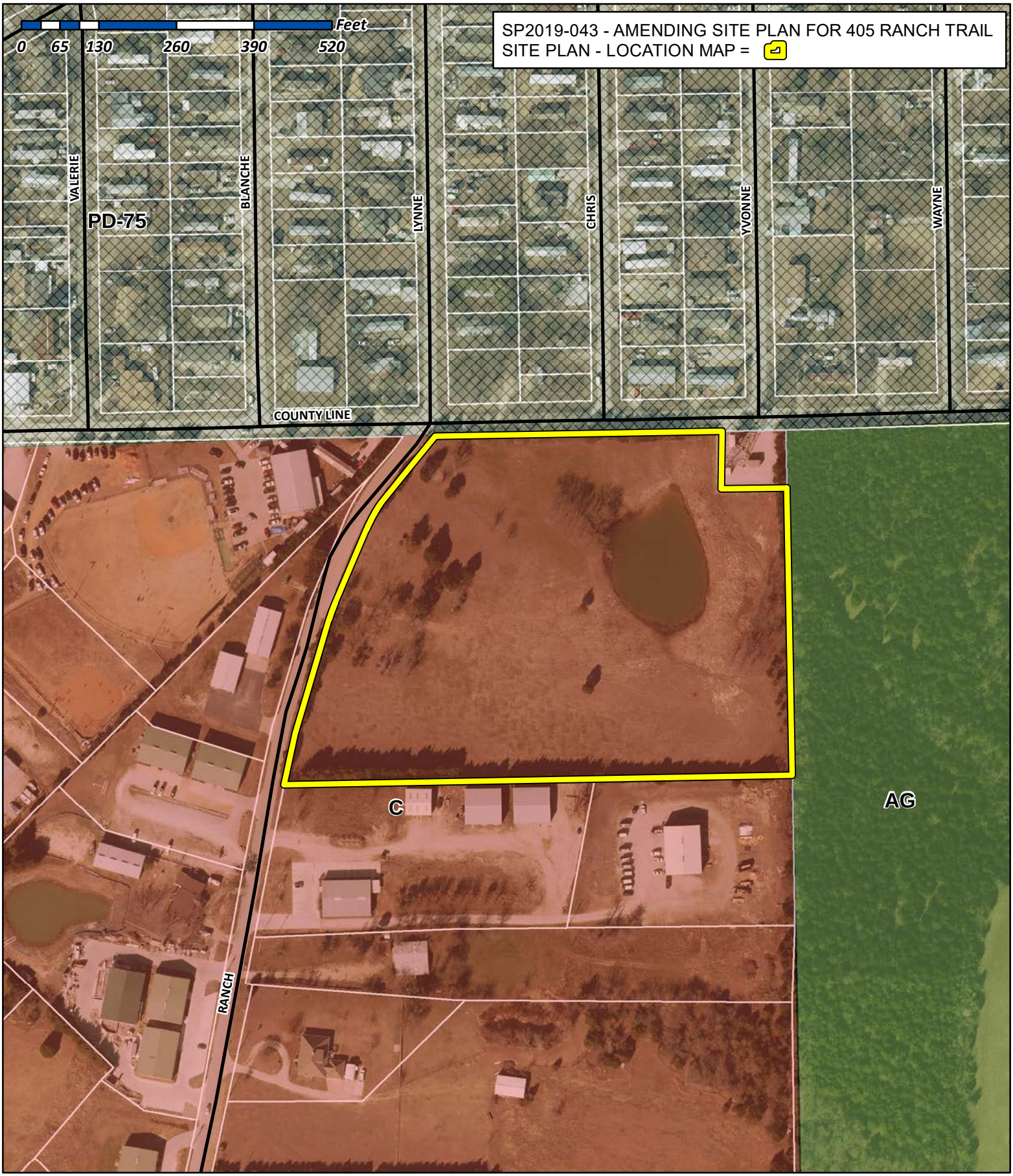
OFFICE/WAREHOUSE PROJECT
for
RANCH TRAIL DEVELOPMENT
407 RANCH TRAIL
ROCKWALL, TX 75032

RANCH TRAIL DEVELOPMENT
2 ESSEX COURT
HEATH, TX 75032

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

DATE: JAN 2019
PROJECT NO: 2019001
DRAWN BY:
CHECKED BY:
SHEET NO: A501



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

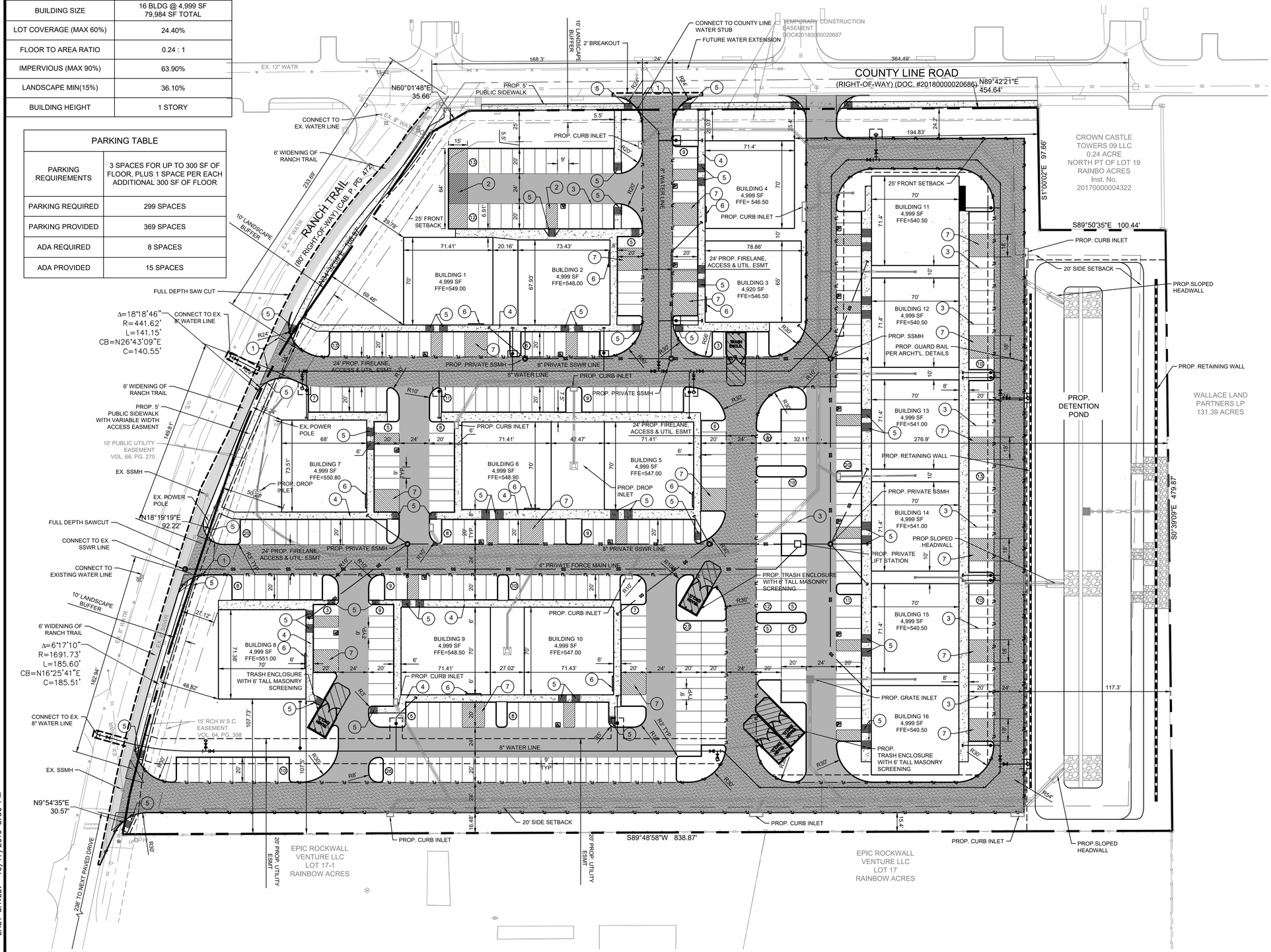
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

SITE DATA TABLE	
SITE AREA	7.52 AC | 327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERICAL
BUILDING SIZE	16 BLDG @ 4,999 SF 79,984 SF TOTAL
LOT COVERAGE (MAX 60%)	24.40%
FLOOR TO AREA RATIO	0.24 : 1
IMPERVIOUS (MAX 90%)	63.90%
LANDSCAPE MIN(15%)	36.10%
BUILDING HEIGHT	1 STORY

PARKING TABLE	
PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	299 SPACES
PARKING PROVIDED	369 SPACES
ADA REQUIRED	8 SPACES
ADA PROVIDED	15 SPACES

NOTES

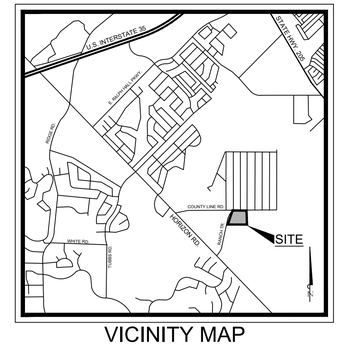
1. DUMPSTERS SHALL HAVE AN OPAQUE, SELF-LATCHING GATE.
2. ROLL UP DOORS SHALL NOT BE VISIBLE FROM THE STREET.
3. A BASE SUB-GRADE PER THE GEOTECHNICAL REPORT IS REQUIRED BENEATH ALL PAVING.



GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	STANDARD DUTY (5" CONCRETE)
	HEAVY DUTY (6" CONCRETE)
	DUMPSTER PAD (7" CONCRETE)
	PROPOSED SIDEWALK CONCRETE
	PROPOSED RANCH TRAIL EXTENSION (8" CONCRETE)
	PROPOSED CONCRETE CURB AND GUTTER
FL FL	PROPOSED FIRE LANE
	FULL DEPTH SAWCUT
4	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	15' VISIBILITY TRIANGLES
2	PAVEMENT STRIPING
3	PARKING STALL STRIPING, 4" WIDE
4	SIDEWALK, 5FT MIN. WIDTH
5	ADA ACCESSIBLE RAMP
6	APPROXIMATE LOCATION OF OVERHEAD DOOR
7	LOADING ZONE
	PROPOSED FIRE HYDRANT
	ADA PARKING SYMBOL

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ROCKWALL, TX 75087

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ACRES 9.52

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BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER

SP2019-003

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1105 CHEEK SPARGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOORENG.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer CLAY CRISTY
P.E. No. 109800 Date 10/18/2019

RANCH TRAIL OFFICE PARK
405 RANCH TRAIL
ROCKWALL, TEXAS 75032

No.	DATE	REVISION	BY

SITE PLAN

DESIGN:	CLC
DRAWN:	LRR
CHECKED:	CLC
DATE:	10/18/2019

SHEET
SP-1

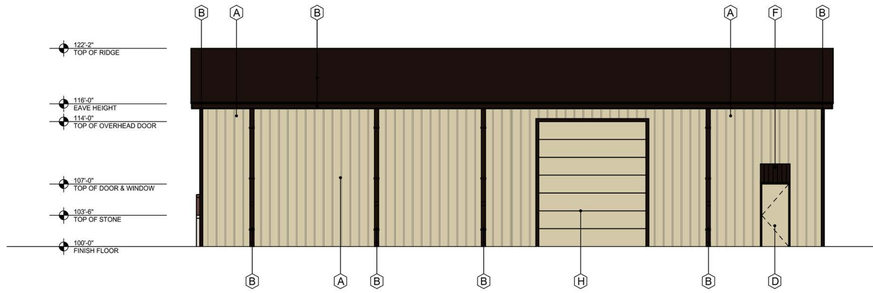
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LAST SAVED: 10/17/2019 5:36 PM

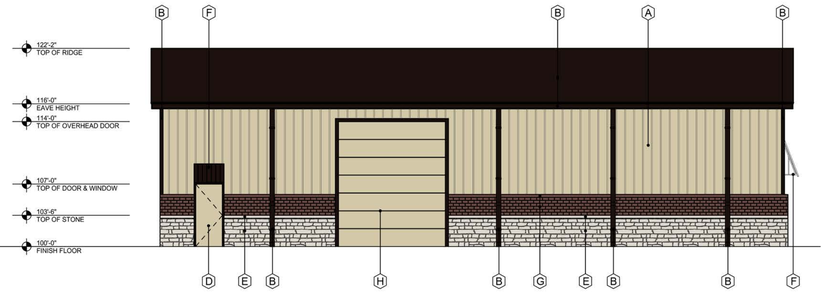
SITE DATA TABLE	
SITE AREA	7.52 ACRES (327,554 SF)
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	11 BUILDINGS @ 4,900 SF 54,989 SF TOTAL
LOT COVERAGE	36.9%
FLOOR TO AREA RATIO	0.17 : 1
BUILDING HEIGHT	1 STORY

EXTERIOR FINISH SCHEDULE

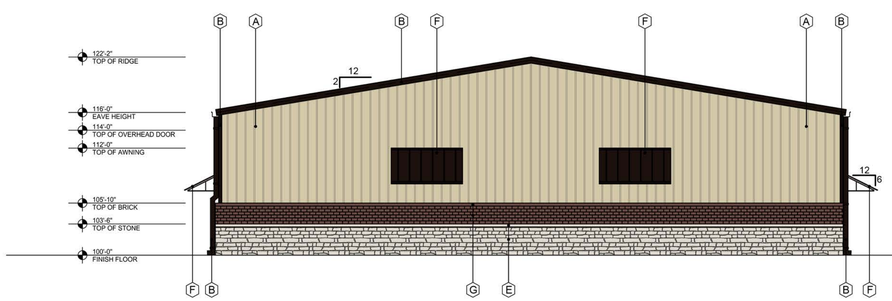
- A — PREFINISHED METAL WALL PANELS; COLOR: STONE
- B — ROOF, PREFINISHED GUTTER, DOWNSPOUTS, AND TRIM; COLOR: BURNISH SLATE
- C — ALUM. STOREFRONT SYSTEM COLOR: MED. BRONZE - NOT USED
- D — EXTERIOR HOLLOW METAL DOOR & FRAME. PAINT; COLOR: MATCH - A
- E — STONE VENEER COLOR: BLANCO, SIZE, 8"-12" WITH 4" PRECAST CAP
- F — PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: BURNISH SLATE
- G — BRICK VENEER COLOR: ACME, OXFORD PLACE
- H — OVERHEAD DOOR -12x14 COLOR: MATCH - A



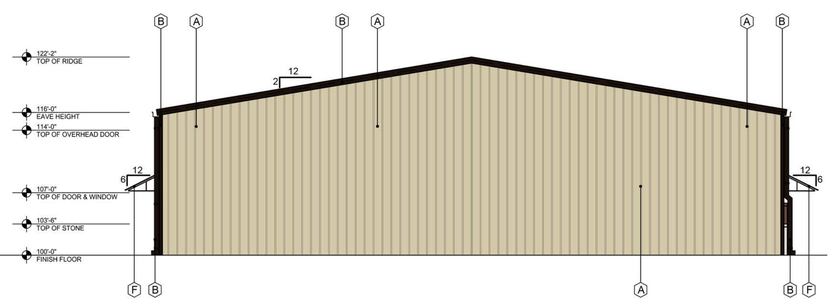
4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
MASONRY - 0%



3 NORTH ELEVATION - STREET SIDE
SCALE: 3/16"=1'-0"
MASONRY -
BRICK: 12 %
STONE: 19 %
TOTAL: 31 %



2 WEST ELEVATION - STREET SIDE
SCALE: 1/8"=1'-0"
MASONRY -
BRICK: 14 %
STONE: 21 %
TOTAL: 35 %



1 EAST ELEVATION
SCALE: 1/8"=1'-0"
MASONRY - 0%

RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

RAINBOW ACRES,
LOT 18 & S PT OF 19,
9.76 ACRES

OWNER
JT Alliance, Inc.
16 Meadowlake Drive
Heath, TX 75032

APPLICANT
Carroll Architects, INC
750 E. Interstate 30 #110
Rockwall, TX 75087
Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
SP2019-003

ISSUE: OWNER REVIEW: 01-18-2018

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These drawings and specifications are the property of the architect and are protected as an "architectural work" under sections 102 of the copyright act, 17 U.S.C. As amended January 2003. The protection includes, but is not limited to, the overall form, arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these drawings and specifications without the express written permission of the architect is prohibited and may result in severe civil and criminal penalties, including seizure, and/or monetary liability.

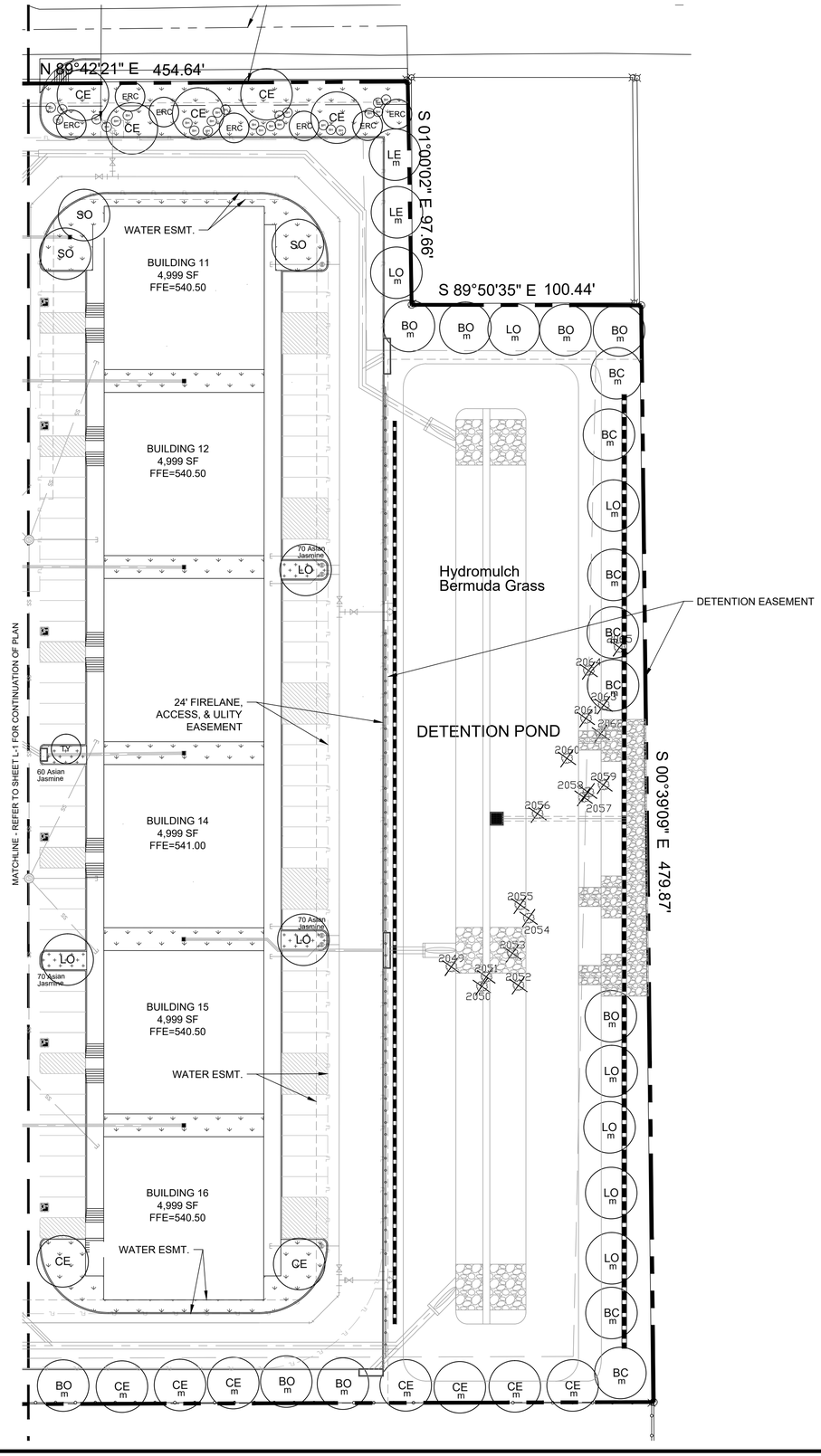
OFFICE/WAREHOUSE PROJECT
for
RANCH TRAIL DEVELOPMENT
407 RANCH TRAIL
ROCKWALL, TX 75032

RANCH TRAIL DEVELOPMENT
2 ESSEX COURT
HEATH, TX 75032

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

DATE: JAN 2019
SHEET NO: A501
PROJECT NO: 2019001
DRAWN BY:
CHECKED BY:



TREE LEGEND

Canopy Trees

SO	Shumard Oak	BO	Bur Oak
LE	Bosque Elm	CO	Chinquapin Oak
LO	Live Oak	CE	Cedar Elm
BC	Bald Cypress		
+ m	Mitigation trees	2021	Existing trees to be removed

Ornamental Trees

CR	Crapemyrtle	TY	Tree Yaupon
DW	Desert Willow	ERC	Eastern Red Cedar

SHRUB LEGEND

BH	Burford Holly
WM	Dwarf Wax Myrtle
AJ	Asian Jasmine
BBL	Big Blue Liriope

HATCH LEGEND

Asian Jasmine

Big Blue Liriope

Solid Sod
Bermuda Grass

LANDSCAPE NOTES

1. The project will have an undergound automatic irrigation system to water all new plantings.
2. Install 4" layer of shredded hardwood mulch to all planting beds.
3. Install 4" steel edging between all shrub beds and grass areas.
4. Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand)
5. Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
6. Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
7. Solid sod all areas disturbed by construction activities.
8. No trees within 5' of utilities.
9. No parking space shall be more than 80 feet from a tree.

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

RANCH TRAIL OFFICE PARK
405 RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

RAINBOW ACRES,
LOT 18 & S PT OF 19,
ACRES 9.52

OWNER:

JT ALLIANCE, INC.
16 MEADOWLAKE DRIVE
HEATH, TX 75032

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER

SP2019-003

site integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design

John F. Murphy, ASLA

7529 Cross Gate Way
Tyler, TX 75703
john@siteint.com
scott@siteint.com

512.632.3822 - Tyler
512.589.9584 - Austin
www.siteint.com

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING
1903 CHERK SPANGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
973
STATE OF TEXAS

10/23/19

RANCH TRAIL OFFICE PARK
405 RANCH TRAIL
ROCKWALL, TEXAS 75032

LANDSCAPE PLAN

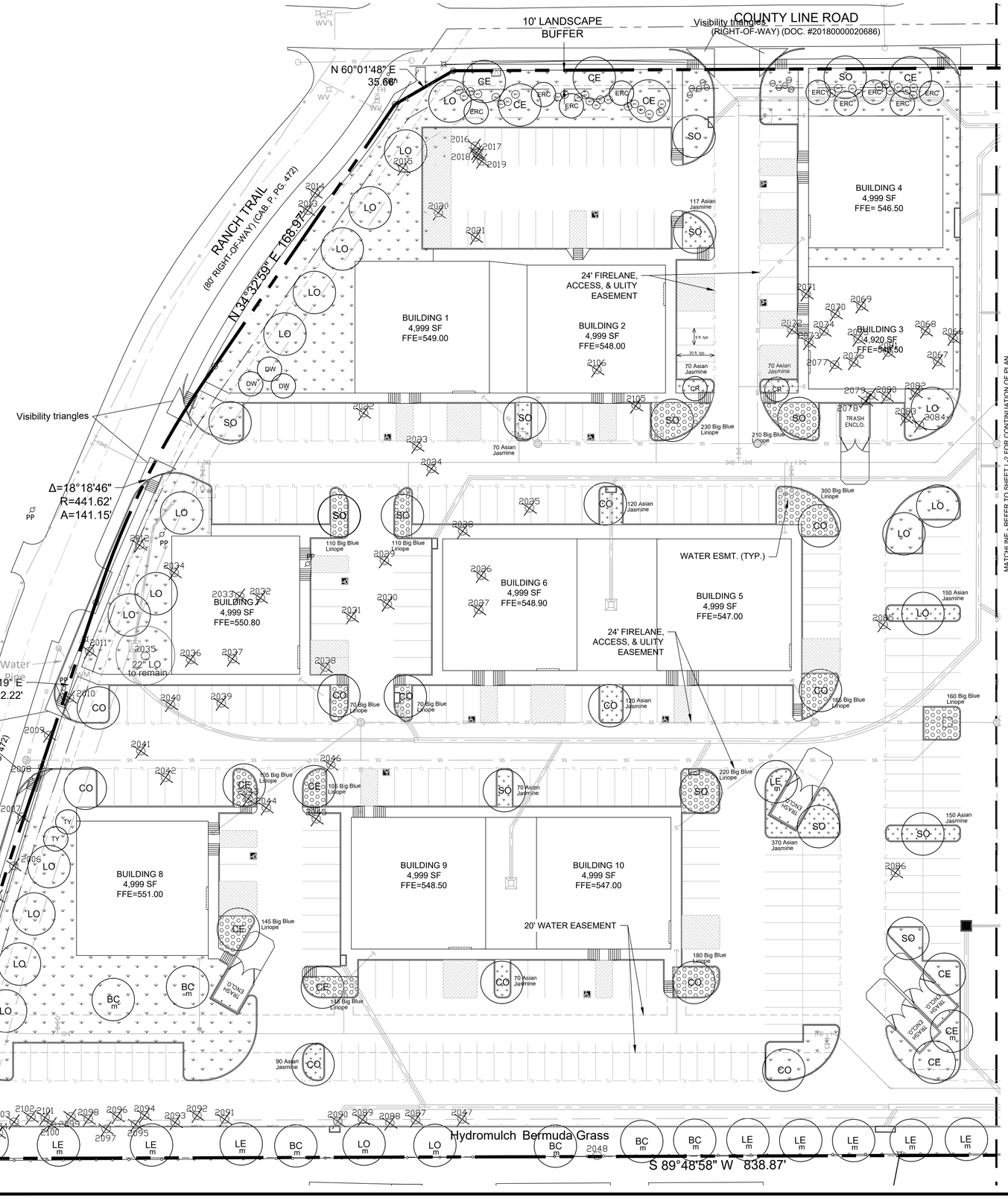
DESIGN:	CLC
DRAWN:	LRR
CHECKED:	CLC
DATE:	10/23/2019

SHEET

L-2

File No. 2019-001

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LAST SAVED: 10/21/2019 1:24 PM



TREE LEGEND

Canopy Trees

SO	Shumard Oak	BO	Bur Oak
LE	Bosque Elm	CO	Chinquapin Oak
LO	Live Oak	CE	Cedar Elm
BC	Bald Cypress		
+m	Mitigation trees	2021	Existing trees to be removed

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CR	Crapemyrtle	TY	Tree Yaupon
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WM	Dwarf Wax Myrtle
AJ	Asian Jasmine
BBL	Big Blue Liriope

HATCH LEGEND

Asian Jasmine

Big Blue Liriope

Solid Sod Bermuda Grass

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WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
973
STATE OF TEXAS
10/23/19

LANDSCAPE PLAN

DESIGN:	CLC
DRAWN:	LRR
CHECKED:	CLC
DATE:	10/23/2019
SHEET	L-1
File No.	2019-001

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PLANT LIST

CANOPY TREES				
11	LE	Lacebark Elm	Ulmus parviflora	3" cal. B&B 12' ht. 5' spread
29	LO	Live Oak	Quercus virginiana	3" cal. B&B 12' ht. 5' spread
12	CO	Chinquapin Oak	Quercus muhlenbergia	3" cal. B&B 12' ht. 5' spread
27	CE	Cedar Elm	Ulmus crassifolia	3" cal. B&B 12' ht. 5' spread
13	BC	Bald Cypress	Taxodium distichum	3" cal. B&B 12' ht. 5' spread
17	SO	Shumard Oak	Quercus shumardii	3" cal. B&B 12' ht. 5' spread
8	BO	Bur Oak	Quercus macrocarpa	3" cal. B&B 12' ht. 5' spread
ORNAMENTAL TREES				
3	TY	Tree Yaupon	Ilex vomitoria	30 gal. 8' ht. multi-trunk female
2	CR	Crapemyrtle	Lagerstroemia indica 'Tuscarora'	30 gal. 8' ht. 3 trunk 2 1/2" cal. min.
3	DW	Desert Willow	Chilopsis linearis 'Timeless Beauty'	30 gal. 6' ht. 2 1/2" cal. min.
16	ERC	Eastern Red Cedar	Juniperus virginiana	30 gal. 6' ht. 2 1/2" cal. min.
SHRUBS & GROUNDCOVERS				
59	BH	Burford Holly	Ilex cornuta burfordii	10 gal. as shown
10	WM	Dwarf Wax Myrtle	Myrica pusilla	5 gal. 36" oc
1,807	AJ	Asian Jasmine	Trachelospermum asiaticum	1 gal. 18" oc
2,325	BBL	Big Blue Liriope	Liriope muscari 'Big Blue'	1 gal. 18" oc

City of Rockwall, Texas
LANDSCAPE CALCULATIONS

		Required	Provided
Total Lot Area	414,665 SF		
Landscape Area 10%		41,467 SF	118,070 SF (28%)

Street Buffer Trees	1 Shade tree 3" cal. per 50 LF of frontage	Required	Provided
Ranch Trail	618.51 LF	13	13
County Line Road	454.64 LF	10	11

Parking Lot Landscape		Required	Provided
Parking Spaces 1 tree per 10 spaces	370	37	44

Tree Mitigation

Primary tree inches removed - 38.5"
Secondary tree inches removed - 691.5" / 2 = 345.75"
Total protected inches removed - 384.25"

Diseased trees, ROW trees, preserved trees, and secondary trees under 11" not included in mitigation total

New mitigation inches provided - 150"
Remainder mitigation to be paid into tree fund - 235"

EXISTING TREE LIST

	Number	Size	Type
ROW	2000	8" 8"	Hackberry
ROW	2001	13"	Cedar
ROW	2002	7" 10" 10"	Cedar
ROW	2003	16"	Cedar
ROW	2004	17"	Cedar
ROW	2005	15"	Cedar
ROW	2006	12"	Cedar
ROW	2007	16"	Cedar
ROW	2008	26"	Cedar
ROW	2009	10" 13" 18"	Cedar
ROW	2010	10"	Cedar
	2011	8"	Oak
	2012	12"	Hackberry
ROW	2013	10"	Cedar
ROW	2014	14" 20"	Cedar
	2015	15" 14"	Cedar-Hackberry
	2016	10"	Hackberry
	2017	10"	Hackberry
	2018	10"	Hackberry
	2019	10"	Hackberry
	2020	7" 10"	Hackberry
	2021	13"	Cedar
	2022	22"	Cedar
	2023	12" 16"	Cedar
	2024	16"	Cedar
	2025	15"	Cedar
	2026	12"	Hackberry
D	2027	12"	Hackberry
	2028	11"	Cedar
	2029	22"	Hackberry
D	2030	27"	Cedar
	2031	8"	Hackberry
D	2032	10"	Hackberry
D	2033	16"	Hackberry
	2034	8"	Hackberry
*	2035	22"	Live Oak
D	2036	23"	Mulberry
D	2037	17"	Mulberry
D	2038	32"	Mulberry
D	2039	17"	Mulberry
D	2040	15"	Mulberry
	2041	18"	Oak
	2042	8"	Cedar
	2043	14"	Mulberry
	2044	12"	Hackberry
	2045	8" 10" 10"	Hackberry
	2046	10"	Hackberry
	2047	16"	Cedar
*	2048	12"	Cedar
	2049	10"	Hackberry
	2050	10"	Hackberry
	2051	10" 10"	Hackberry
	2052	12"	Hackberry
	2053	8"	Hackberry

Number	Size	Type
2054	8"	Hackberry
2055	10" 17"	Hackberry
2056	7" 9"	Ash
2057	11"	Hackberry
2058	8"	Hackberry
2059	8"	Hackberry
2060	8"	Hackberry
2061	7"	Hackberry
2062	8"	Hackberry
2063	8"	Hackberry
2064	10"	Hackberry
2065	8"	Hackberry
2066	16"	Hackberry
2067	8" 8" 10"	Hackberry
2068	16"	Hackberry
2069	8" 8"	Hackberry
2070	15"	Hackberry
2071	10" 12"	Hackberry
2072	13"	Hackberry
2073	7" 9"	Hackberry
2074	13"	Hackberry
2075	13"	Hackberry
2076	11"	Hackberry
2077	11"	Hackberry
2078	9"	Hackberry
2079	9"	Hackberry
2080	12"	Hackberry
2081	9"	Hackberry
2082	13"	Hackberry
2083	8"	Hackberry
2084	13"	Hackberry
2085	11"	Cedar
2086	13"	Cedar
2087	10"	Cedar
2088	10"	Cedar
2089	10"	Cedar
2090	10"	Cedar
2091	8"	Cedar
2092	12"	Cedar
2093	8" 12"	Cedar
2094	8"	Cedar
2095	10"	Cedar
2096	10"	Cedar
2097	10"	Cedar
2098	12"	Cedar
2099	10"	Cedar
2100	8"	Cedar
2101	10"	Cedar
2102	10"	Cedar
2103	8"	Cedar
2104	15"	Cedar
2105	10"	Hackberry
2106	10"	Hackberry

D = DISEASED TREE
ROW = TREE IN RIGHT OF WAY
* = PRESERVED TREE



Tree Stake Solutions

TREE STAKE SOLUTIONS LLC
9973 FM 521 ROAD
ROSHARON, TX 77583
PHONE: (281) 778-1400
FAX: (281) 778-1425
www.treestakesolutions.com

1. WITH TREE IN A STRAIGHT & PLUMB POSITION, CENTER THE APPROPRIATE ROOT ANCHOR SAFETY STAKE AROUND THE TRUNK, WITH RINGS LAYING FLAT AGAINST ROOTBALL, U-BRACKETS FACING UP.

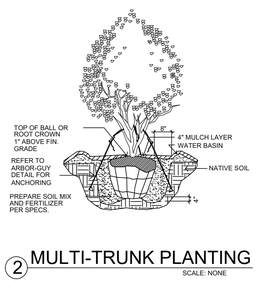
2. INSERT 1 OF 3 NAIL STAKES THROUGH EACH OF THE U-BRACKETS. NAILS SHOULD REST IN THE UNDISTURBED SOIL AT THE BOTTOM OF THE TREE PIT. ALL NAILS SHOULD FIT SNUG AGAINST THE SIDE OF THE ROOTBALL.
(FOR HAND OR MACHINE DUG TREES, IT MAY BE NECESSARY TO PENETRATE 1" - 4" OF OUTER AREA OF THE ROOTBALL WITH THE NAIL.)

3. NAIL STAKES SHOULD BE DRIVEN STRAIGHT DOWN INTO THE UNDISTURBED SOIL BELOW THE ROOTBALL. THE NAILS ARE NOW CAGING THE ROOTBALL IN PLACE, WHILE THE TOP BRACKET PINS THE ROOTBALL DOWN.
AFTER THE TREE STAKE IS INSTALLED, A LAYER OF MULCH CAN BE ADDED OVER THE STAKE. REMOVE ROOT ANCHOR AFTER TREE IS ESTABLISHED.

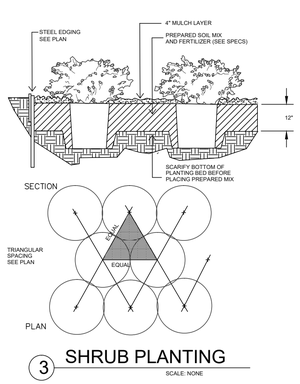
ROOT ANCHORTM BELOW GRADE SAFETY STAKE SIZING CHART

ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)	ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)
5 BG	5 GALLON OR 10" ROOTBALL	#4 X 24"	100 BG	95/100 GALLON OR 36" ROOTBALL	#5 X 48"
15 BG	10/15 GALLON OR 17" ROOTBALL	#4 X 36"	150 BG	150 GALLON OR 42" ROOTBALL	#5 X 60"
30 BG	20/30 GALLON OR 22" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL	#5 X 72"
45/65 BG	45/65 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 58" ROOTBALL	#5 X 72"

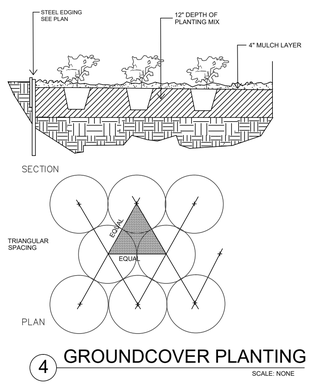
1 CANOPY TREE PLANTING
SCALE: NONE



2 MULTI-TRUNK PLANTING
SCALE: NONE



3 SHRUB PLANTING
SCALE: NONE



4 GROUNDCOVER PLANTING
SCALE: NONE

RANCH TRAIL OFFICE PARK
405 RANCH TRAIL
ROCKWALL, TX 75087

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REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
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STATE OF TEXAS
10/23/19

LANDSCAPE DETAILS

DESIGN:	CLC
DRAWN:	LRR
CHECKED:	CLC
DATE:	10/23/2019

SHEET
L-3

File No. 2019-001

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LAST SAVED: 10/21/2019 1:24 PM

City of Rockwall

Project Plan Review History

Project Number	SP2019-044	**Owner**	MCCLINTOSH, JIMMY	**Applied**	11/18/2019 DG
Project Name	Office Complex	**Applicant**	Ramsay & Reyes, LLC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
409 W WASHINGTON ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
WASHINGTON PLACE		W/2 OF 14		4180-0014-0000-B0-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/18/2019	11/25/2019	11/18/2019		APPROVED	
ENGINEERING	Sarah Johnston	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(11/22/2019 9:26 AM SJ)
M - Add note, "No trees within 5' of utilities" to the landscape plan. Standards of Design and Construction Sect. 4.4
M - Must dimension the distance from the driveways to the nearest driveway on either side. Standards of Design 2.6
M - Parking near the building or head to head parking to be 20'x9'. All other parking to be 18'x9'. Standards of Design 2.20
M - No structures in easements. This includes retaining walls and footings. Standards of Design 5.1.3
M - All fire lane radii to be 20' min. If the building is 36’ or taller, the fire lane radius must be 30’min. Standards of Design 2.20
M - No structures in easements. This includes retaining walls and footings, dumpster and screening wall must be out of easements. Standards of Design 5.1.3
M - All fire hydrants must have a 20'x20' easement established. Fire hydrants to have 5’ of clearance around all sides. Standards of Design 5.2.11
M - Minimum easement width is 20' for proposed easements. Standards of Design 5.1.3
M - Retaining walls in detention require a variance Standards of Design 3.4.4
M – Must stub out the 8” water and 8” sewer to the northern property for future expansion. Standards of Design 5.1.2
M – All fire lanes or drive isles must be a minimum of 24’ wide. Standards of Design and Construction 2.20
M - Must install a 6' sidewalk along the street frontage. Standards of Design 2.14.
M - Proposed & existing water and sewer to be shown on site plan (Not separate sheet)
M - 10' U.E required along ROW
M - Water line must be looped on-site place water line in fire lane instead of TXDOT ROW. Standards of Design 5.2.2
M - Must meet all standards of design and construction.

I - Landscape plan shows walls in detention. Not allowed without variance approval. from P&Z Commission
I - Was the ROW for Second St. purchased?
I - 4% Engineering Fees
I - Impact Fees
I - Must have detention on-site. Manning's C-value is per zoning
I - Water and sewer lines must have 10'of easement on both sides
I - No utilities in detention easements
I - No grate utilities allowed
I - Fire Lane paving to be 8" 3600 psi (6.5 sack mix)
I - No sand allowed under paving.
I - Walls 3' and over must be engineered
I - All retaining walls to be rock or stone face. No smooth concrete walls.
I - If using the pond for detention, it must be over the existing level.
I - Detention outfall must reach sheet flow conditions prior to crossing the property line.
I - Will need TxDOT driveway and utility permits.
I - TIA required w/ fees.
I - Engineering review fees apply

FIRE	Ariana Hargrove	11/18/2019	11/25/2019	11/20/2019	2	COMMENTS	See notes

(11/20/2019 6:55 PM AA)
Additional fire hydrant may be required based on needed fire flow.

A turning radius of 30-feet for buildings 30-feet or above in height and/or 3 or more stories in height.

Fire lane cannot exceed 10% in grade change, with cross slope not exceeding 5%. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department’s apparatus.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	See comments
(11/20/2019 4:48 PM LS) Address assignment will be: 409 W. Washington St, Rockwall, TX 75087							
PLANNING	Korey Brooks	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	Comments

SP2019-044; 409 W Washington Street

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified as a portion of Lot 14 of the Lowe & Allen Addition [0.4590-acres] and Lot 2-R, Block A, Washington Place Addition [0.28-acres] , City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2019-044) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).

M.5 Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

(1) Please do not provide a separate page for utilities. Please show on site plan and landscape plan.

(2) Please show topo on site plan and landscape plan.

(3) Please remove labels for Lots 1R and 2R and provide existing lot and block information on site plan.

(4) Please correct address on plans. Some plans indicate 409 W Washington and some indicate 411 W. Washington.

(5) Please provide site data table on site plan.

(6) Please show centerlines of adjacent roadways.

(7) Please note that all plans need to match (i.e. currently the utility plan does not match site plan.

(8) Please note that the water line will need to be looped through the site.

(9) Please check the orientation of the stairs on the site plan.

(10) Please remove the concrete planter from the parking space

(11) Please remove signage from the site plan.

(12) Please utilize a variety of line types and line weights. It is difficult to determine what the lines are (i.e. there are several lines running N/S adjacent to the concrete planter)

(13) Please note that the dumpster enclosure cannot face the street. Also, a detail has been provided.

(14) Please dimension a typical parking space.

(15) Please check radii at drive aisles to ensure conformance to the engineering standards of design.

(16) Please show and label the property line.

(17) Please show FL with a hatch pattern, stipple, shade of gray, etc.

(18) Please provide pavement type and depth.

(19) Please show proposed sidewalks as a hatch pattern.

(20) Please dimension distance of building from property lines.

(21) Please note, the site plan, building elevations, rendering do not seem to match. (i.e. the site plan shows projections/recesses adjacent to Washington Street that do not appear in the rendering and building elevations.

(22) Please provide all engineering information on site plan.

(23) Please provide treescape plan

(24) Please note that walls in the detention area will require a variance.

(25) Please label detention pond and show on all plans.

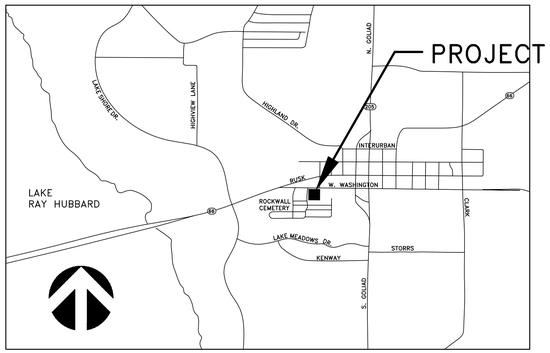
(26) Please show and label property line on LS Plan.

LANDSCAPE PLAN

(27) Please remove the cross slope % and show topo on landscape plan.

(28) Please check tree mitigation requirements. The ratio is not correct.
(29) Please show utilities and engineering information on LS Plan.
(30) Please note, the LS adjacent to Washington appears to be in the ROW and does not match the rendering.
(31) Please label and greyscale existing drives/curb cuts that will be modified (i.e. show existing vs proposed).
(32) Please show centerline of ROW.
(33) Please note, that the dumpster enclosure cannot face public ROW. Detail has been provided.
PHOTOMETRIC PLAN
(34) Please show and label property line.
(35) Please note, it is difficult to see location of fixtures. Please greyscale FC and bold the fixtures
BUILDING ELEVATIONS
(36) Please note, that the one-story building is required to be two-stories min
(37) What is the material below the stairs? Retaining wall? Please show and label.
I.6 Please note that failure to address all comments provided by staff by 5:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested.

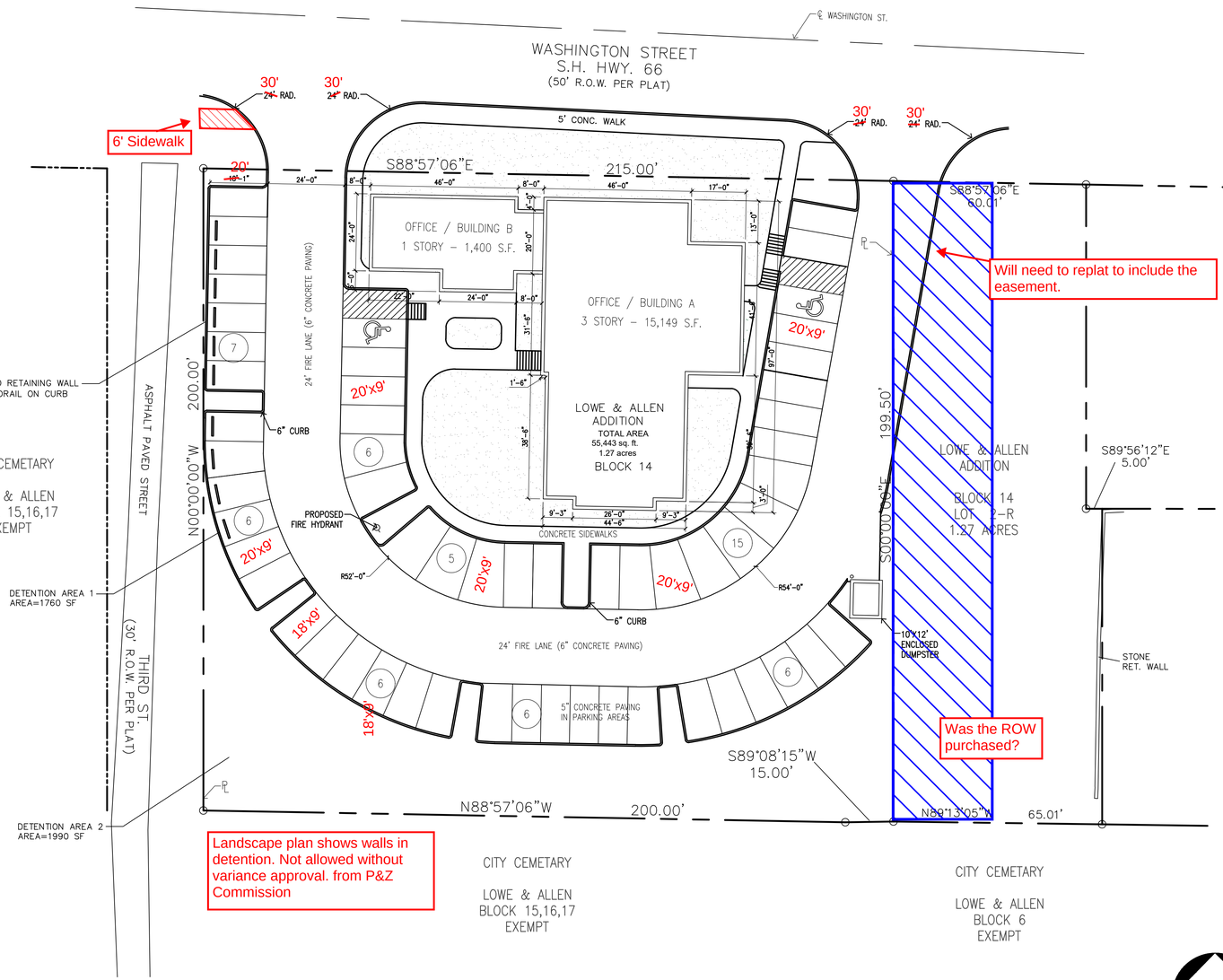
- Revisions for this case will be due on December 3, 2019;
- The Planning & Zoning Worksession is November 26, 2019.
- The Planning and Zoning Commission Meeting for this case is December 10, 2019
- The City Council Meeting for this case is December 16, 2019.



VICINITY MAP

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	42,989 S.F.	100 %
IMPERVIOUS	29,141 S.F.	67.8 %
BLDG. A / 3 STORY SURFACE AREA	5,049 S.F.	11.7%
BLDG. B / 1 STORY SURFACE AREA	1,400 S.F.	3.2%
PAVEMENT AREA	19,891 S.F.	46.3 %
PERVIOUS	13,859 S.F.	32.2 %
SIDEWALK AREA	2,433 S.F.	5.7 %
MAX. BUILDING HEIGHT PROPOSED	41 FT 8 IN	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	16,549 S.F.	
PARKING PROVIDED	57	
PARKING REQ'D	57	

- 4% Engineering inspection fees (i)
- Impact fees. (i)
- Min 20' utility easements. (i)
- No structures in easements. (m)
- Fire lane to be 24' wide with 20' radii (or 30' rad. depending on height). (m)
- Parking to be 20'x9' (m)
- Dumpster area to drain to oil/water separator or grease trap, depending on use. (m)
- No trees within 5' of public utilities. (m)
- Retaining walls 3' and over must be designed by a licensed engineer. All walks to be rock or stone. No smooth concrete walls. (i)
- Must have detention. Manning's "c-value" is per zoning for the entire property. (i)
- If using the pond for detention, it must be over the existing level. (i)
- Water line must be looped on-site place water line in fire lane instead of TXDOT ROW. (m)
- Detention outfall must reach sheet flow conditions prior to crossing the property line. (i)
- Must meet all city engineering standards. (m)
- Engineering review fees apply (i)
- No walls in utility esmts (m)
- 10' U.E Required along ROW (m)
- Will need TxDOT driveway and utility permits. (i)
- TIA required w/ fees (i)
- Prop & existing water and sewer to be shown on site plan (Not separate sheet) (M)



SITE PLAN
SCALE: 1"=20'
0 20' 40'

OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
RAMSAY & REYES, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT ROSS I. RAMSAY 2449 STATE OF TEXAS

RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS
NO. DESCRIPTIONS/ISSUE DATE

PROJECT NAME AND ADDRESS:
BUSINESS PARK
411 W. WASHINGTON
ROCKWALL, TEXAS 75087

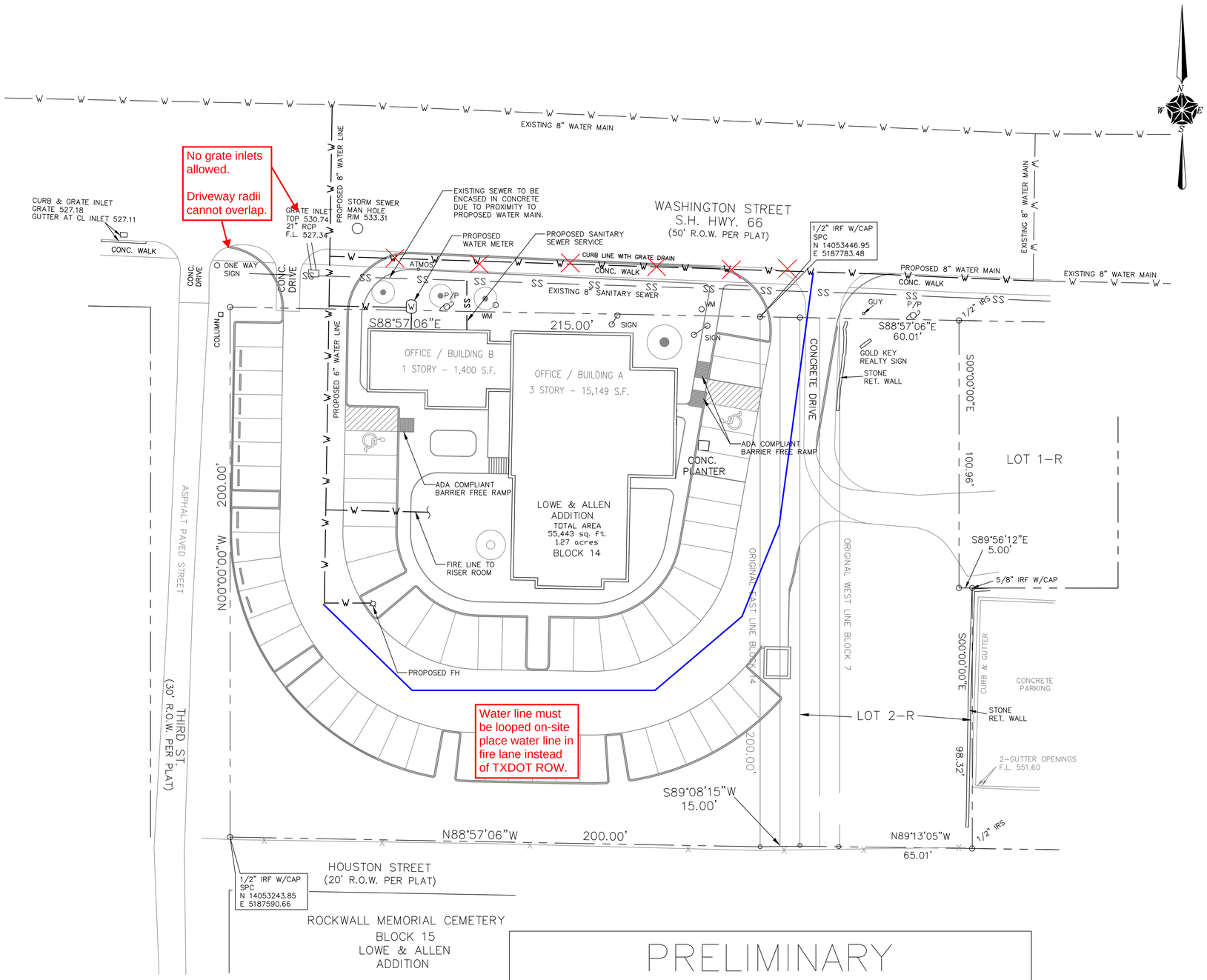
PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	11/12/2019
SCALE	1" = 20'
SHEET NO.	of

DRAWING NAME:
SITE PLAN

S1.0

CAUTION!!!
CALL: TEXAS ONE CALL @
1-800-245-4545
48 HRS PRIOR TO CONSTRUCTION

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EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.



PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND

- EASEMENT
- W — W — WATER LINE
- SS — SS — SANITARY SEWER LINE

11/01/2019

ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

PRELIMINARY UTILITY PLAN
ENGINEERED FOR:
RAMSAY & REYES, LLC

PLAN: PRELIMINARY UTILITY
ELD JOB NO.: 2091
DRAWN BY: JL
FIRM REGISTRATION #: 3987

BUILDER: RAMSAY & REYES, LLC.
ADDITION: LOWE & ALLEN
ADDRESS: 409 W. WASHINGTON ST.
LOT: BLOCK: 14
CITY: ROCKWALL, TX

SCALE: 1"=30'

SHEET 01

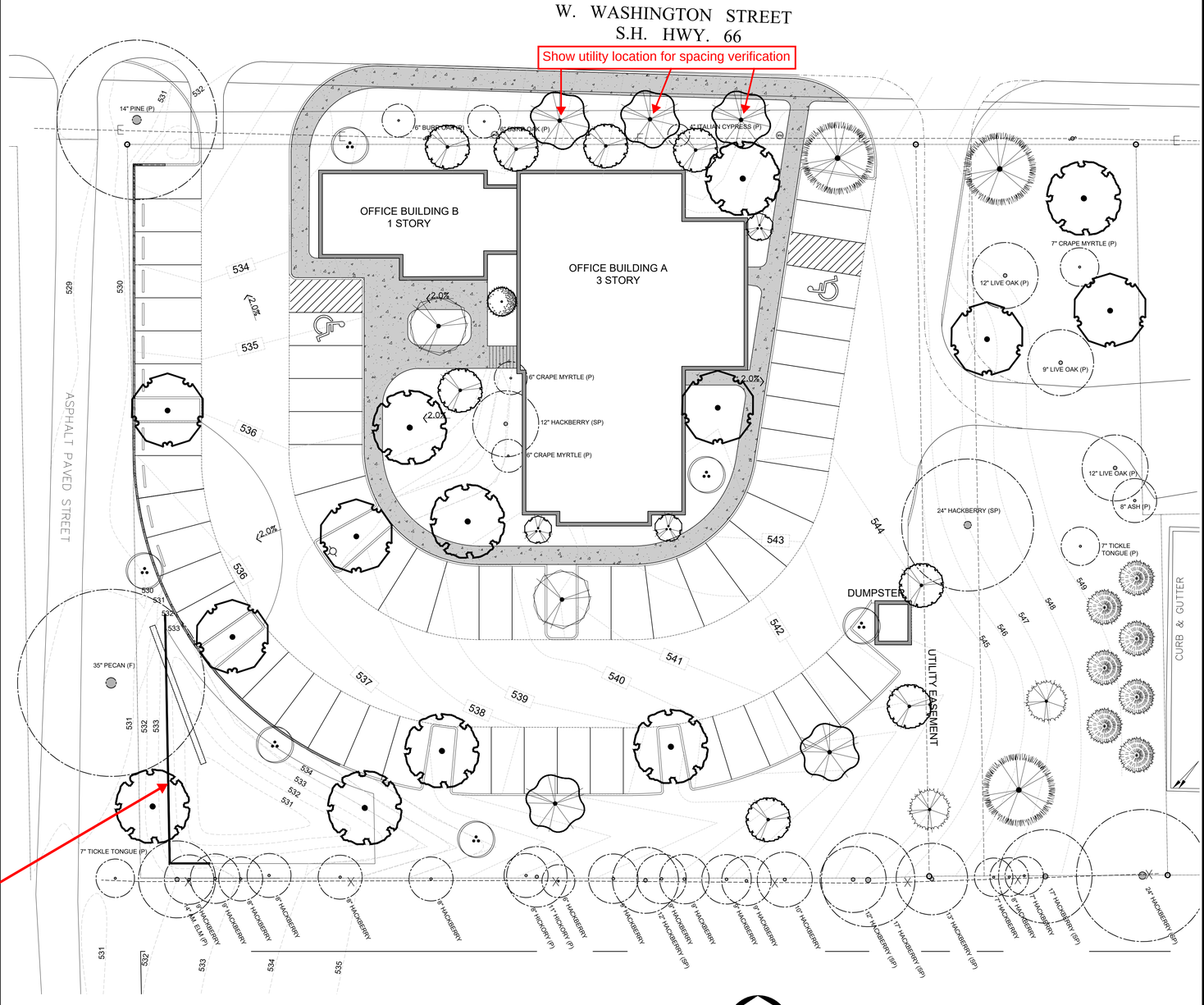
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ao	Acer rubrum `October Glory` / October Glory Red Maple 4" cal.	B & B	6
	Cl	Chilopsis linearis `Lucretia Hamilton` / Desert Willow 3" cal.	B & B	6
	Cp	Cornus florida `Cherokee Princess` / White Dogwood 3" cal.	B & B	1
	Jb	Juniperus virginiana `Brodie` / Brodie Columnar Cedar 3" cal.	B & B	7
	Mdd	Magnolia grandiflora `D.D. Blanchard` / Dwarf Magnolia 3" cal.	45 gal	2
	Pe	Pinus eldarica / Afghan Pine 6" cal.	B & B	3
	Qm	Quercus macrocarpa / Burr Oak 6" cal.	B & B	5
	Qv	Quercus virginiana / Southern Live Oak 6" cal.	B & B	8
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	3
	Tax	Taxodium distichum / Bald Cypress 4" cal.	B & B	2
	Vc	Vitex agnus-castus / Chaste Tree 3" cal.	B & B	8

No trees within 10' of non-steel encased utilities.
- Need to show ex & prop wtr & sewer

TREE DESIGNATION KEY

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED TREE	(1 : 1)
SP	SECONDARY PROTECTED TREE	(.5 : 1)
F	FEATURE TREE	(1 : 2)



B SCHEDULE AND NOTES

A PLANTING PLAN

GRAPHIC SCALE SCALE: 1/16" = 1'-0"

409 W WASHINGTON
LANDSCAPE PLANS

MAYER Design Studio
Landscape Architecture
TX #2629 NV #583
2617 Jasmine Lane
Plano, TX 75074
voice (702) 339-0825
mike@mayerdesignstudio.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL L. MAYER
11-4-2019
2629
STATE OF TEXAS

REVISIONS BY DATE

PLANTING PLAN

JOB:
BUSINESS PARK
409 W WASHINGTON ST
ROCKWALL, TX 75087

19-20-03
JOB#:

NOVEMBER 4, 2019
DATE:

L2.1
SHEET:

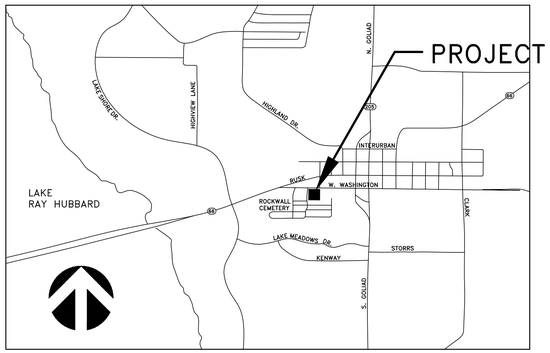
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City of Rockwall

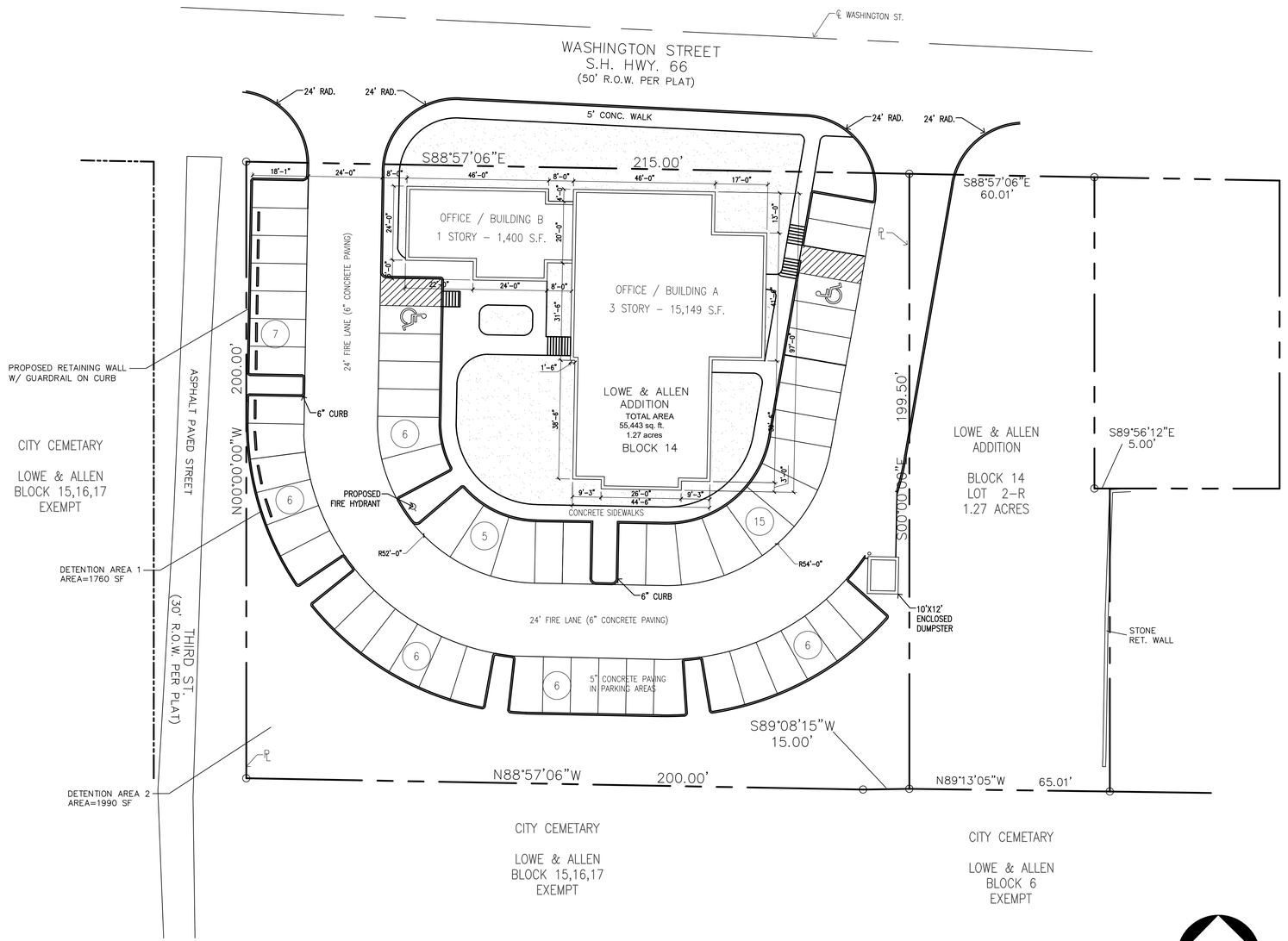
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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PARKING REQ'D	57	



SITE PLAN
SCALE: 1"=20'
0 20' 40'

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ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT ROSS I. RAMSAY 2449 STATE OF TEXAS

RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS
NO. | DESCRIPTIONS/ISSUE | DATE

PROJECT NAME AND ADDRESS:
BUSINESS PARK
411 W. WASHINGTON
ROCKWALL, TEXAS 75087

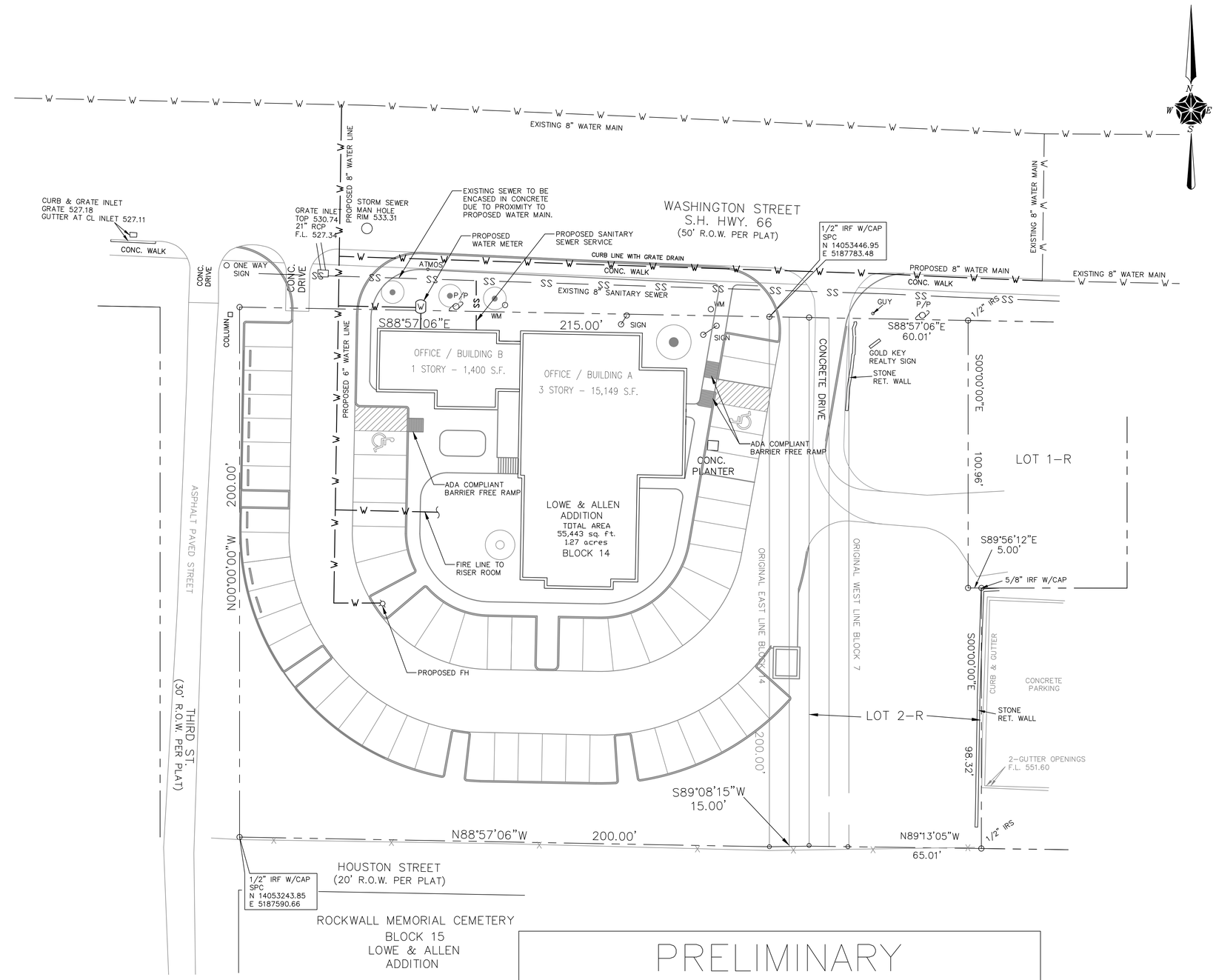
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DRAWN BY	SR
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SCALE	1" = 20'
SHEET NO.	of

DRAWING NAME:
SITE PLAN

S1.0

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NOT FOR CONSTRUCTION

LEGEND

- EASEMENT
- WATER LINE
- SANITARY SEWER LINE

11/01/2019

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F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

PRELIMINARY UTILITY PLAN
ENGINEERED FOR:
RAMSAY & REYES, LLC

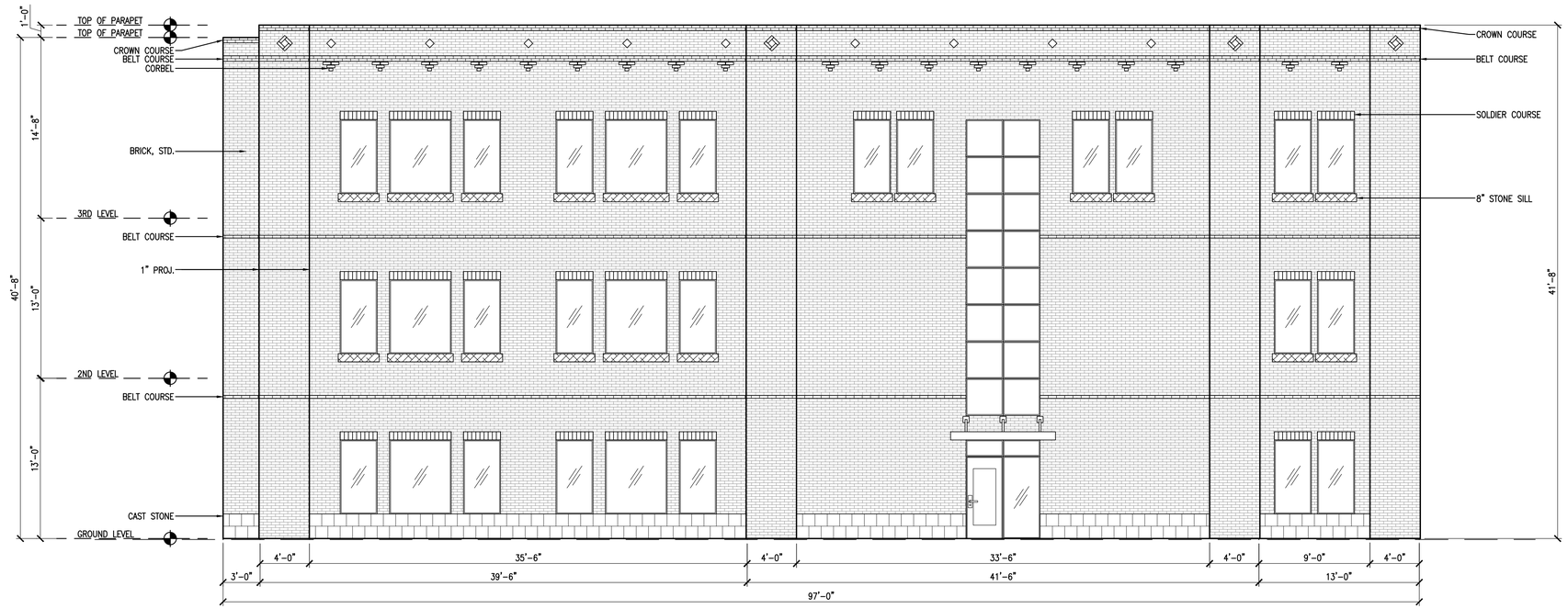
PLAN: PRELIMINARY UTILITY
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CITY: ROCKWALL, TX

SCALE: 1"=30'

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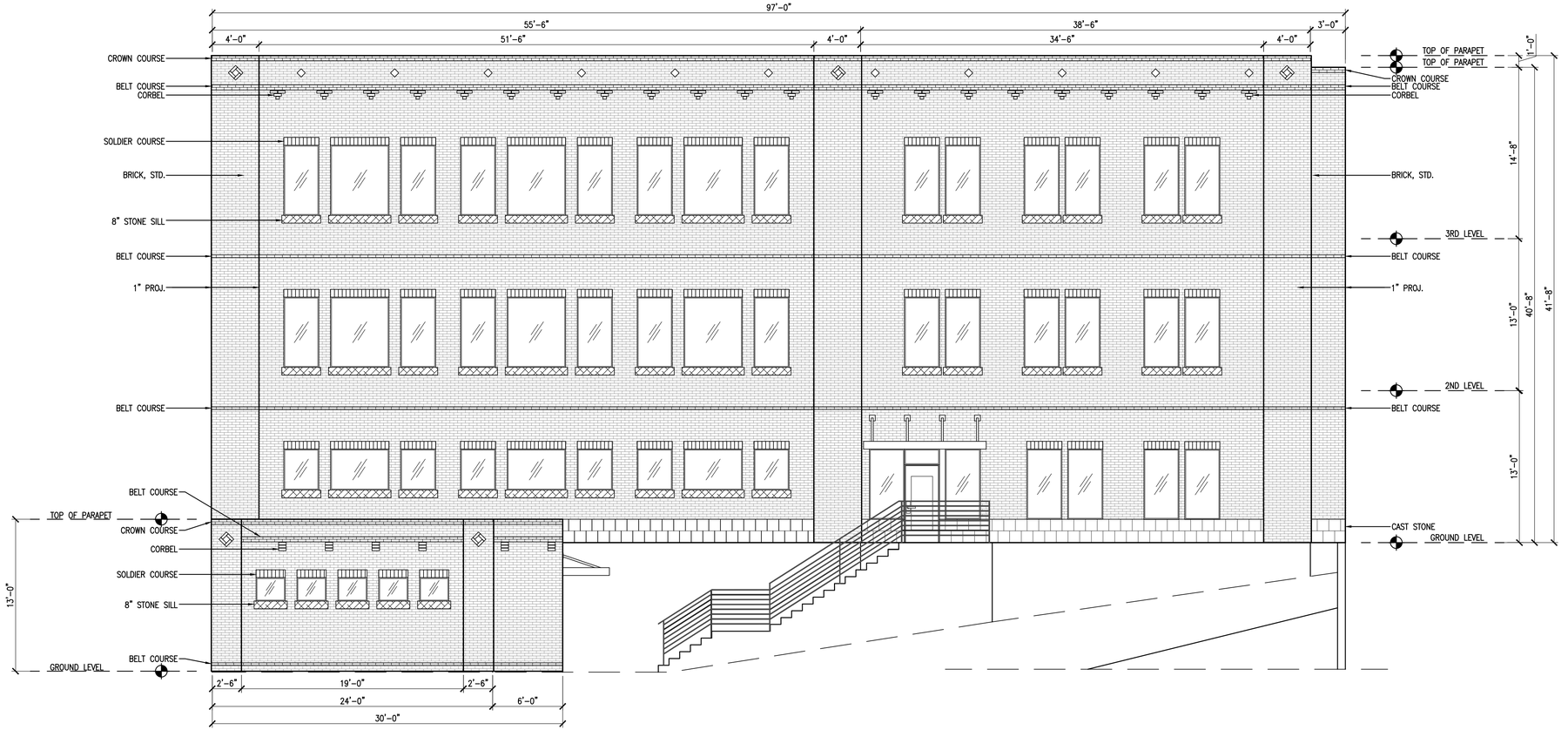
MATERIAL USAGE (%) - BLDG 'A' EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		4,042	
DOORS & WINDOWS (DEDUCTED)		768	
ACCOUNTABLE AREA		3,274	100%
MASONRY (BRICK 'A')		3,074	94%
CAST STONE		200	6%



1 EAST ELEVATION
SCALE: 3/16" = 1'

MATERIAL USAGE (%) - BLDG 'A' WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		4,042	
DOORS & WINDOWS (DEDUCTED)		859	
ACCOUNTABLE AREA		3,183	100%
MASONRY (BRICK 'A')		2,920	92%
CAST STONE		262	8%

MATERIAL USAGE (%) - BLDG 'B' NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		391	
DOORS & WINDOWS (DEDUCTED)		25	
ACCOUNTABLE AREA		366	100%
MASONRY (BRICK 'A')		357	98%
CAST STONE		9	2%



2 WEST ELEVATION
SCALE: 3/16" = 1'

REGISTERED ARCHITECT
ROSS I. RAMSAY
2449
STATE OF TEXAS

RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS		
No.	DESCRIPTIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:

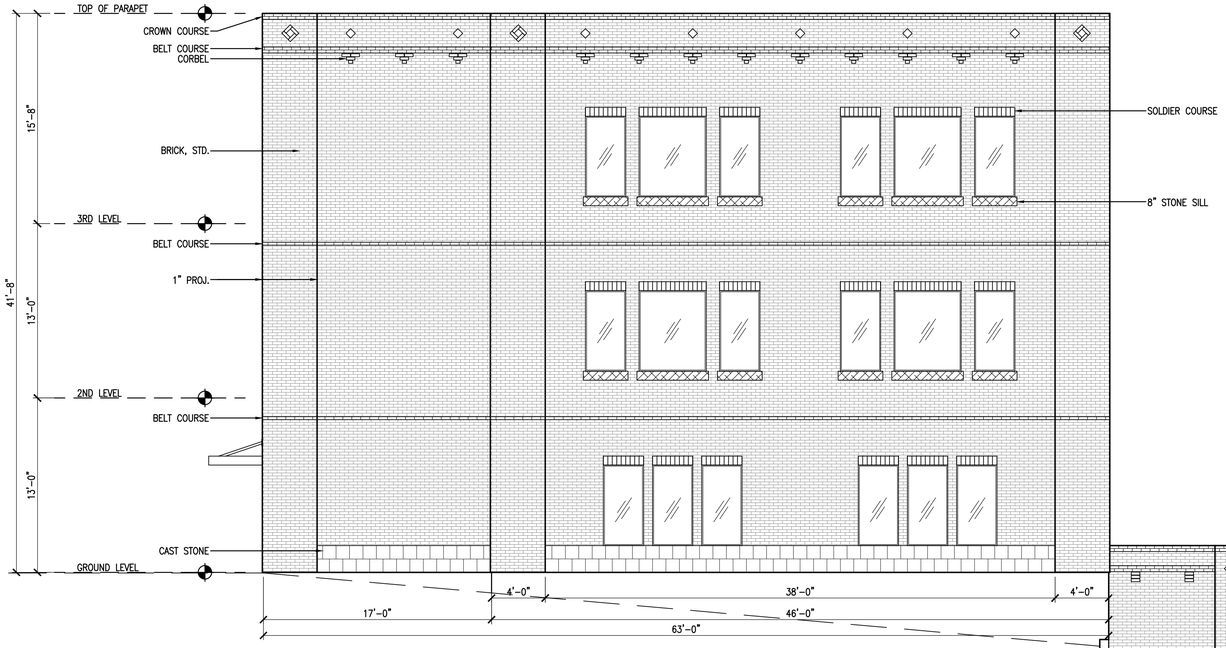
BUSINESS PARK
411 W. WASHINGTON
ROCKWALL, TEXAS 75087

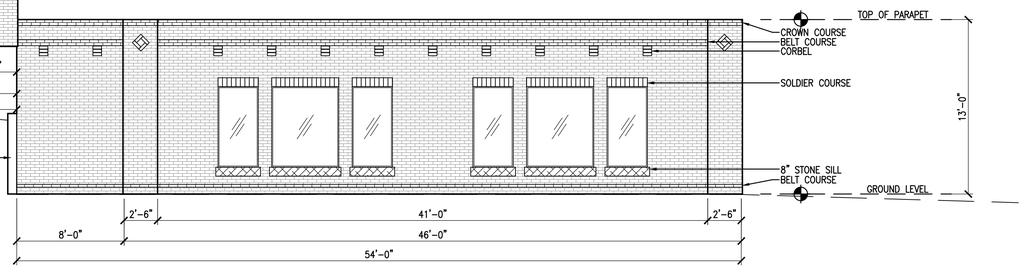
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CHECKED BY	RR
DATE	11/15/2019
SCALE	3/16" = 1'
SHEET NO.	####of ####

DRAWING NAME:

ELEVATION
EAST & WEST

####

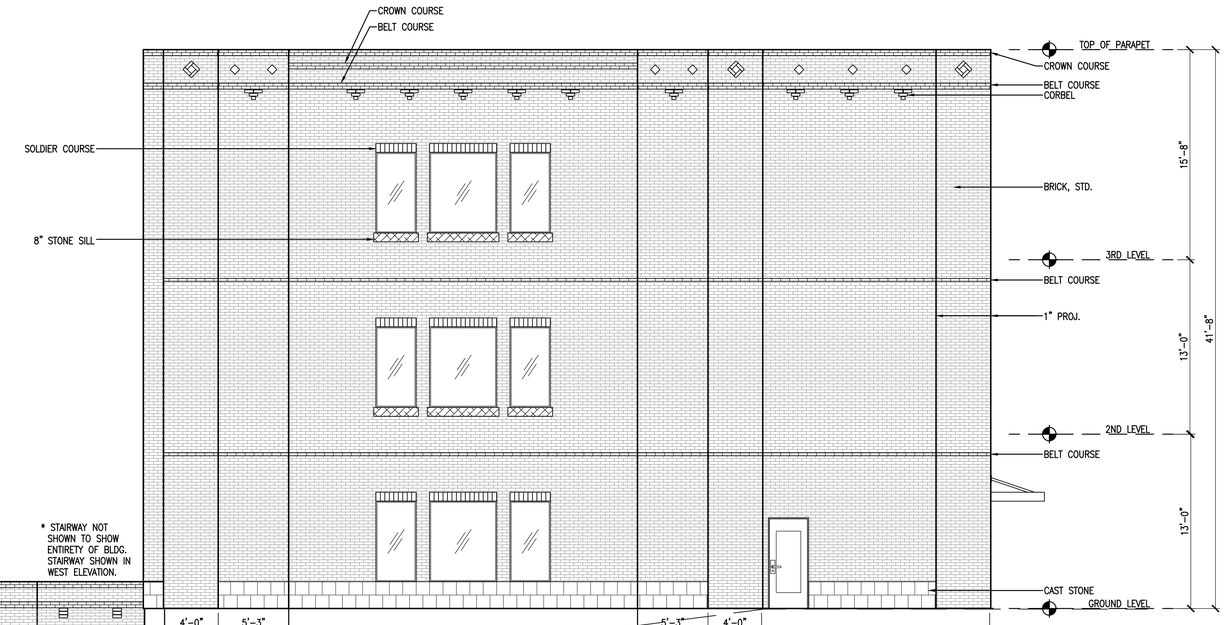




1 NORTH ELEVATION
SCALE: 3/16" = 1'

MATERIAL USAGE (%) - BLDG 'A' NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,632	
DOORS & WINDOWS (DEDUCTED)		372	
ACCOUNTABLE AREA		2,260	100%
MASONRY (BRICK 'A')		2,126	94%
CAST STONE		134	6%

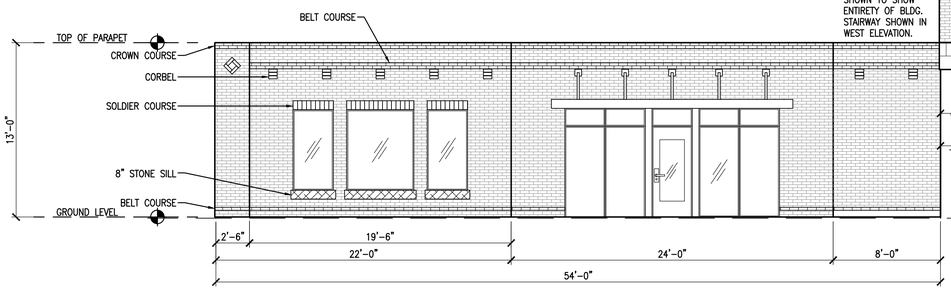
MATERIAL USAGE (%) - BLDG 'B' NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		703	
DOORS & WINDOWS (DEDUCTED)		132	
ACCOUNTABLE AREA		571	100%
MASONRY (BRICK 'A')		555	97%
CAST STONE		16	3%



MATERIAL USAGE (%) - BLDG 'A' SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,632	
DOORS & WINDOWS (DEDUCTED)		218	
ACCOUNTABLE AREA		2,413	100%
MASONRY (BRICK 'A')		2,302	95%
CAST STONE		111	5%

MATERIAL USAGE (%) - BLDG 'B' SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		703	
DOORS & WINDOWS (DEDUCTED)		188	
ACCOUNTABLE AREA		515	100%
MASONRY (BRICK 'A')		507	97%
CAST STONE		8	3%

* STAIRWAY NOT SHOWN TO SHOW ENTIRETY OF BLDG. STAIRWAY SHOWN IN WEST ELEVATION.



2 SOUTH ELEVATION
SCALE: 3/16" = 1'

REGISTERED ARCHITECT STATE OF TEXAS
ROSS T. RAMSAY 2449

RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTION/ISSUE	DATE

PROJECT NAME AND ADDRESS:
BUSINESS PARK
411 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	----
DRAWN BY	SR
CHECKED BY	RR
DATE	11/15/2019
SCALE	3/16" = 1'
SHEET NO.	####of ####

DRAWING NAME:
ELEVATION
NORTH & SOUTH

####

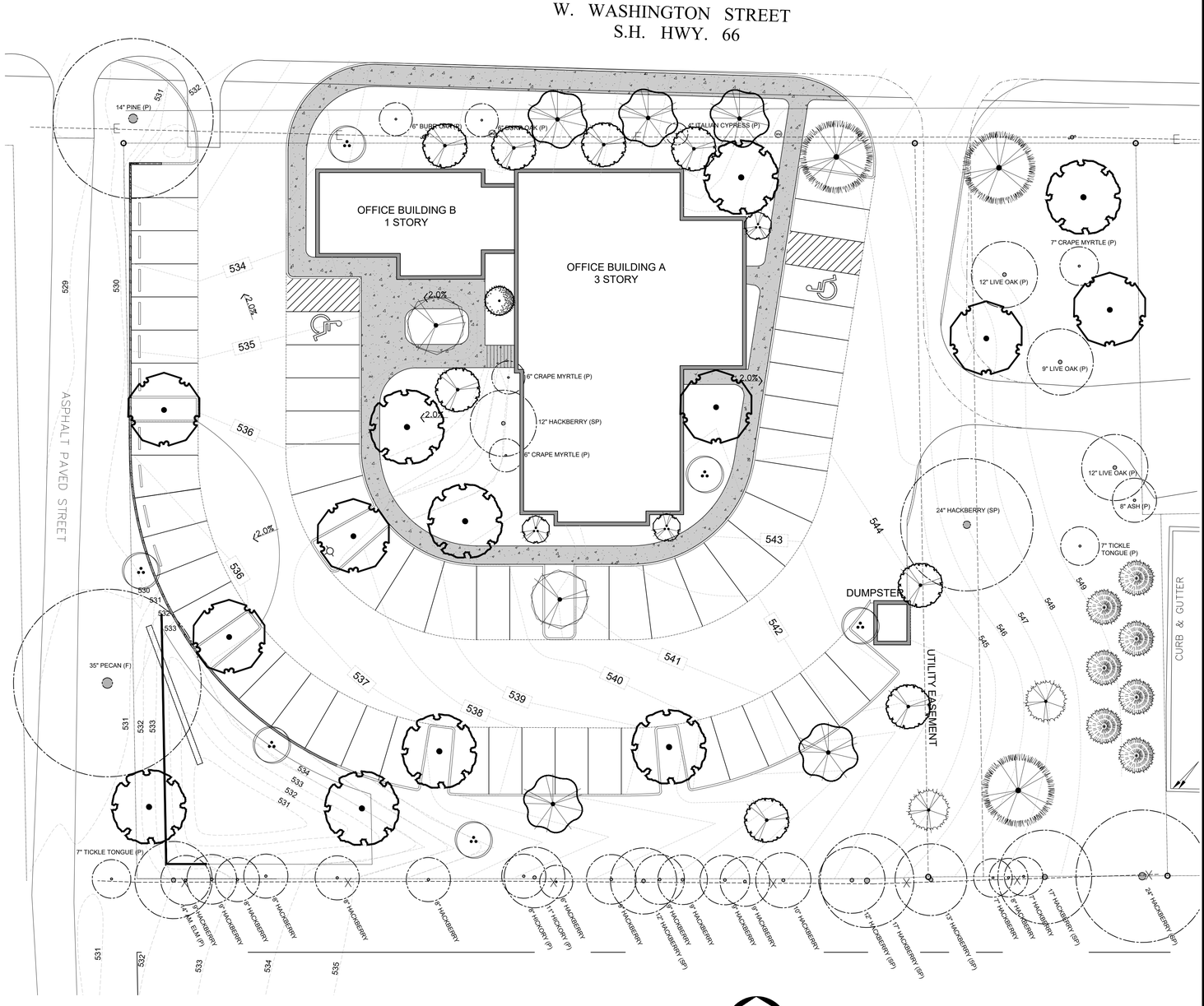


PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	Ao	Acer rubrum `October Glory` / October Glory Red Maple 4" cal.	B & B	6	**24"**
	Cl	Chilopsis linearis `Lucretia Hamilton` / Desert Willow 3" cal.	B & B	6	**18"**
	Cp	Cornus florida `Cherokee Princess` / White Dogwood 3" cal.	B & B	1	**3"**
	Jb	Juniperus virginiana `Brodie` / Brodie Columnar Cedar 3" cal.	B & B	7	**21"**
	Mdd	Magnolia grandiflora `D.D. Blanchard` / Dwarf Magnolia 3" cal.	45 gal	2	**6"**
	Pe	Pinus eldarica / Afghan Pine 6" cal.	B & B	3	**18"**
	Qm	Quercus macrocarpa / Burr Oak 6" cal.	B & B	5	**30"**
	Qv	Quercus virginiana / Southern Live Oak 6" cal.	B & B	8	**48"**
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	3	**6"**
	Tax	Taxodium distichum / Bald Cypress 4" cal.	B & B	2	**8"**
	Vc	Vitex agnus-castus / Chaste Tree 3" cal.	B & B	8	**24"**
					206"

TREE DESIGNATION KEY

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED TREE	(1 : 1)
SP	SECONDARY PROTECTED TREE	(.5 : 1)
F	FEATURE TREE	(1 : 2)



B SCHEDULE AND NOTES

A PLANTING PLAN

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409 W WASHINGTON
LANDSCAPE PLANS

MAYER Design Studio
Landscape Architecture
TX #2629 NV #583
2617 Jasmine Lane
Plano, TX 75074
voice (702) 339-0825
mike@mayerdesignstudio.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL L. MAYER
11-4-2019
2629
STATE OF TEXAS

REVISIONS	DATE	BY

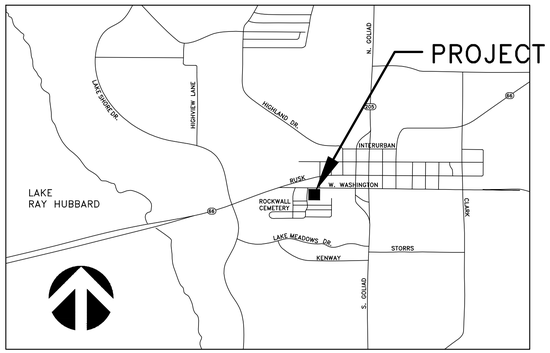
PLANTING PLAN

JOB:
BUSINESS PARK
409 W WASHINGTON ST
ROCKWALL, TX 75087

19-20-03
JOB#:

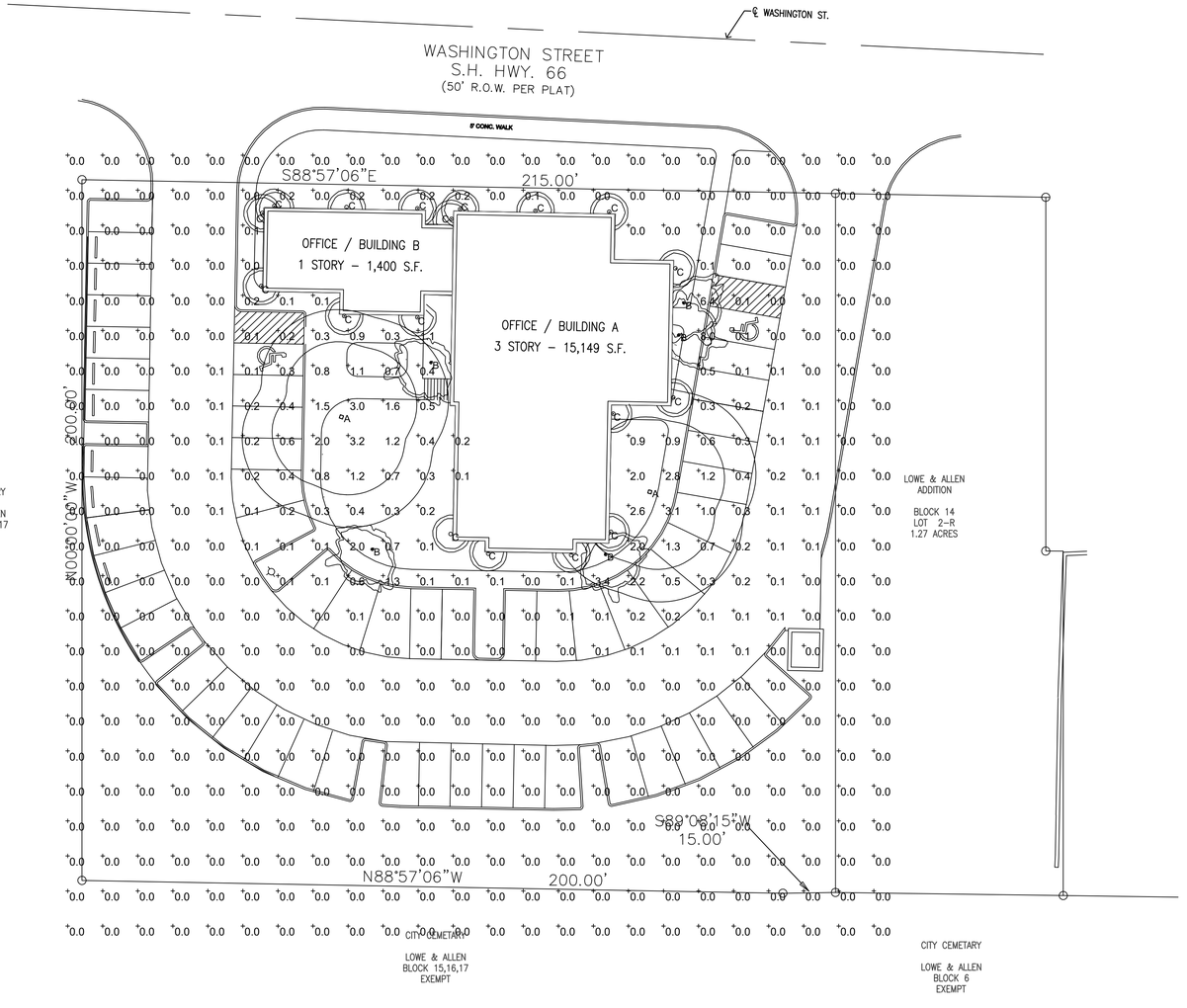
NOVEMBER 4, 2019
DATE:

L2.1
SHEET:



VICINITY MAP

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	42,989 S.F.	100 %
IMPERVIOUS	29,141 S.F.	67.8 %
BLDG. A / 3 STORY SURFACE AREA	5,049 S.F.	11.7%
BLDG. B / 1 STORY SURFACE AREA	1,400 S.F.	3.2%
PAVEMENT AREA	19,891 S.F.	46.3 %
PERVIOUS	13,859 S.F.	32.2 %
SIDEWALK AREA	2,433 S.F.	5.7 %
MAX. BUILDING HEIGHT PROPOSED	41 FT 8 IN	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	16,549 S.F.	
PARKING PROVIDED	57	
PARKING REQ'D	57	



PHOTOMETRIC SITE PLAN

SCALE: 1"=20'

0 20' 40'

SCALE: 1" = 20'

OWNER/DEVELOPER:
LMGC, LLC
JIMMY McCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
RAMSAY & REYES, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT ROSS I. RAMSAY 2449 STATE OF TEXAS

RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

NO.	DESCRIPTION/ISSUE	DATE

PROJECT NAME AND ADDRESS:

BUSINESS PARK
411 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	11/12/2019
SCALE	1" = 20'
SHEET NO.	of

DRAWING NAME:

PHOTOMETRIC SITE PLAN

E1

RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT ROSS I. RAMSAY 2449 STATE OF TEXAS

REVISIONS

No.	DESCRIPTIONS / ISSUE	DATE

PROJECT NAME AND ADDRESS:
BUSINESS PARK
411 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	11/12/2019
SCALE	1" = 20'
SHEET NO.	of

DRAWING NAME:
OUTDOOR LIGHT SPECS.

E2

NIGHTTIME FRIENDLY
Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

American Revolution
Series 247 and 247 Cutoff
50-150W HPS, 100-175W MH

PRODUCT OVERVIEW

SERIES 247



SERIES 247 CUTOFF



PREFERRED SELECTION CATALOG NUMBERS

Series 247
- 247 10S RN 120 R3 AY
- 247 15S RN 120 R3 AY
- 247 10S RN 120 R5 AY
- 247 15S RN 120 R5 AY

Series 247 Cutoff
- 247 10S RN 120 R2 FC TL
- 247 10M XN MT1 R2 FC TL

Features:
Die-cast aluminum housing and hood for long-life performance

Die-cast trigger latch (TL) option available for easy access to internal components

Optical assembly designed for maximum performance

Hinged hood and captive screw provision afford quick, easy access to electrical and optical area for relamping or servicing

Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.

E39 mogul base socket standard

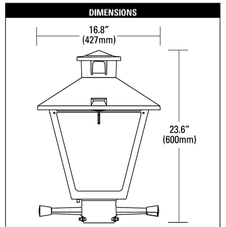
All electrical components warranted by American Electric Lighting's 6-year guarantee

Complies with ANSI: C136.2, C136.10, C136.15, C136.31 (regular only), C136.16 (FC only)

Suitable for -30°C MH & / -40°C HPS

Applications:
Streetscapes
Walkways
Pathways
Parks

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the American Revolution Series 247 is 1.8 sq. ft.
Approx. Wt. = 36 lbs.

Decorative

DL-247-A

AEL American Electric Lighting

ANTIQUE STREET LAMPS™ RESONANCE™ BOLLARD 1.0 HID
TLRCB10

CATALOG #
PROJECT
TYPE



Construction:
The luminaire is die cast and permanent mold aluminum. The roof has an internal hinge, hidden from view. Roof and ballast lids are sealed with silicone gaskets. All exposed hardware is weather resistant. FINISH:The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process that consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

Optics:
The horizontal lens is tempered fl at glass with a continuous seal.The luminaire utilizes an internal anodized and segmented reflector with socket for horizontal lamp. Reflectors are available in Type II, III, IV, and V, full cutoff distributions, are interchangeable and rotatable.

Electrical:
Luminaire is furnished with an HID ballast assembly. Sockets are porcelain, medium base, with a copper alloy nickel-plated screw shell and center contact. Ballasts are core and coil, high-power factor, regulating type. Lamp is not included.

Installation:
The Resonance Bollard offers a patented impact resistant mounting and leveling design ensuring lifelong performance. Three leveling pads within the base mounting plate are easily accessible through the access panel.The leveling pads provide full contact with the concrete pad, providing a high degree of stability.The base mounting plate is fully welded to the bollard post, providing complete structural support from all directions, giving the bollard superior vandal resistance.

Listings:
The luminaire is tested to and meets all NRTL's outdoor requirement standards, wet location use, through the fully accredited and approved CSA laboratory.

Max EPA: 1.8 sq feet
Max Height: 3' 8" (111.8 cm)
Max Width: 1' 1" (33 cm)
Max Weight: 35 lbs (15.8 kg)

Sample Catalog number:

TLRCB10	100M MED	GCF	R3	240	SF	DWH
Series	Lamp Type	Lens	Distribution	Voltage	Options	Finish

ENERGY INDEPENDENCE AND SECURITY ACT 2007 (EISA) NIGHTTIME FRIENDLY

Ordering Guide:

Series	Lamp Type	Lens	Distribution	Voltage	Options
TLRCB10	50M MED 70M MED 100M MED 39MHC G12[1] 70MHC G12 26TRT 32TRT 42TRT	GCF	R2 TYPE 2 R3 TYPE 3 R4[2] TYPE 4 R5 TYPE 5	120 208[3] 240 277 MVOLT[4]	SF SINGLE FUSE DF DOUBLE FUSE HF HOUSE SIDE SHIELD (TYPE 2 & 3 ONLY)

Finish	
DBL	BLACK
DDB	DARK BRONZE
DNA	NATURAL ALUMINUM
DWH	WHITE
CM	CUSTOM MATCH
CS	CUSTOM SELECT RAL COLORS

Notes:
1. 120V and 277V only
2. Not available with CFL
3. Consult factory for 208 volt available in Canada
4. Multi-tap ballast (120, 208, 240, 277V), only available CFL.

TLRCB10 HID

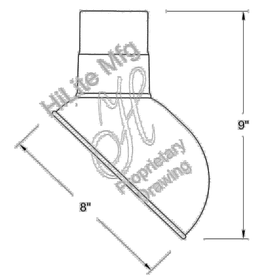
Antique Street Lamps™ | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com
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Rev. 4/14

HI-LITE MFG. CO., INC
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-EM-08
Emblem Shade Collection

Job Name:
Type:
Quantity:





FINISH -Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamal liquid, raw metal, or galvanized finishes.
Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.
For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Stem, Arm, and Flush mounting available.

ACCESSORIES - WGR(Wire Guard) and SK(Swivel Knuckle) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)
- rated 13/18/26/32 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)
- rated 35/50/70/100 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)
- rated 50/70/100 watt max/120/277 volt, medium base.

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)

c UL us LISTED

City of Rockwall

Project Plan Review History

Project Number	SP2019-045	**Owner**	Channell Commercial Corp.	**Applied**	11/18/2019	DG
Project Name	Channell Corporation	**Applicant**	Pross Design Group	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype	AMENDING			**Expired**		
Status	P&Z HEARING			**Status**	11/22/2019	DG

Site Address	**City, State Zip**	**Zoning**
1700 JUSTIN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL INDUSTRIAL EAST	2	A	2	3369-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/18/2019	11/25/2019	11/19/2019	1	APPROVED	
ENGINEERING	Sarah Johnston	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	

(11/22/2019 10:53 AM SJ)
M - Shade any future items that are not being considered in this project. It is difficult to tell what is being proposed.
M - Must show all existing and proposed utilities.
M - Add note to the landscape plan, "No trees within 5' of utilities." Standards of Design and Construction Sect. 4.4

I - Must have approval from NTMWD to grade or construct anything in their easement.
I - 4% Engineering inspection fees
I - Impact fees for new/up-sizing water taps or building square footage.
I - No storage in fire lane or utility easements
I - Parking to be 20'x9' if adjacent to the building or head-to-head, all else to be 18'x9' min.
I - Must have detention for all future storage areas per reference plans for Justin Rd. On what is being detained already. portion at corner of Industrial and Justin that is not detained, that will need to be. In the future.
I - All retaining walls to be rock or stone faced. No smooth concrete walls.
I - Retaining walls 3' and over must be engineered.
I - Must meet all city standards of design and construction.
I - Engineering review fees apply.

FIRE	Ariana Hargrove	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	
GIS	Lance Singleton	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	
PLANNING	David Gonzales	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	See comments

(11/22/2019 11:22 AM DG)
SP2019-045; Amended Site Plan for Channell Communications Corp.
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an amended site plan for an existing industrial building on an18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2019-045) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the Development Standards of Article V, that are applicable to the subject property.

I.5 Please note that the property will require a replat prior to the issuance of a building permit. As a note, the site plan must be approved prior to the filing of the plat.

M.6 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Under the Parking Data table, the removal and addition of parking spaces are resulting in a net loss of 13 parking spaces. This will require approval of a variance to allow for the parking to not meet the standards. Additionally, with future parking being indicated on the east portion of the site, it is encouraged to provide staff with the total parking for this site (i.e. include, but hatch the future parking spaces) for an overall parking layout. Please provide the parking count for each use (i.e. office, warehouse, & manufacturing) and include the number of employees on each shift as justification -- refer to the approved 2014 site plan SP2014-011 as an example. (Section 6, Table 3, of Article VI, of the UDC) Exception Required (Section 9, Art. XI, UDC).
2) Provide a label identifying the parking count (i.e. 9, 10, etc.) for each parking aisle in order to verify the existing and proposed parking spaces.
3) Provide total SF of additions (i.e. parking areas, building additions, etc.).
4) Hatch the area located on the eastern portion of the lot (noted as future building) to better delineate the existing area vs future building area(s).
5) Outside storage areas are to be screened to the height of what is being stored(Subsection 1.05(5), of Article V, UDC). Is the proposed storage area on the eastern portion of the lot (i.e. future area) being considered? If so, see Subsection 5.02.A, of Article VIII, of the UDC for appropriate screening of this area.
6) Provide a label identifying the existing and proposed sidewalks, including the existing 10-ft trail/walkway along John King Blvd.
7) Provide a standard signature block with signature space for the Planning and Zoning Chairman and Planning Director. See attachment with packet provided
8) There is a label on the North West corner of the site indicating future parking. Is there going to be future parking along this area as indicated?

M.7 Building Elevations. Provide building elevations for the proposed guard shack (Section 3, of Article XI, of the UDC).

M.8 Landscape Plan. The proposed landscape screening located at the North West corner of the site requires approval by the Planning and Zoning Commission to allow for not meeting the standards of Subsection 1.05, Screening Standards, of Article V, District Development Standards, of the UDC (Subsection 5.02(C), Art. VIII, UDC).

I.9 Civil Set. As a note, the civil set submitted with this application on CD were not reviewed, and are not considered an engineering submittal with this application.

M.10 Based on the submittal staff has identified the following exceptions & variances:

1) Required Parking Spaces. The proposed site plan does not meet the minimum standards for parking for this site. The site plan indicates a reduction in the number of parking spaces to allow for outside storage areas that were not present on the approved site plan from July 21, 2014 [i.e. SP2014-011] and will require approval of an exception by the Planning and Zoning Commission.

To be able to request a exception, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures.

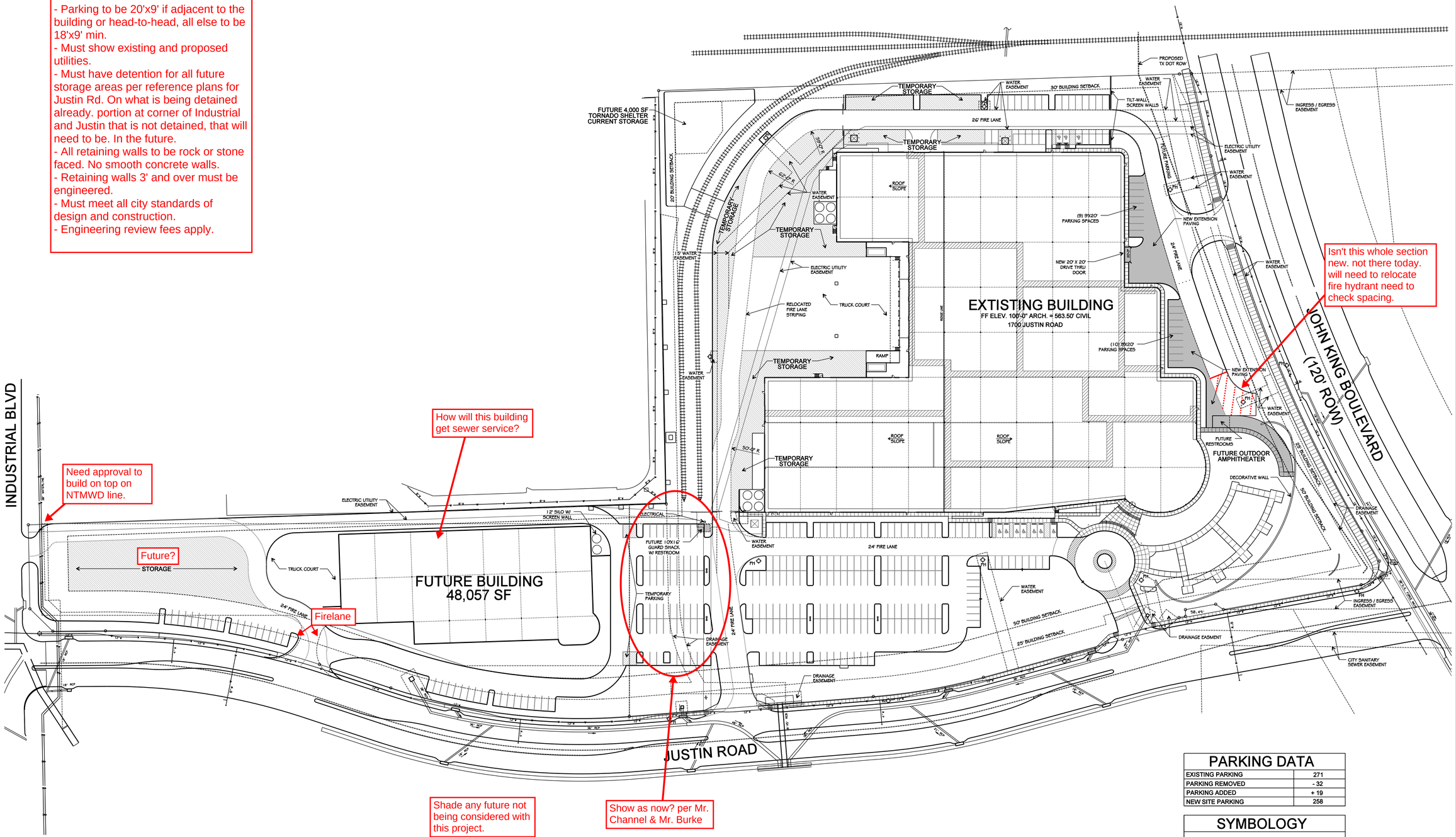
I.11 Please note that failure to address all comments provided by staff by 3:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 3, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 10, 2019 Planning & Zoning Meeting.

** Please note that the Planning & Zoning Work Session meeting will be held on November 26, 2019.

I.13 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.

- 4% Engineering inspection fees
- Impact fees for new/up-sizing water taps or building square footage.
- No storage in fire lane or utility easements
- Parking to be 20'x9' if adjacent to the building or head-to-head, all else to be 18'x9' min.
- Must show existing and proposed utilities.
- Must have detention for all future storage areas per reference plans for Justin Rd. On what is being detained already. portion at corner of Industrial and Justin that is not detained, that will need to be. In the future.
- All retaining walls to be rock or stone faced. No smooth concrete walls.
- Retaining walls 3' and over must be engineered.
- Must meet all city standards of design and construction.
- Engineering review fees apply.



PARKING DATA	
EXISTING PARKING	271
PARKING REMOVED	- 32
PARKING ADDED	+ 19
NEW SITE PARKING	258

SYMBOLOGY
PROPOSED AREAS OF CONSTRUCTION

NORTH

1 SITE PLAN
SCALE: 1"=60'-0"

drawn:
checked
MARK W. PROSS
date
11/5/2019

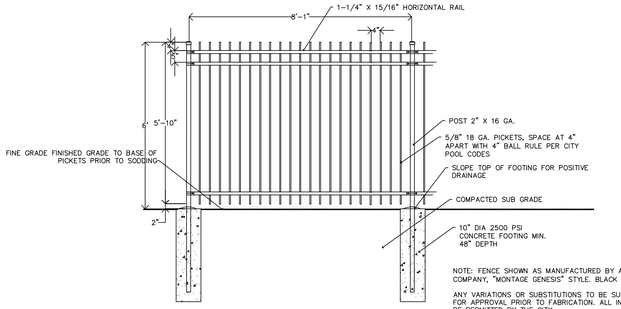
pross design group, incorporated
2310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

CHANNELL
1700 JUSTIN ROAD ROCKWALL, TEXAS

job no
1423
sheet
A1.0

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$TIME$
$DATE$
$FILE$



NOTE: FENCE SHOWN AS MANUFACTURED BY AMERISTAR FENCE COMPANY, "MONTAGE GENESIS" STYLE. BLACK COLOR

ANY VARIATIONS OR SUBSTITUTIONS TO BE SUBMITTED AS DETAILS FOR APPROVAL PRIOR TO FABRICATION. ALL INSTALLATIONS SHALL BE PERMITTED BY THE CITY.

1 SITE 6' HIGH FENCE DETAIL

N.T.S.

AMERISTAR
1555 N. MINGO, TULSA OK. 74116
1-888-333-3422
WWW.AMERISTARFENCE.COM

LANDSCAPE PLAN SYMBOLS

IRON FENCE — IRON FENCE 6 FEET HIGH, SEE DETAIL 1 THIS SHEET

LANDSCAPE BUFFER LIVING SCREEN CANOPY TREES 20–0" MIN ON CENTER, ONE ROW, PER ALTERNATE #1 ALL TREES TO BE INSTALLED OVER 4'–0" FROM ALL UNDERGROUND UTILITIES. LOCATE UNDER GROUND UTILITIES AS REQUIRED DURING CONSTRUCTION PERIOD. VERIFY THE LOCATIONS EVEN IF REQUIRED EXCAVATION IS REQUIRED TO VERIFY THE UTILITIES.

EVERGREEN SHRUBS FOR SCREENING

EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE

EVERGREEN GROUND COVER WITH STEEL EDGING

BERMUDA GRASS–ON SITE, ROLL TWO TIMES ,SEE DETAILS

BERMUDA SOD NOTES

1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES. REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN. FINISH WITH LARGE HAND RAKE SURFACE.
4. INSTALL 1" COMPOST, RAKE SMOOTH.
5. APPLY SLOW RELEASE FERTILIZER. PER MANUFACTURER INSTRUCTIONS.
6 INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"–2" HIGH..

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1–800–458–7668, INSTALL UB–48–2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

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Add note:
No trees within 5' of public utilities.

ROCKWALL INDUSTRIAL EAST
(CAB. C, SLIDE 72)

CONTINENTAL PET TECHNOLOGIES
(VOL. 552, PG. 127)

U.P./DALLAS GARLAND N.E.
(A 100–FOOT RIGHT–OF–WAY)

4–LIVE OAK, SINGLE TRUNK, 100 GAL. 4.5"–5" CAL. 14'–16' HIGH, 6'–7' SPREAD, SPACED 20'–0" APART, WITH MULCHED TREE RING AND 2 ADJUSTABLE 5 GPM BUBBLERS EACH

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PROP. 4' LOADING DOCK

PROP. RAILROAD SPUR

PROP. 10' DRAINAGE EASEMENT

PROP. 10' DRAINAGE EASEMENT

BM# 50

BM# 51

BM# 3

JOHN KING BOULEVARD
(A 120–FOOT WIDE RIGHT–OF–WAY)

PART OF CITY OF ROCKWALL (VOL. 5418, PG 54)

25' B–B

25' B–B

120' R.O.W.

Need to show parking expansion.

JUSTIN ROAD
(A 85–FOOT WIDE RIGHT–OF–WAY)

OWNER:
CHANNELL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA. 92589–9022
CONTACT: EDWARD J. BURKE
951–587–7884

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com

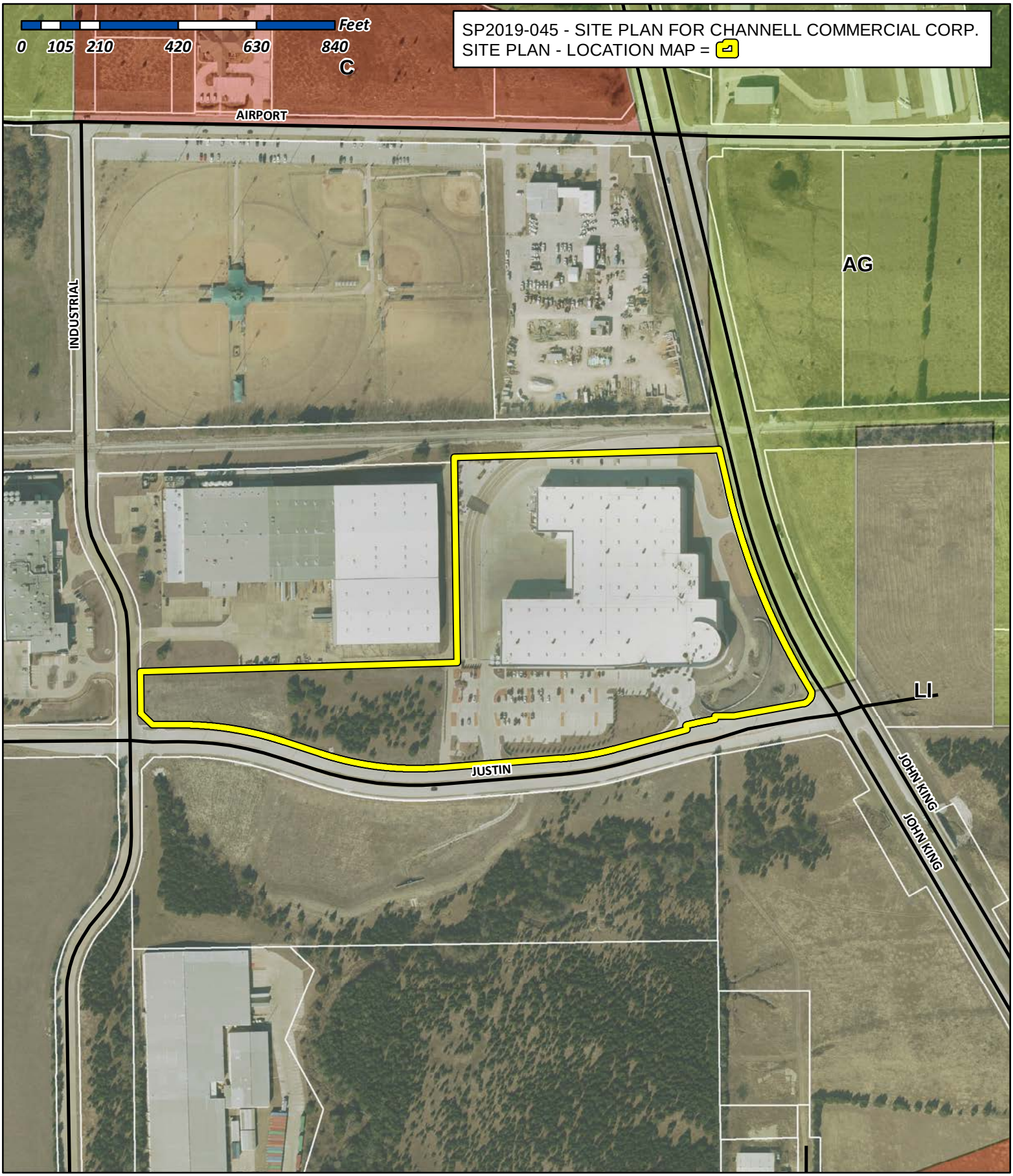
0 40 80
Scale: 1" = 40'

JOB NAME
CHANNELL PROJECT
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DRAWING TITLE
LANDSCAPE PLAN - ADDITION

SEAL — THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS H. PRITCHETT NO. 3113 ON 08/16/2019

DRAWN THP	SCALE H: 1" = 40'
CHECKED THP	FILENAME LANDSCAPE PLAN SUBMITTALS
REVIEWED THP	DRAWING NO. LA-01
DATE 08.16.2019	
PROJECT NO. 2015080	____ of ____



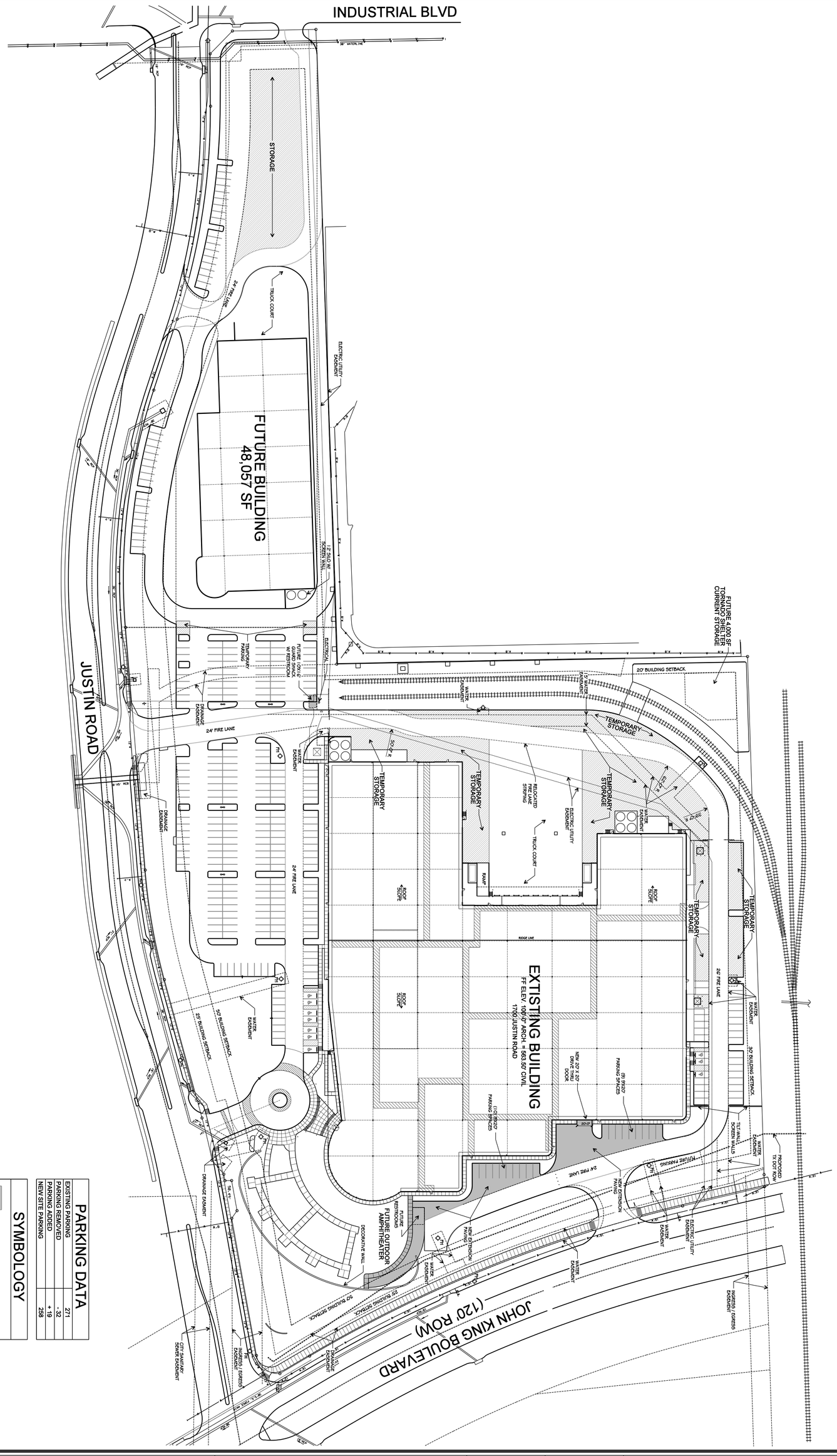
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

$TIME$
$DATE$
$FILE$

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NORTH

1 SITE PLAN
SCALE: 1"=60'-0"

SYMBOLOGY

PROPOSED AREAS OF CONSTRUCTION

PARKING DATA

EXISTING PARKING	271
PARKING REMOVED	- 32
PARKING ADDED	+ 19
NEW SITE PARKING	258

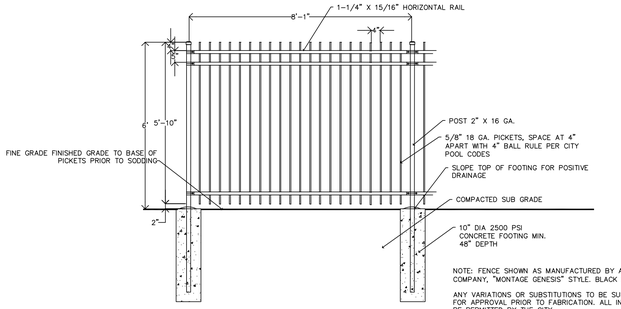
CHANNELL
1700 JUSTIN ROAD ROCKWALL, TEXAS

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

REGISTERED ARCHITECT
EXPIRES: 08/31/2019

job no 1423
sheet A1.0

drawn:
checked MARK W. PROSS
date 11/5/2019



NOTE: FENCE SHOWN AS MANUFACTURED BY AMERISTAR FENCE COMPANY, "MONTAGE GENESIS" STYLE. BLACK COLOR

ANY VARIATIONS OR SUBSTITUTIONS TO BE SUBMITTED AS DETAILS FOR APPROVAL PRIOR TO FABRICATION. ALL INSTALLATIONS SHALL BE PERMITTED BY THE CITY.

1 SITE 6' HIGH FENCE DETAIL

N.T.S.

AMERISTAR
1555 N. MINGO, TULSA OK. 74116
1-888-333-3422
WWW.AMERISTARFENCE.COM

LANDSCAPE PLAN SYMBOLS

IRON FENCE — IRON FENCE 6 FEET HIGH, SEE DETAIL 1 THIS SHEET

LANDSCAPE BUFFER LIVING SCREEN CANOPY TREES 20–0" MIN ON CENTER, ONE ROW, PER ALTERNATE #1 ALL TREES TO BE INSTALLED OVER 4'–0" FROM ALL UNDERGROUND UTILITIES. LOCATE UNDER GROUND UTILITIES AS REQUIRED DURING CONSTRUCTION PERIOD. VERIFY THE LOCATIONS EVEN IF REQUIRED EXCAVATION IS REQUIRED TO VERIFY THE UTILITIES.

EVERGREEN SHRUBS FOR SCREENING

EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE

EVERGREEN GROUND COVER WITH STEEL EDGING

BERMUDA GRASS–ON SITE, ROLL TWO TIMES ,SEE DETAILS

BERMUDA SOD NOTES

1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES. REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN. FINISH WITH LARGE HAND RAKE SURFACE.
4. INSTALL 1" COMPOST, RAKE SMOOTH.
5. APPLY SLOW RELEASE FERTILIZER. PER MANUFACTURER INSTRUCTIONS.
6 INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"–2" HIGH..

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1–800–458–7668, INSTALL UB–48–2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

CITY OF ROCKWALL MAINTENANCE NOTE;

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ROCKWALL INDUSTRIAL EAST
(CAB. C, SLIDE 72)

CONTINENTAL PET TECHNOLOGIES
(VOL. 552, PG. 127)

U.P./DALLAS GARLAND N.E.
(A 100–FOOT RIGHT–OF–WAY)

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MATCH SOD TO EXISTING

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MATCH SOD TO EXISTING

ALIGN EDGES OF BEDS

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PROP. 4' LOADING DOCK

PROP. RAILROAD SPUR

PROP. 10' DRAINAGE EASEMENT

PROP. 15' DRAINAGE EASEMENT

BM# 50

BM# 51

BM# 3

JOHN KING BOULEVARD
(A 120–FOOT WIDE RIGHT–OF–WAY)

PART OF CITY OF ROCKWALL (VOL. 5418, PG 54)

25' B–B

120' R.O.W.

JUSTIN ROAD
(A 85–FOOT WIDE RIGHT–OF–WAY)

OWNER:
CHANNELL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA. 92589–9022
CONTACT: EDWARD J. BURKE
951–587–7884

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214–697–2580
tom@landdesignplan.com

0 40 80
Scale: 1" = 40'

JOB NAME
CHANNELL PROJECT
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DRAWING TITLE
LANDSCAPE PLAN - ADDITION

SEAL	DRAWN: THP	SCALE: H: 1" = 40'
	CHECKED: THP	FILENAME: LANDSCAPE PLAN SUBMITTALS
	REVIEWED: THP	DRAWING NO. **LA-01**
	DATE: 08.16.2019	
	PROJECT NO.: 2015080	____ of ___

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS H. PRITCHETT ON 08/16/2019

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 10, 2019
6:00 P.M.

CALL TO ORDER

OPEN FORUM

APPOINTMENTS

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

CONSENT AGENDA

2. Approval of Minutes for the *November 26, 2019* Planning and Zoning Commission meeting.

3. **P2019-045** **(David)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive, and take any action necessary.

4. **P2019-046** **(Korey)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a final plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

PUBLIC HEARING ITEMS

5. **Z2019-025** **(Korey)**
Hold a public hearing to discuss and consider a request for the approval of a text amendment to the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of allowing the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary.

ACTION ITEMS

6. **SP2019-045** **(David)**
Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

DISCUSSION ITEMS

7. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2019-044: Replat for Lot 3, Block A, SPR Packaging Addition [*Approved*]
- ✓ P2019-047: Final Plat for Lots 1, 2, & 3, Block A, MTA Andrews Addition [*Approved*]
- ✓ MIS2019-014: Comprehensive Plan Amendment Adopting the Revised Water/Wastewater Master Plans (*2nd Reading*) [*Approved*]

- ✓ MIS2019-015: Alternative Tree Mitigation Settlement Agreement [*Approved*]

ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6th day of December 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 26, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Jerry Welch called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Sedric Thomas, John Womble, and Mark Moeller. Absent from the meeting was Commissioner Annie Fishman, Tracey Logan, and Chairman Chodun. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Planning Coordinators, Laura Morales, Angelica Gamez, City Engineer, Amy Williams, and Civil Engineer Sarah Johnston.

II. OPEN FORUM

Vice-Chairman Welch explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Vice-Chairman Welch closed the open forum.

III. APPOINTMENTS

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. CONSENT AGENDA

2. Approval of Minutes for the November 12, 2019 Planning and Zoning Commission meeting.

3. P2019-044
Consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of SPR Packaging for the approval of Lot 3, Block A, SPR Packaging Addition being a replat of a 10.189-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

4. P2019-047
Consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of Lots 1, 2, & 3, Block A, MTA Andrews Addition being a final plat of a 9.6990-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, addressed as 2424 Ridge Road, and take any action necessary.

Commissioner Thomas made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 4-0 with Commissioners Chodun, Fishman, and Logan absent.

V. ACTION ITEMS

5. MIS2019-015
Discuss and consider a request by Michael Guerrero of Atticus Harbor Village, LLC for the approval of an alternative tree mitigation plan for a 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32),

situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicant is requesting approval of an alternative tree mitigation settlement agreement for the subject property. On December 13, 2016 two site plans for the subject property laying out a 228-unit condominium development and a 48-unit townhome development. At the time of approval, the treescape plans for these cases indicated a total of 3,561 caliper-inches of trees would be removed from the subject property. The approved landscape plans for these cases indicated a total of 1,032 caliper inches would be added back to the subject property which left an outstanding mitigation balance of 2,529-inches. To address the outstanding balance the applicant has provided an invoice indicating the cost of providing the City with 843, three caliper inch trees. The invoice includes the cost of the trees and a delivery fee for a total of $125,000. According to the Unified Development Code, the mitigation balance may be satisfied by one or a combination of means. The developer can provide trees on site to off-set the mitigation balance, the developer may petition the Parks and Recreation Department to accept the required number of trees to off-set the mitigation balance, or lastly tree preservation credits may be purchased at a rate of $200.00 per inch for up to 20 percent of the total replacement inches. Additionally, if the developer plants a tree on the property, the developer would be eligible for a reduction in the cost of tree preservation credits of up to 50 percent which would be $100.00 per inch. Based on these choices, the applicant could purchase 20% of the total replacement inches (i.e. 505" = $50,580.00), which would leave a mitigation balance of 2,023-inches. The remaining mitigation balance would translate to 674, three caliper inch trees, which would need to be provided to the Parks and Recreations Department for off-site planting. In lieu of providing the trees the applicant has submitted an offer indicating they would like to settle the mitigation balance through an alternative tree mitigation settlement agreement.

Mr. Gonzales further noted that according to the Unified Development Code, this gives the City Council the ability to approve an alternative tree mitigation plans on a case-by-case basis pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant is proposing to satisfy the mitigation balance by providing a check in the amount of $125,000. These funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the city's parks, medians, and other similar areas. If the City Council does not approve an alternative tree mitigation settlement agreement, the applicant intends to provide the full balance to the Parks Department to be used in other areas of the City.

Mr. Gonzales indicated that the applicant was present and available for questions as well as staff.

Vice-Chairman Welch asked the applicant to come forward.

Michael Guerrero
Atticus Real Estate
5339 Alpha Road
Dallas, TX

Mr. Guerrero came forward and provided a brief explanation of the request. He shared that they are looking to do is replace the cedar elm trees and the red buds with Italian cypress however Planning Director, Ryan Miller, clarified that what was before the Commission at this time was an alternative tree mitigation plan and anything veering from that would require to go through the zoning process. Mr. Guerrero indicated staff was correct and all necessary information pertaining to the request for the alternative tree plan was provided to the Commission from staff and he would be available for questions.

Vice-Chairman Welch asked for questions from the Commission and brought the item back to the Commission for questions or action.

Commissioner Thomas made a motion to approve MIS2019-015 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 4-0 with Commissioners Chodun, Fishman and Logan absent.

(Agenda item #7 was discussed before Agenda #6)

VI. DISCUSSION ITEMS

6. Z2019-025

Hold a public hearing to discuss and consider a request for the approval of a text amendment to the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of allowing the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the agenda item. At the last City Council meeting the Council heard a request from a representative of the Home Depot. What they are looking to do is establish a tool rental center which is an allowed by right use in the Commercial District but in addition they want to have the ability to rent out heavy machinery equipment which is not allowed in the Commercial District. They requested to the City Council to direct staff to amend the Ordinance to allow that use to be allowed with a Specific Use Permit. By doing so the code would be changed which would affect all commercial properties within the Commercial District to allow this use however the Commission will be able to see on a case by case basis any Specific Use Permit requested. Mr. Miller advised the Commission staff was available for questions.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

Commissioner Womble asked where the machinery would be stored. Mr. Miller shared that the City's outside storage ordinance would address that and screening would need to be provided which would be something the Commission would review during the Specific Use Permit process.

There being no further questions Vice-Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

7. P2019-043

Discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Jeff Kennemer and Robert Witte of Saddle Star South Holdings, LLC, William Thrailkill of CDT Rockwall/2017 LLC, and Gwendolyn Reed for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 176 single-family residential lots on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The case is a continuation of Saddle Star South. The PD was amended last month and Phase III was approved and are now going through the master and open space process and also will be going before the Parks Board. Mr. Gonzales indicated staff was available for questions.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

There being no questions Vice-Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

8. P2019-045

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. This is the final phase of Stone Creek and this case is before the Commission because it will be going before the

Parks Board to access parks fees and will be on the consent agenda at the next scheduled meeting. Mr. Gonzales advised the Commission staff was available for questions.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

There being no questions Vice- Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

9. P2019-046

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the request. This will be one of the final phases of Breezy Hill and this case is before the Commission because it will be going before the Parks Board to access parks fees and will be on the consent agenda at the next scheduled meeting. Mr. Miller advised the Commission staff was available for questions.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

There being no questions Vice- Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

10. SP2019-043

Discuss and consider a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

Planning Director, Ryan Miller, indicated the applicant was present and would go over the details of the request and staff would be available for questions.

Vice-Chairman Welch asked the applicant to come forward.

Clay Cristy
1903 Central Drive, Suite 406
Bedford, TX

Mr. Cristy came forward and provided a brief explanation of the request. Mr. Cristy shared that they came before the Commission a few months ago with this site and through the process of working with the Engineering Department they deemed that there was additional land that they could develop and they are now amending the site plan. He indicated he was available for questions.

Mr. Miller added that there are a couple of variances associated with the request and since they are increasing the variances that were approved before some of the configurations have changed with regards to parking and staff will denote those when the case comes back. One of the variances that need to be addressed is for vertical walls in the detention area. Currently the City does not allow that a four to one slope is required with no walls in the detention area. Additionally the screening will have to be addressed sooner than the applicant indicated with the last approval. Mr. Miller advised the Commission that staff was available for questions.

Mr. Cristy added that they will work with staff as well as the Architectural Review Board with any comments they receive regarding the variances.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

Vice-Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

11. SP2019-044

Discuss and consider a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified as a portion of Lot 14 of the Lowe & Allen Addition [*0.4590-acres*] and Lot 2-R, Block A, Washington Place Addition [*0.28-acres*] , City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the request. The applicant is requesting to put an office building within the Downtown District which has a unique ordinance that is built around a form based code and as a result it has a lot of strict design criteria that the applicant will be required to meet. Due to that strict criteria the applicant will be requesting numerous waivers however staff is working with the applicant to work through those waivers especially on the design side. Mr. Miller went on to discuss some issues that have found with the building elevations. Mr. Miller advised the Commission that this site plan would more than likely take a few cycles to work through and the Commission will see it come before them at a later date additionally he noted that the applicant was not present however staff would be available to answer any questions.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion. Commissioner Womble asked if it would occupy one tenant or multiple tenants. Mr. Miller stated it would be a spec.

There being no further questions Vice-Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

12. SP2019-045

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

Planning Manager, David Gonzales, advised the Commission the applicant was present and would provide details in regards to the request.

Vice-Chairman Welch asked the applicant to come forward.

Alton Frazier
1700 Justin Road
Rockwall, TX

Mr. Frazier came forward and provided details in regards to the request. They are updating the site plan to reflect the expansion of the building. He indicated he was available for questions. Mr. Gonzales added that the applicant will be requesting an exception to the parking because they are reducing the amount of parking by thirteen spaces. Additionally the Amphitheater encroaches onto the setback and will need to go before the Board of Adjustments for their approval in order for it to be within the setback.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

Vice-Chairman Welch asked if changes to the landscaping would be affected by the John King road expansion. Mr. Gonzales shared that the applicant is upgrading the landscaping ant that will also be an exception. Mr. Miller added that due to the TXDOT expansion on John King the applicant is not in the position to plant the landscaping however they will in the future and in the interim the applicant is showing what landscape they will be providing to hide the outside storage visible from John King currently.

Commissioner Womble asked for further clarification of the amphitheater. Mr. Miller shared that they will have to go before the Board of Adjustments and justify a hardship to have a structure within the build line.

After general discussion in regards to the parking exception that is being requested, Vice-Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

13. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
- ✓ P2019-040: Lots 1 & 2, Block A, Haley & Kyle Addition [*Approved*]
- ✓ MIS2019-014: Water/Wastewater Master Plans [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Vice-Chairman Welch adjourned the meeting at 6:55 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Eric Chodun, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	December 10, 2019
APPLICANT:	Chase Finch; *Corwin Engineering, Inc.*
CASE NUMBER:	P2019-045; *Final Plat for Stone Creek, Phase X*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a final plat for a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131. The purpose of the final plat is to establish 118 single-family residential lots as part of the Stone Creek Subdivision. It should be noted this is the final phase of the Stone Creek Subdivision, which upon completion will consist of a total of 886 single-family lots (*i.e. 32 lots less than the maximum permitted by Planned Development District 70 [PD-70]0*.

☑ The proposed final plat conforms to the approved Preliminary Plat (*i.e. P2007-021*) and Master Plat (*i.e. P2007-017*) approved in conformance with Planned Development District (PD-70).

☑ The subject property was annexed into the City with the remainder of the Stone Creek Subdivision, which was annexed by four (4) different ordinances: [*1*] *Ordinance No. 61-01* on February 6, 1961, [*2*] *Ordinance No. 61-02* on February 6, 1961, [*3*] *Ordinance No. 86-37* on May 19, 1986, and [*4*] *Ordinance No. 98-10* on March 16, 1998.

☑ On April 2, 2007, the City Council approved *Ordinance No. 07-13* [*Case No. Z2007-006 and the development agreements*] establishing *Planned Development District 70* (PD-70) for Single-Family 10 (SF-10) District and General Retail (GR) District land uses. Planned Development District 70 (PD-70) would later be amended three (3) times [*i.e. Ordinance No.'s 09-44, 11-35, & 19-41*], two (2) of which increased the amount of land zoned for General Retail (GR) District land uses, and the third to redefine the number of hard-edged ponds required within the residential subdivision.

☑ On December 3, 2019, the Parks and Recreation Board reviewed the final plat and made the following recommendations:

(1) The developer shall pay pro-rata equipment fees of $83,898.00 (*i.e. $711.00 x 118 lots*) to be paid at the time of final plat.

(2) The developer shall install a 10-foot wide curvilinear trail along John King Boulevard right-of-way with landscaping, and connecting to the existing trail system.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Phase X of the Stone Creek Subdivision,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) That the pro-rata equipment fees shall be paid prior to filing the final plat. These fees are subject to change from the time of approval by the Parks and Recreations Board at their December 3, 2019 meeting;

(3) The developer shall be responsible for constructing a ten (10) foot curvilinear trail along the right-of-way of John King Boulevard, and provide the required landscaping as stipulated by the SH-205 By-Pass Overlay (SH-205 BY-OV) District; and,

(4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Revision 1 Comments Highlighted

Project Number	P2019-045	**Owner**	STONE, CREEK SF LTD	**Applied**	11/15/2019	LM
Project Name	Stone Creek, Phase X	**Applicant**	CORWIN ENGINEERING, INC.	**Approved**		
Type	PLAT			**Closed**		
Subtype	FINAL			**Expired**		
Status	P&Z HEARING			**Status**	12/5/2019	DG

Site Address	City, State Zip	Zoning
HAYS RD	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
STONE CREEK PH 2A	3		3	0131-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/15/2019	11/22/2019	11/18/2019	3	APPROVED	
ENGINEERING	Sarah Johnston	11/15/2019	11/22/2019	11/22/2019	7	COMMENTS	
(11/22/2019 8:28 AM SJ) M - Place the labels for the IRF closer to the point. M - Add a 30'x30' ROW clip and a 10' utility easement along John King Blvd. Standards of Design and Construction Section 2.8							
ENGINEERING	Sarah Johnston	11/27/2019	12/4/2019	11/27/2019		APPROVED	
FIRE	Ariana Hargrove	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	
FIRE	Ariana Hargrove	11/26/2019	12/3/2019	11/26/2019		APPROVED	revisions
GIS	Lance Singleton	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	See comments
(11/20/2019 4:44 PM LS) Make sure latest revision containing Fair Dr in place of Albatross Dr is forwarded at time of Mylar submittal.							
Parks Board	WENDY YOUNG	12/5/2019	12/12/2019	12/5/2019		COMMENTS	See comments
(12/5/2019 11:29 AM DG) P2019-045/Unanimous approval -Pro rata equipment fees: 118 lots x $711.00 = $83,898.00 -Continue 10” wide trail with landscape along John King rights-of-way							
Parks Department	David Gonzales	11/20/2019	11/27/2019	11/20/2019		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(11/20/2019 3:49 PM DG) Parks are Recreation Department Comments from Travis Sales, Director of Parks and Recreation and Animal Services: Park District 5 1. Cash in lieu of Land: 118 lots x $688.00 = $81,804.00 2. Pro rata equipment fees: 118 lots x $711.00 = $83,898.00 **Cash in lieu of land fees will not be collected in this process as they were collected previously to develop The Park at Stone Creek Continue 10” wide trail and landscape along John King rights-of-way as required **Please note that the Parks and Recreations Board will meet on December 3, 2019 at 6:00 p.m. in the City's Council Chambers.							
PLANNING	David Gonzales	11/15/2019	11/22/2019	11/20/2019	5	COMMENTS	See comments

(11/20/2019 3:28 PM DG)
P2019-045: Final Plat – Stone Creek, Phase X Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 Please change the case number to P2019-045 in the lower right hand corner of all pages for the revised plat submittal

I.4 The final plat shall conform to all standards and requirements of Planned Development District 70 (PD-70) [i.e. Ordinance No. 19-41], the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.5 If there are any further street names changes prior to the plat being filed, contact Lance Singleton, GIS Supervisor – lsingleton@rockwall.com for approval.

I.6 Provide a label for all open space areas to read as follows: 'Open Space To Be Maintained by the Homeowner's Association (HOA).' Although line 5 under 'Notes' indicates HOA responsibility, the label as requested is to provide consistency throughout this development.

I.7 Consider changing all year dates on pages 2 & 3 of the plat to a blank line in order to fill in the year or use 2020. This is for filing purposes as the plat may be filed in the year 2020.

M.8 Correct the Owner's Certificate by changing statement No. 6 and including the language in statement number 7 as found on the application package, which reads as follows:

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

(Section 38-10, of Chapter 38, of the Municipal Code of Ordinances)

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 3, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 10, 2019 Planning and Zoning Meeting.

**The Planning and Zoning Work Session will be held on November 26, 2019. **

I.10 The City Council meeting for this case is scheduled to be held on December 16, 2019.

I.11 The Parks and Recreation Board Meeting for this case is scheduled to be held on December 3, 2019.

I.12 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

I.13 Please note that failure to address all comments provided by staff by3:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.14 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.15 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

PLANNING | David Gonzales | 12/4/2019 | 12/11/2019 | 12/4/2019 | | COMMENTS | Revision 1 Comments

(12/4/2019 11:31 AM DG)
P2019-045: Revision 1 Final Plat – Stone Creek, Phase X Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 The final plat shall conform to all standards and requirements of Planned Development District 70 (PD-70) [i.e. Ordinance No. 19-41], the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document. (Chapter 38, Municipal Code of Ordinances)

I.2 Provide a label on all open space areas of the plat to read as follows: 'Open Space To Be Maintained by the Homeowner's Association (HOA).' (Chapter 38, Municipal Code of Ordinances)

I.3 Change all year dates -- where appropriate -- on pages 3 of the plat to a blank line in order to fill in the year or use 2020. This is for filing purposes as the plat may be filed in the year 2020. (Chapter 38, Municipal Code of Ordinances)

I.4 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

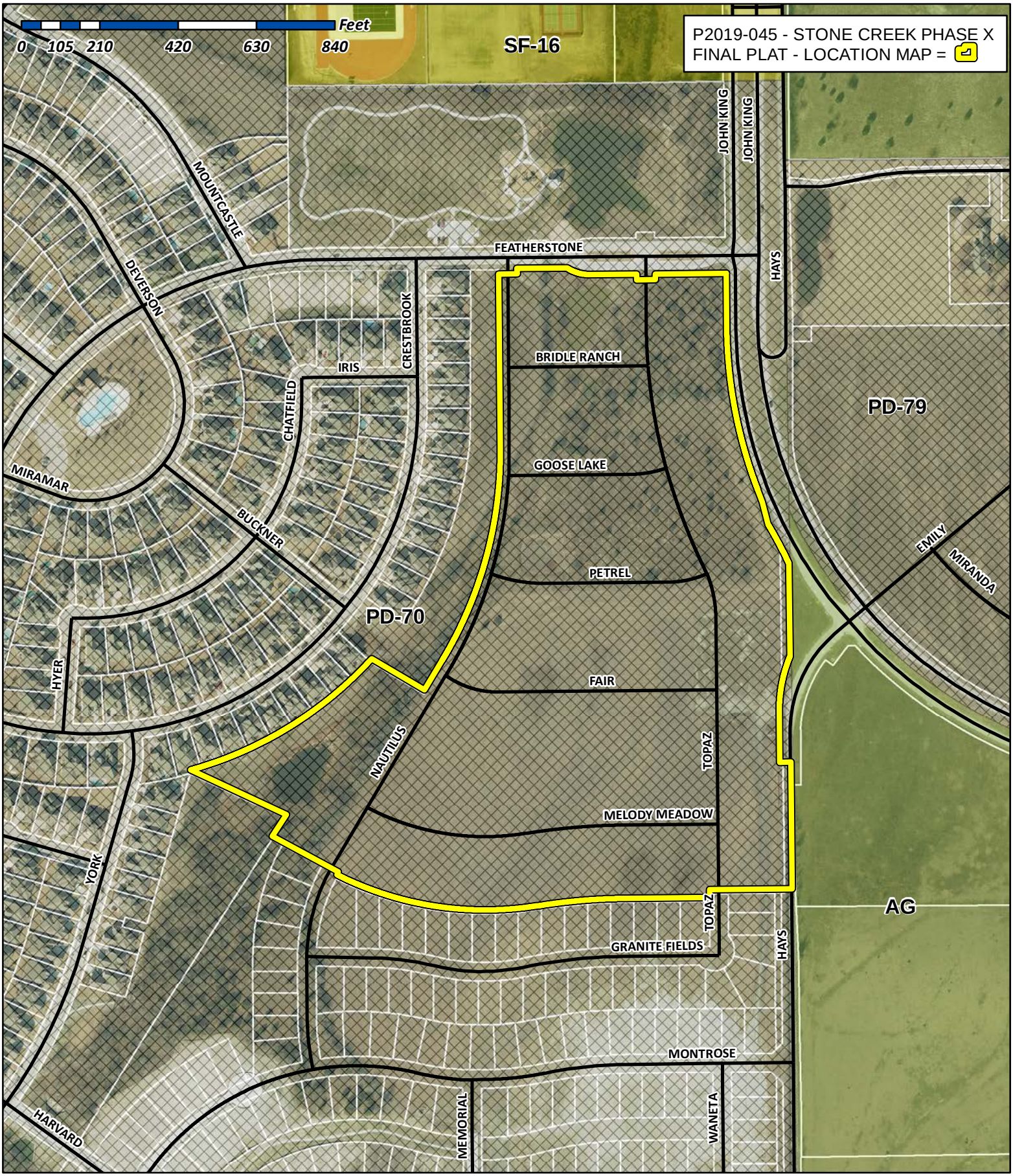
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please see the following scheduled meeting dates below (i.e. I.6 & I.7).

I.6 The Planning and Zoning Meeting will be held on December 10, 2019.

I.7 The City Council meeting for this case is scheduled to be held on December 16, 2019.

I.8 Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff.

I.9 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

FINAL PLAT
OF

STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE

S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

STONE CREEK PHASE 10, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

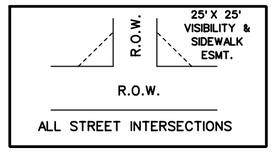
JULY 2019 SCALE 1" = 100'

CASE NO. P2019-045

SHEET 1 OF 3

NOTES

1. Bearing are referenced to Stone Creek Phase I (Cab. G, Slide 359-365).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 19 Block F, Lot 72 Block FF, Lot 17 Block GG & Lot 25 Block HH)
6. All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE X, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE X, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. The detention drainage system is to be maintained, repaired and owend by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Stone Creek Phase 10, Ltd.
an Texas limited partnership
By: Stone Creek Phase 10 GP Corporation,
a Texas corporation, its General Partner

_____

John Arnold
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°25'13" E	50.00'
2.	N 00°35'35" W	15.00'
3.	S 00°35'35" E	15.00'
4.	S 19°17'03" E	34.76'
5.	S 15°03'48" E	61.67'
6.	N 89°38'02" E	30.11'
7.	N 67°57'38" E	10.99'
8.	N 74°35'09" E	28.68'
9.	S 80°07'39" W	37.73'
10.	N 73°13'30" W	36.04'
11.	N 59°19'11" W	25.00'
12.	S 45°35'11" E	42.44'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°38'43"	1560.00'	235.39'	235.16'	S85°05'03"W
2.	36°03'38"	880.00'	553.85'	544.75'	N81°12'30"W
3.	34°10'49"	110.00'	65.62'	64.65'	S73°29'23"E
4.	20°22'32"	1260.00'	448.08'	445.72'	S10°46'51"E
5.	05°21'14"	1271.00'	118.77'	118.72'	S27°58'51"E
6.	22°31'28"	380.00'	149.39'	148.43'	S10°53'46"W
7.	21°26'47"	325.00'	121.65'	120.94'	N11°18'59"W
8.	21°26'47"	250.00'	93.58'	93.03'	S78°41'01"W
9.	04°14'57"	325.00'	24.10'	24.10'	N24°09'51"W
10.	10°52'59"	1475.00'	279.95'	279.53'	N20°51'05"W
11.	14°49'15"	250.00'	64.67'	64.49'	S81°59'47"W
12.	10°49'06"	1475.00'	278.50'	278.09'	N10°00'18"W
13.	04°00'09"	1475.00'	103.04'	103.02'	N02°35'40"W
14.	03°59'21"	1150.00'	80.07'	80.05'	N01°24'05"E
15.	13°22'44"	1150.00'	268.53'	267.92'	N10°05'08"E
16.	17°22'05"	350.00'	106.10'	105.69'	N81°54'33"W
17.	13°54'19"	1150.00'	279.10'	278.41'	S23°43'40"W
18.	31°16'25"	225.00'	122.81'	121.29'	N74°57'23"W
19.	32°46'07"	470.00'	268.80'	265.15'	S82°51'15"E
20.	08°38'43"	1970.00'	297.25'	296.97'	N85°05'03"E
21.	08°38'43"	1910.00'	288.20'	287.93'	S85°05'03"W
22.	33°34'54"	530.00'	310.64'	306.21'	N82°26'52"W
23.	37°04'26"	675.00'	436.77'	429.19'	N80°42'05"W
24.	08°38'43"	1765.00'	266.32'	266.07'	S85°05'03"W
25.	08°38'43"	1620.00'	244.44'	244.21'	S85°05'03"W
26.	35°49'40"	820.00'	512.76'	504.44'	N81°19'29"W
27.	02°07'18"	500.00'	18.52'	18.51'	S29°37'10"W
28.	02°07'18"	645.00'	23.88'	23.88'	N29°37'10"E

FINAL PLAT
OF
STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK PHASE 10, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2019

CASE NO. P2019-045

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 and Stone Creek SF, LTD., Clerks File No. 2007-00375398 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Cab._Pg,_in the Plat Records of Rockwall County, Texas, and being in Hays Road;

THENCE, South 89° 24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 35'35" East, continuing along said north line, for a distance of 21.11 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 24'25" West, continuing along said north line, for a distance of 226.33 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1560.00 feet, a central angle of 08° 38'43";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 235.39 feet (Chord Bearing South 85° 05'03" West - 235.16 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 880.00 feet, a central angle of 36° 03'38";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 553.85 feet (Chord Bearing North 81° 12'30" West - 544.75 feet), to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 475.00 feet, a central angle of 01° 01'09";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 8.45 feet (Chord Bearing North 28° 02'57" East - 8.45 feet), to a 1/2 inch iron rod found;

THENCE, North 61° 26'29" West, continuing along said north line, for a distance of 201.15 feet, to a 1/2 inch iron rod found in the east line of Stone Creek Phase IV, an addition to the City of Rockwall, as described in Cab. H, Pgs. 317-318, in said Plat Records and being the northwest corner of said Stone Creek Phase IX;

THENCE, North 32° 48'57" East, along the east line of said Stone Creek Phase IV, for a distance of 68.38 feet, to a 1/2 inch rod found at the most easterly northeast corner of said Stone Creek Phase IV;

THENCE, North 65° 00'04" West, along the north line of said Stone Creek Phase IV, for a distance of 283.02 feet, to a 1/2 inch iron rod found, being in a south line of Stone Creek Phase I, an addition to the City of Rockwall, as described in Cabinet G, Pages 359-365 in said Plat Records, being on a non-tangent curve to the left, having a radius of 1030.00 feet, a central angle of 37° 07'00";

THENCE, departing the north line of said Stone Creek Phase IV and along the south line of said Stone Creek Phase I and with said curve to the left for an arc distance of 577.36 feet (Chord Bearing North 58° 24'09" East - 569.83 feet), to a 1/2 inch iron rod found, being the southeast corner of Lot 10 Block I out of said Stone Creek Phase I, same being the south line of Stone Creek Phase IIA, an addition to the City of Rockwall, as described in Cabinet H, Pages 293-294 in said Plat Records;

THENCE, South 59° 19'11" East, departing the south line of said Stone Creek Phase I and along the south line of said Stone Creek Phase IIA, for a distance of 164.69 feet, to a 1/2 inch iron rod found being the southwest corner of said Stone Creek Phase IIA;

THENCE, North 30° 40'49" East, along the east line of said Stone Creek Phase IIA, for a distance of 90.28 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 24° 31'11";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 481.44 feet (Chord Bearing North 11° 40'00" East 477.78 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 35'35" West, continuing along said east line, for a distance of 460.08 feet, to a 1/2 inch iron rod found being in the south line of Featherstone Drive, an addition to the City of Rockwall, as described in Cab. H, Pgs. 33-34, in said Plat Records;

THENCE, North 89° 25'13" East, departing said east line and with said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 133.20 feet, to a 1/2 inch iron rod found, being on a curve to the left, having a radius of 110.00 feet, a central angle of 34° 10'49";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 65.62 feet (Chord Bearing South 73° 29'23" East - 64.65 feet), to a 1/2 inch iron rod found, being the point of tangency;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 125.01 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 35'35" East, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 190.00 feet, to a ½ inch iron rod found at the most easterly southeast corner of said Featherstone Drive and being in the west line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-0038477 in said Deed Records;

THENCE, South 00° 35'35" East, along the west line of said John King Boulevard, for a distance of 142.99 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1260.00 feet, a central angle of 20° 22'32";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 448.08 feet (Chord Bearing South 10° 46'51" East - 445.72 feet), to a 1/2 inch iron rod found;

THENCE, South 19° 17'03" East, continuing along said west line, for a distance of 34.76 feet, to a nail found;

THENCE, South 15° 03'48" East, continuing along said west line, for a distance of 61.67 feet, to a nail found on a non-tangent curve to the left, having a radius of 1271.00 feet, a central angle of 05° 21'14";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 118.77 feet (Chord Bearing South 27° 58'51" East - 118.72 feet), to a nail found in the east line of said Stone Creek Balance, being in said Hays Road;

THENCE, South 00° 35'35" East, departing said west line and along the east line of said Stone Creek Balance and with said Hays Road, for a distance of 191.20 feet, to a 1/2 inch iron rod found at the most northerly corner of Part 2, R.O.W. Dedication, as described in Doc. No. 2007-00384711, in said Deed Records being on a curve to the left, having a radius of 380.00 feet, a central angle of 22° 31'28";; THENCE, South 89° 24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet,to a 1/2 inch iron rod found;

THENCE, departing the east line of said Stone Creek Balance Tract and continuing along Hays Road with the west line of said Part 2 tract and along said curve to the left having an arc distance of 149.39 feet (Chord Bearing South 10° 53'46" West 148.43 feet), to a 1/2 inch iron rod found;

THENCE, South 00° 21'58" East, continuing along said lines, for a distance of 136.79 feet, to a nail found at the southwest corner of said Part 2 tract;

THENCE, North 89° 38'02" East, along the south line of said Part 2 tract, for a distance of 30.11 feet, to a 1/2 inch iron rod found at the southeast corner of said Part 2 tract, being in east line of said Stone Creek Balance tract and said Hays Road;

THENCE, South 00° 35'35" East, along the east line of said Stone Creek Balance tract and with Hays Road, for a distance of 339.01 feet, to the POINT OF BEGINNING and containing 36.428 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of _____, 2019.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

FINAL PLAT
OF

STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK PHASE 10, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS *10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2019

CASE NO. P2019-045 SHEET 3 OF 3

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	December 10, 2019
APPLICANT:	Chase Finch; *Corwin Engineering, Inc.*
CASE NUMBER:	P2019-046; *Breezy Hill, Phase XI*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a final plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

PLAT INFORMATION

☑ The Breezy Hill Subdivision is a master planned community that will provide approximately 405-acres of residential and commercial development. The residential subdivision will be composed of 750 single-family lots on 371.45-acres of land, and be broken down per the lot mix indicated in Planned Development District 74 (PD-74). The lot mix in this Planned Development District is as follows.

Lot Types	*A*	*B*	*C*	*D*	*E*	*F*	*G*
Typical Lot Frontage (Feet)	*60'*	*70'*	*80'*	*100'*	*60'*	*100'*	*70'*
Typical Lot Depth (Feet)	*120'*	*120'*	*125'*	*200'*	*110'*	*180'*	*120'*
Minimum Lot Size (Sq. Ft.)	*7,200 SF*	*8,400 SF*	*10,000 SF*	*20,000 SF*	*7,200 SF*	*18,000 SF*	*8,400 SF*
Number of Units	*164*	*131*	*137*	*140*	*40*	*44*	*94*
Dwelling Unit %	*21.86%*	*17.46%*	*18.27%*	*18.67%*	*5.34%*	*5.87%*	*12.53%*

☑ The applicant is requesting to *final plat* Phase XI of the Breezy Hill Subdivision for the purpose of laying out 78 lots on a ~23.849-acre portion of the 371.45-acre subdivision. The 78 proposed lots will be constructed to the *Type 'G'* standards (*all standards are displayed in the table above*).

☑ On December 3, 2019 the Parks and Recreation Board reviewed the *final plat* and made a recommendation to approve the plat with the following conditions:

- The developer is to pay the pro-rata equipment fees required in the amount of $19,890 [*i.e. 78 Lots @ $255.00 Per Lot*].

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the*

Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Breezy Hill, Phase XI*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) The development shall adhere to the recommendations of the Parks and Recreation Board;

(3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2019-046	**Owner**	BH Phase 11, Ltd.	**Applied**	11/18/2019 DG
Project Name	Breezy Hill Phase XI	**Applicant**	CORWIN ENGINEERING, INC.	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
BREEZY HILLS RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BREEZY HILL, PHASE XI	7-6	NULL	7-6	0187-0000-0007-06-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/18/2019	11/25/2019	11/18/2019		APPROVED	
ENGINEERING	Sarah Johnston	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	
FIRE	Ariana Hargrove	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	
GIS	Lance Singleton	11/18/2019	11/25/2019				
PLANNING	Korey Brooks	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	Comments

P2019-046; Breezy Hill, Phase XI Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2019-046) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).

M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

(1) Please label the Point of Beginning

(2) Please show and label landscape buffer adjacent to BH Road.

(3) Please provide signature line for Chuck Sink

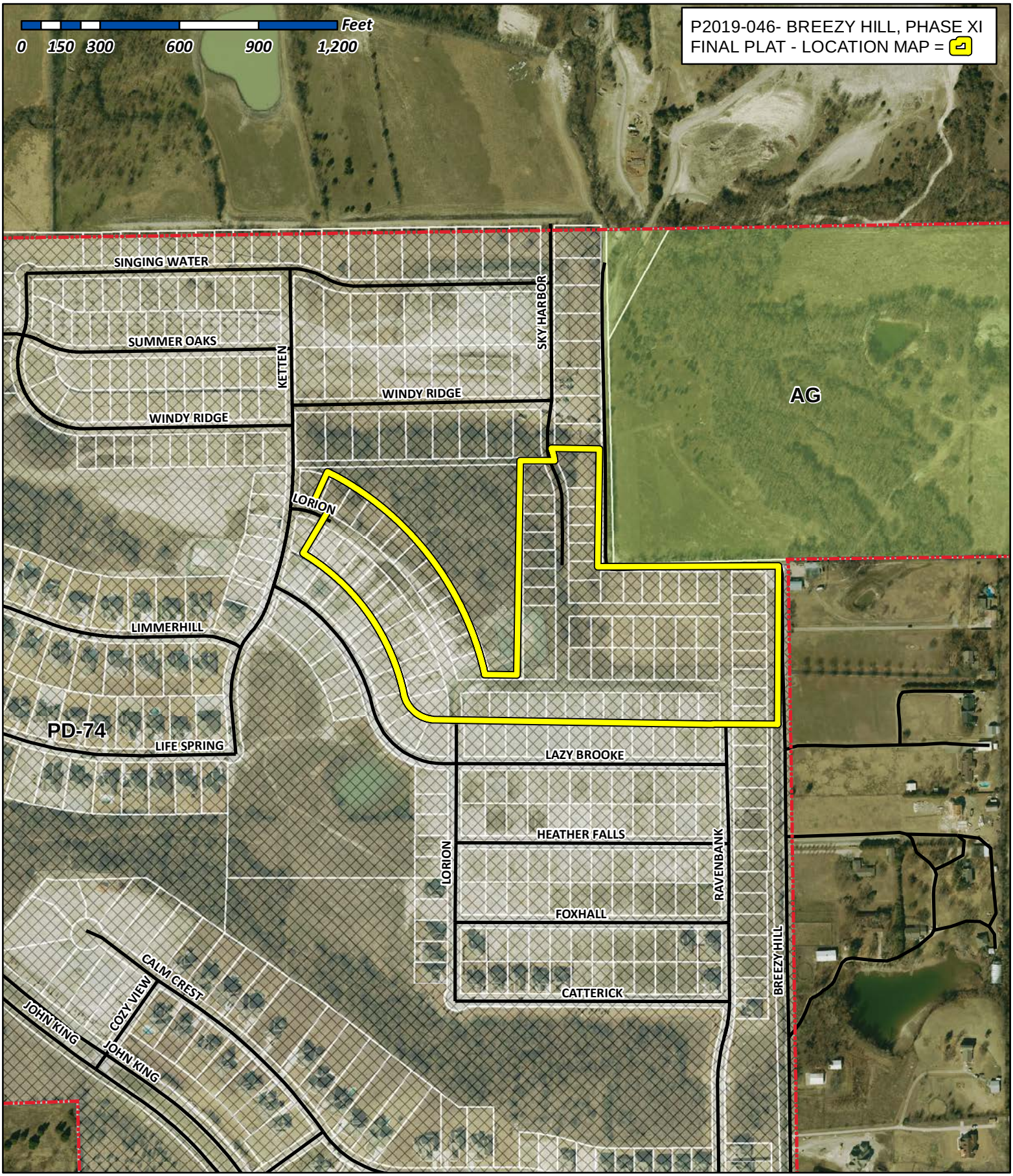
(4) Please review and confirm lot count

Lot Types	A	B	C	D	E	F	G	TOTAL
Phase I			27				27	
Phase IIA and IIB		49	78					127
Phase III	23	48					71	
Phase IV			51				51	
Phase V		79					79	
Phase VI	42	17	20				79	
Phase VII				10				10
Phase IXA	53							53
Phase X	39			40			79	
Phase VIII			3			32	26	61
Phase XI					1	77	78	
TOTAL	141	143	147	108	40	33	103	715
ORDINANCE	164	131	137	140	40	44	94	750
REMAINING	23	-12	-10	32	0	11	-9	35

I.6 Please note thatfailure to address all comments provided by staff by 5:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested.

- Revisions for this case will be due on December 3, 2019;
- The Planning & Zoning Worksession is November 26, 2019.
- The Park Board Meeting for this case is December 3, 2019
- The Planning and Zoning Commission Meeting for this case is December 10, 2019
- The City Council Meeting for this case is December 16, 2019.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

FINAL PLAT OF BREEZY HILL PHASE XI

78 LOTS, BEING 23.849 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

BH PHASE 11, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

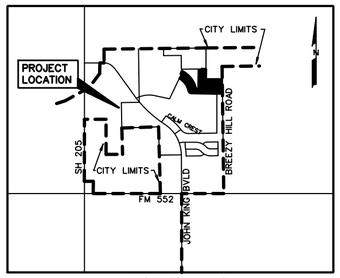
PREPARED BY

CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2019 SCALE 1" = 100'

CASE NO. FP2019-XXX

SHEET 1 OF 2



LOCATION MAP
N.T.S.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	12°08'07"	275.00'	58.25'	58.14'	N05°06'58"W
2.	00°59'43"	991.00'	17.21'	17.21'	N11°40'53"W
3.	13°07'50"	295.00'	67.61'	67.46'	S84°23'11"W
4.	46°53'50"	991.00'	811.14'	788.69'	N35°37'39"W
5.	01°19'11"	1025.00'	23.61'	23.61'	N00°17'31"E
6.	00°14'22"	1025.00'	4.28'	4.28'	N00°29'16"W
7.	01°33'49"	1025.00'	27.97'	27.97'	N00°10'28"E
8.	27°07'36"	250.00'	118.36'	117.26'	N12°36'25"W
9.	08°03'59"	250.00'	35.20'	35.17'	N22°08'14"W
10.	179°32'14"	50.00'	157.48'	100.00'	S44°23'24"E
11.	63°13'48"	320.00'	353.14'	335.49'	N31°19'31"W
12.	24°13'20"	380.00'	160.65'	159.45'	N36°36'19"W
13.	40°20'34"	300.00'	211.23'	206.90'	S40°55'16"E

0 50 100 200
SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596451.71	7045535.31
ELEV = 490.00	

30.728 ACRE TRACT
CLERKS FILE NO. 20170000023682
BREEZY HILL PHASE 8
(UNDER CONSTRUCTION)

Δ= 12°28'10"
R= 225.00'
L= 48.97'
C= 48.87'
B= N14°00'23"W

SKY HARBOR DRIVE (50' R.O.W.)

S89°02'37"E 182.39'

S89°39'37"E 130.28'

2.64 ACRE TRACT
VOL. 4341, PG. 2426

R.O.W. 25'X 25' VISIBILITY ESMT.
R.O.W.
ALL STREET INTERSECTIONS

VISIBILITY EASEMENT DETAIL
N.T.S.

N

HELEN JOY RIGGS AND WILLIAM AUDY RIGGS VOLUME 54, PAGE 456 D.R.R.C.T.

60' R.O.W. FUTURE

Δ= 04°19'35"
R= 400.00'
L= 30.20'
C= 30.20'
B= S63°42'20"E

Δ= 04°19'35"
R= 275.00'
L= 20.77'
C= 20.76'
B= N63°42'20"W

Δ= 02°27'58"
R= 1016.00'
L= 43.73'
C= 43.73'
B= N60°18'33"W

Δ= 49°01'03"
R= 1141.00'
L= 976.14'
C= 946.65'
B= S37°02'01"E

6.705 ACRE TRACT
CLERKS FILE NO. 20150000004156

KETTEN DRIVE (50' R.O.W.)

LORION DRIVE (50' R.O.W.)

LAZY BROOKE DRIVE (50' R.O.W.)

20' NORTH TEXAS MUNICIPAL WATER DISTRICT ESMT. VOL. 812, PG. 23

DRAINAGE & DETENTION ESMT. DOC. NO. 20160000018054

DRAINAGE & DETENTION ESMT. DOC. NO. 20160000018053

LOT 17 BLOCK Q OPEN SPACE TO BE MAINTAINED BY HOA 0.817 AC.

LOT 99 BLOCK D OPEN SPACE/LANDSCAPE BUFFER 0.700 AC.

LOT 100 BLOCK D TO BE DEDICTATED TO CHUCK SINK 0.120 AC.

N89°40'58"E 686.22'

S00°57'23"W 446.89'

N00°57'06"E 813.56'

S89°02'54"E 490.00'

485.34'

105.15'

95.73'

60' R.O.W. DEDICATION

128.53'

CASCADING CREEK DRIVE (50' R.O.W.)

S89°02'54"E 618.34'

SABLE GLEN DRIVE (50' R.O.W.)

S89°02'54"E 335.69'

S89°02'54"E 621.52'

RAVENBANK DRIVE (50' R.O.W.)

S00°16'06"W 290.02'

S00°16'06"W 143.55'

BREEZY HILL ROAD

S00°17'23"W 601.42'

OPEN SPACE/LANDSCAPE BUFFER - 0.700 AC. TO BE MAINTAINED BY HOA

S00°17'23"W 313.59'

421.31'

FUTURE 60' R.O.W.

25' R.O.W. DEDICATION

40.00'

25'

DOUGLAS D. MORRIS AND WIFE, LYNDA J. MORRIS VOLUME 99, PAGE 880 D.R.R.C.T.

TRACT 1 (LOT 1) DONALD E. BENNETT AND WIFE, LINDA H. BENNETT VOLUME 121, PAGE 997 D.R.R.C.T.

TRACT 2 (LOT 2) DONALD E. BENNETT AND WIFE, LINDA H. BENNETT VOLUME 121, PAGE 997 D.R.R.C.T.

JAMES L. KLEIN AND MARY F. KLEIN VOLUME 2081, PAGE 133 D.R.R.C.T.

Δ= 46°53'29"
R= 825.00'
L= 675.19'
C= 656.50'
B= N35°37'50"W

Δ= 76°51'49"
R= 125.00'
L= 167.69'
C= 155.40'
B= N50°36'59"W

S89°02'54"E 121.36'

245.17'

N89°02'54"W 1054.06

S00°16'06"W 1.16'

N89°43'54"W 244.79'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598133.40	7044598.13
ELEV = 535.3	

BREEZY HILL PHASE V CAB. J, PG. 27

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 27°51'45" E	20.00'
2.	S 31°24'44" W	29.00'
3.	N 77°49'16" E	13.50'

NOTES

1. Bearings are referenced to Breezy Hill Phase III, an addition to the City of Rockwall, as described in Cab. I, Slides 159-160, in the Plat Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 2/2 iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   W.E. - Water line Easement
   S.S.E. - Sanitary Sewer Easement
   V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
   H.O.A. - Homeowners Association
   ◊ - Street Name Change
5. All open spaces, drainage easements, detention easements and other common areas shall be repaired, replaced, and maintained by property owner and/or Homeowners Association.
6. No building permits will be issued until all public improvements are accepted by the City.
7. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage system have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of a 39.298 acre tract, as described in Clerks File No. 20130000498882 in the Deed Records of Rockwall County, Texas and being all of a 2.944 acre tract, as described in Clerks File No. 20180000010717 and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Breezy Hill Phase V, as addition to the City of Rockwall, as described in a Cab. J, Pg. 27 in the Plat Records of Rockwall County, Texas and being in the east line of said 39.298 acre tract same being in Breezy Hill Road (Variable R.O.W.);

THENCE, North 89° 43'54" West, along the north line of said Breezy Hill Phase V, for a distance of 244.79 feet, to a 1•2 inch iron rod found;

THENCE, South 00° 16'06" West, continuing along said north line, for a distance of 1.16 feet, to a 1•2 inch iron rod found;

THENCE, North 89° 02'54" West, continuing along said north line, for a distance of 1054.06 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 125.00 feet, a central angle of 76° 51'49";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 167.69 feet (Chord Bearing North 50° 36'59" West 155.40 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 825.00 feet, a central angle of 46° 53'29";

THENCE, continuing along said north line and said with curve to the left for an arc distance of 675.19 feet (Chord Bearing North 35° 37'50" West 656.50 feet), to a 1/2 inch iron rod found at the most southerly southeast corner of Breezy Hill Phase VI, an addition to the City of Rockwall, as described in Cab. J Pg. 291 in said Plat Records;

THENCE, North 30° 55'26" East, departing said north line and along the east line of said Breezy Hill Phase VI, for a distance of 191.00 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1016.00 feet, a central angle of 02° 27'58";

THENCE, continuing along said east line and with curve to the left for an arc distance of 43.73 feet (Chord Bearing North 60° 18'33" West 43.73 feet), to a 1/2 inch iron rod found at the point of compound curvature of a curve to the left, having a radius of 275.00 feet, a central angle of 04° 19'35";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 20.77 feet (Chord Bearing North 63° 42'20" West 20.76 feet), to a 1/2 inch iron rod found;

THENCE, North 24° 07'53" East, continuing along said east line, for a distance of 125.00 feet, to a 1/2 inch iron rod found in the south line of a 6.705 acre tract, as described in Clerks File No. 20150000004156 in said Deed Records and being in the north line of said 39.298 acre tract being on a curve to the right, having a radius 400.00 feet, a central angle of 04° 19'35";

THENCE, along the south line of said 6.705 acre tract and north line of said 39.298 acre tract with said curve to the right for an arc distance of 30.20 feet (Chord Bearing South 63° 42'20" East 30.20 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of compound curvature of a curve to the right, having a radius of 1141.00 feet, a central angle of 49° 01'03";

THENCE, continuing along said lines and with said curve to the right for an arc distance of 976.14 feet (Chord Bearing South 37° 02'01" East 946.65 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southwest corner of said 6.705 acre tract;

THENCE, South 89° 02'54" East, continuing along said lines, for an arc distance of 121.36 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southeast corner of said 6.705 acre tract and being an interior ell corner of said 39.298 acre tract;

THENCE, North 00° 57'06" East, along the east line of said 6.705 acre tract and a west line of said 39.298 acre tract, at 390.00 feet, passing the southwest corner of said 2.944 acre tract and a northwest corner of said 39.298 acre tract, continuing for a total distance of 813.56 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 6.705 acre tract and being in the south line of a 30.728 acre tract, as described Clerks File No. 20170000023682, in said Deed Records same being the northwest corner of said 2.944 acre tract;

THENCE, South 89° 39'37" East, along the south line of said 30.728 acre tract and the north line of said 2.944 acre tract, for a distance of 130.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 225.00 feet, a central angle of 12° 28'10";

THENCE, continuing along said north and south lines and with said curve to the right for an arc distance of 48.97 feet (Chord Bearing North 14° 00'23" West 48.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 02'37" East, continuing along said lines, for a distance of 182.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 2.944 acre tract and being an ell corner of said 30.728 acre tract being in the west line of a 2.64 acre tract, as described in Vol. 4341, Pg. 2426, in the Deed Records of Collin County, Texas;

THENCE, South 00° 57'23" West, along east line of said 2.944 acre tract, at 430.02 feet, passing the southeast corner of said 2.944 acre tract and an ell corner of said 39.298 acre tract and continuing with the west line of said 2.64 acre tract, for a total distance of 446.89 feet, to a 5/8 inch iron rod found at the southwest corner of said 2.64 acre tract;

THENCE, North 89° 40'58" East, along the south line of said 2.64 acre tract, for a distance of 686.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the southeast corner of said 2.64 acre tract being in said Breezy Hill Road same being in the east line of said 39.298 acre tract;

THENCE, South 00° 17'23" West, along the east line of said 39.298 acre tract and Breezy Hill Road, for a distance of 601.42 feet, to the POINT OF BEGINNING and containing 23.849 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner"s" of the land shown on this plat, and designated herein as the BREEZY HILL PHASE XI, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration thereinexpressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL PHASE XI, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements asdescribed herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. The Homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for Vehicular traffic on public Streets/Roads within the public right-of-way. This agreement in no way constitutes a change in that authority and does not constitute any delegation of that authority of the Association.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

Breezy Hill Phase 11
a Texas limited partnership
By: Breezy Hill Phase 11 GP Corporation,
a Texas corporation, its General Partner

_____ _____
John Arnold Mortgage or Lien Interest
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____day of _____, 2019.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____day of _____, 2019.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Recommended for Final Approval:

_____ _____
Planning & Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2019.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2019.

_____
Notary Public in and for the State of Texas

FINAL PLAT
OF
BREEZY HILL PHASE XI
78 LOTS, BEING 23.849 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 11, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2019 SCALE 1" = 100'

CASE NO. FP2019-XXX

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Korey Brooks; *Senior Planner*
DATE:	December 10, 2019
SUBJECT:	Z2019-025; *Amendment to Article IV, Permissible Uses, of the UDC to allow the Rental, Sales, and Service of Heavy Machinery in a Commercial (C) District*

On November 4, 2019, the City Council directed staff to amend the *Land Use Standards* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) to allow the *Rental, Sales, and Service of Heavy Machinery* land use with a Specific Use Permit (SUP) in a Commercial (C) District. This direction came in response to a request submitted by Scott Mommer of Lars Anderson & Associates, Inc. to amend the code to allow the *Rental, Sales and Service of Heavy Machinery* in conjunction with an existing hardware store (*i.e. Home Depot*). The proposed facility will operate as a tool rental center (*i.e. power drills, saws, electric sanders*), which is permitted by-right in a Commercial (C) District. In addition to the rental of tools, the facility will also offer the rental of heavy equipment. Currently, the Unified Development Code (UDC) only permits *Rental, Sales, and Service of Heavy Machinery* in a Heavy Commercial (HC) or Heavy Industrial (HI) District by-right and in a Light Industrial (LI) District with a Specific Use Permit (SUP). Based on the City Council's direction staff proposes to change the code as follows (with the *highlighted, italics* areas indicating the changes):

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~

SECTION 01: LAND USE SCHEDULE

SUBSECTION 01.01: USE OF LAND AND BUILDINGS

LAND USE SCHEDULE

LEGEND:

	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article XIII, *Definitions*]	CONDITIONAL USE REFERENCE Reference Article IV, *Permissible Uses*]	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS						OVERLAY DISTRICTS		
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)																							
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)																	S	P	S	P			

SECTION 2: CONDITIONAL LAND USE STANDARDS AND DEFINITIONS

SUBSECTION 2.03: CONDITIONAL LAND USE STANDARDS.

(G) *Commercial and Business Services Land Uses.*

(5) *Rental, Sales, and Service of Heavy Machinery*

(a) In the Commercial (C) District, the *Rental, Sales, and Service of Heavy Machinery* land use is only permitted as an ancillary use to a *General Retail Store* (*i.e. a business whose primary purpose is to sell finished goods*) by Specific Use Permit (SUP).

(b) All outside storage of equipment and machinery shall be visibly screened from all adjacent properties utilizing one of the screening alternatives outlined in Subsection 05.02.(A), *Loading Docks and Outside Storage Areas*, of Article VIII, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

(c) The storage area for equipment and machinery shall not occupy any required parking spaces. Excess parking spaces may be used if all other requirements are met.

(d) The storage and/or display of equipment and machinery shall be in a stowed position so as to not extend any part of the equipment or machinery in an upward or outward manner.

(e) The conditions above shall not be construed to permit the outside storage of equipment and machinery for outside display, and does not permit additional outside storage of other materials that are not associated with the *Rental, Sales, and Service of Heavy Machinery* land use.

(f) Maintenance or service of any equipment and machinery shall not be performed on-site.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications,* of the UDC staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

~~Planning and Zoning Work Session: November 26, 2019~~
Planning and Zoning Public Hearing: December 10, 2019
City Council Public Hearing/First Reading: December 16, 2019
City Council Second Reading: January 6, 2020

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *December 10, 2019*.

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*], PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article IV, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Municipal Code of Ordinances should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That Article IV, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JANUARY, 2020.

_____

Jim Pruitt, *Mayor*

ATTEST:

DRAFT ORDINANCE 12.20.19

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *December 16, 2019*

2nd Reading: *January 6, 2020*

DRAFT ORDINANCE 12.10.2019

Exhibit 'A'
Article IV, Permissible Uses

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~

SECTION 01: LAND USE SCHEDULE

SUBSECTION 01.01: USE OF LAND AND BUILDINGS

LAND USE SCHEDULE

LEGEND:

	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article XIII, *Definitions*]	CONDITIONAL USE REFERENCE Reference Article IV, *Permissible Uses*]	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS						OVERLAY DISTRICTS		
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)																							
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)																	S	P	S	P			

SECTION 2: CONDITIONAL LAND USE STANDARDS AND DEFINITIONS

SUBSECTION 2.03: CONDITIONAL LAND USE STANDARDS.

(G) *Commercial and Business Services Land Uses.*

(5) *Rental, Sales, and Service of Heavy Machinery*

(a) In the Commercial (C) District, the *Rental, Sales, and Service of Heavy Machinery* land use is only permitted as an ancillary use to a *General Retail Store* (*i.e. a business whose primary purpose is to sell finished goods*) by Specific Use Permit (SUP).

(b) All outside storage of equipment and machinery shall be visibly screened from all adjacent properties utilizing one of the screening alternatives outlined in Subsection 05.02.(A), *Loading Docks and Outside Storage Areas*, of Article VIII, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

(c) The storage area for equipment and machinery shall not occupy any required parking spaces. Excess parking spaces may be used if all other requirements are met.

(d) The storage and/or display of equipment and machinery shall be in a stowed position so as to not extend any part of the equipment or machinery in an upward or outward manner.

(e) The conditions above shall not be construed to permit the outside storage of equipment and machinery for outside display, and does not permit additional outside storage of other materials that are not associated with the *Rental, Sales, and Service of Heavy Machinery* land use.

(f) Maintenance or service of any equipment and machinery shall not be performed on-site.

DRAFT ORD. 20-XX

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	David Gonzales, *Planning and Zoning Manager*
DATE:	December 10, 2019
SUBJECT:	SP2019-045; *Amended Site Plan for an Existing Manufacturing Facility (Channell Commercial Corporation)*

On July 8, 2014, the Planning and Zoning Commission approved a site plan [*i.e. SP2014-011*] for a ~295,910 SF warehouse/manufacturing facility [*i.e. Channell Commercial Corporation]*. In conjunction with this site plan approval, the City Council approved the following five (5) variances and exceptions for this development on July 21, 2014:

(1) A variance to the building materials (i.e. masonry and stone requirements) for not incorporating a minimum of 20% natural stone on all facades and to allow for tilt-up wall construction;
(2) A variance to allow for one (1) light pole to exceed the 20-feet overall maximum height (i.e. 27-ft OAH);
(3) A variance to the minimum parking requirements based on the number of employees per shift;
(4) An exception for the use of tilt-up wall construction; and,
(5) An exception to the vertical and horizontal articulation standards.

On November 15, 2019, the applicant -- *Mark Pross of Pross Design Group* -- submitted an application requesting the approval of an amended site plan for the purpose of establishing outside storage areas and realigning the western drive aisle. Staff should point out that *Channell Commercial Corporation* had submitted a replat [*i.e. Case No. P2019-027*] on June 13, 2019 for the purpose of realigning the drive aisle by abandoning certain portions of the firelane & water easements. On July 1, 2019, the City Council approved the plat with the condition that an amended site plan be approved for the realignment of the drive aisle. The final plat is to be filed after approval of the amended site plan. This has been made a condition of approval for this case. Additionally, the future amphitheater to be located at the southeastern portion of the lot -- *adjacent to John King Boulevard* -- will require approval by the Board of Adjustments in order to be located within the building setback as depicted on the site plan. This has also been made a condition of approval for this case.

Currently, the subject property has outside storage that is located on the north side of the building, adjacent to the Rockwall Service Center. It is the intent of the applicant to relocate a portion of the storage, losing 32 parking spaces; however, there are 42 parking spaces being added to the site increasing the existing parking by 10 spaces. With the additional outside storage being requested, it should be known that the current outside storage located on the north side of the building has limited screening [*i.e. two (2), six (6)-foot tall fence sections with black mesh*] and is visible from John King Boulevard. Based on the submitted landscape plan, the applicant is proposing to use a three (3) tiered living screen consisting of four (4), Live Oak trees that are ~14-16 feet in height and measuring 4½ to 5-caliper inches, nine (9) Nellie R. Stevens Holly trees, and 23 Needle Point Holly shrubs, with a six (6) foot tall wrought iron fence. The proposed landscape screening located at the northwest corner of the site requires approval by the Planning and Zoning Commission to allow for not meeting the standards of Subsection 1.05*, Screening Standards,* of Article V*, District Development Standards*, of the Unified Development Code (UDC), which requires a masonry wall and canopy trees on 20-ft centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 5.02*, Landscape Screening Standards*, of Article VIII*, Landscape Standards*. The applicant is requesting to use *Alternative #1* of this section by incorporating a wrought iron fence and

three (3) tiered screening for this area. As a compensatory measure, the applicant is providing additional landscaping in this area, which will provide less visibility from John King Boulevard. A variance to the screening requirements for the use of landscape screening for the storage area remains a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions, staff will also be available at this meeting.

City of Rockwall

Project Plan Review History

Revision 1 Comments Highlighted

Project Number	SP2019-045	**Owner**	Channell Commercial Corp.	**Applied**	11/18/2019 DG
Project Name	Channell Corporation	**Applicant**	Pross Design Group	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	P&Z HEARING			**Status**	11/22/2019 DG

Site Address	City, State Zip	Zoning
1700 JUSTIN RD	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROCKWALL INDUSTRIAL EAST	2	A	2	3369-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/18/2019	11/25/2019	11/19/2019	1	APPROVED	
ENGINEERING	Sarah Johnston	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	

(11/22/2019 10:53 AM SJ)
M - Shade any future items that are not being considered in this project. It is difficult to tell what is being proposed.
M - Must show all existing and proposed utilities.
M - Add note to the landscape plan, "No trees within 5' of utilities." Standards of Design and Construction Sect. 4.4

I - Must have approval from NTMWD to grade or construct anything in their easement.
I - 4% Engineering inspection fees
I - Impact fees for new/up-sizing water taps or building square footage.
I - No storage in fire lane or utility easements
I - Parking to be 20'x9' if adjacent to the building or head-to-head, all else to be 18'x9' min.
I - Must have detention for all future storage areas per reference plans for Justin Rd. On what is being detained already. portion at corner of Industrial and Justin that is not detained, that will need to be. In the future.
I - All retaining walls to be rock or stone faced. No smooth concrete walls.
I - Retaining walls 3' and over must be engineered.
I - Must meet all city standards of design and construction.
I - Engineering review fees apply.

ENGINEERING	Sarah Johnston	12/5/2019	12/12/2019	12/5/2019		COMMENTS	See Comments Submittal 2

(12/5/2019 3:39 PM SJ)
- Must shade the proposed 24' drive lane that will be included with this job. Please see markup.

FIRE	Ariana Hargrove	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	
PLANNING	David Gonzales	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	See comments

(11/22/2019 11:22 AM DG)
SP2019-045; Amended Site Plan for Channell Communications Corp.
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an amended site plan for an existing industrial building on an18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2019-045) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the Development Standards of Article V, that are applicable to the subject property.

I.5 Please note that the property will require a replat prior to the issuance of a building permit. As a note, the site plan must be approved prior to the filing of the plat.

M.6 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Under the Parking Data table, the removal and addition of parking spaces are resulting in a net loss of 13 parking spaces. This will require approval of a variance to allow for the parking to not meet the standards. Additionally, with future parking being indicated on the east portion of the site, it is encouraged to provide staff with the total parking for this site (i.e. include, but hatch the future parking spaces) for an overall parking layout. Please provide the parking count for each use (i.e. office, warehouse, & manufacturing) and include the number of employees on each shift as justification -- refer to the approved 2014 site plan SP2014-011 as an example. (Section 6, Table 3, of Article VI, of the UDC) Exception Required (Section 9, Art. XI, UDC).
2) Provide a label identifying the parking count (i.e. 9, 10, etc.) for each parking aisle in order to verify the existing and proposed parking spaces.
3) Provide total SF of additions (i.e. parking areas, building additions, etc.).
4) Hatch the area located on the eastern portion of the lot (noted as future building) to better delineate the existing area vs future building area(s).
5) Outside storage areas are to be screened to the height of what is being stored(Subsection 1.05(5), of Article V, UDC). Is the proposed storage area on the eastern portion of the lot (i.e. future area) being considered? If so, see Subsection 5.02.A, of Article VIII, of the UDC for appropriate screening of this area.
6) Provide a label identifying the existing and proposed sidewalks, including the existing 10-ft trail/walkway along John King Blvd.
7) Provide a standard signature block with signature space for the Planning and Zoning Chairman and Planning Director. See attachment with packet provided
8) There is a label on the North West corner of the site indicating future parking. Is there going to be future parking along this area as indicated?

M.7 Building Elevations. Provide building elevations for the proposed guard shack (Section 3, of Article XI, of the UDC).

M.8 Landscape Plan. The proposed landscape screening located at the North West corner of the site requires approval by the Planning and Zoning Commission to allow for not meeting the standards of Subsection 1.05, Screening Standards, of Article V, District Development Standards, of the UDC (Subsection 5.02(C), Art. VIII, UDC).

I.9 Civil Set. As a note, the civil set submitted with this application on CD were not reviewed, and are not considered an engineering submittal with this application.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

M.10 Based on the submittal staff has identified the following exceptions& variances:

1) Required Parking Spaces. The proposed site plan does not meet the minimum standards for parking for this site. The site plan indicates a reduction in the number of parking spaces to allow for outside storage areas that were not present on the approved site plan from July 21, 2014 [i.e. SP2014-011] and will require approval of an exception by the Planning and Zoning Commission.

To be able to request a exception, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 3, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 10, 2019 Planning & Zoning Meeting.

** Please note that the Planning & Zoning Work Session meeting will be held on November 26, 2019.

I.13 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.

PLANNING	David Gonzales	12/4/2019	12/12/2019	12/5/2019	1	COMMENTS	Revision 1 comments

Comments on next page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(12/5/2019 11:01 AM DG) SP2019-045; Revision 1 - Amended Site Plan for Channell Communications Corp. Please address the following comments (M= Mandatory Comments; I = Informational Comments) I.1 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com. I.2 Please note that the property will require a replat prior to the issuance of a building permit. As a note, the site plan must be approved prior to the filing of the plat. I.3 The future outdoor amphitheater will require approval by the Board of Adjustments to be located within the building set-back. This will be listed as a condition of approval of the site plan. M.4 Landscape Plan. The proposed landscape screening located at the North West corner of the site requires approval by the Planning and Zoning Commission to allow for not meeting the standards of Subsection 1.05, Screening Standards, of Article V, District Development Standards, of the UDC (Subsection 5.02(A), Art. VIII, UDC). I.5 Staff has identified the aforementioned items necessary to continue the submittal process Please make the revision to the site plan I.6 The Planning & Zoning meeting will be held on December 10, 2019. I.7 Staff recommends that a representative be present for the meetings as scheduled above The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.							
Police Department	David Gonzales	11/22/2019	11/29/2019	11/22/2019		COMMENTS	See comments

(11/22/2019 3:00 PM DG)
The following comments are from Captain Ed Fowler, Rockwall Police Department regarding CPTED Design:

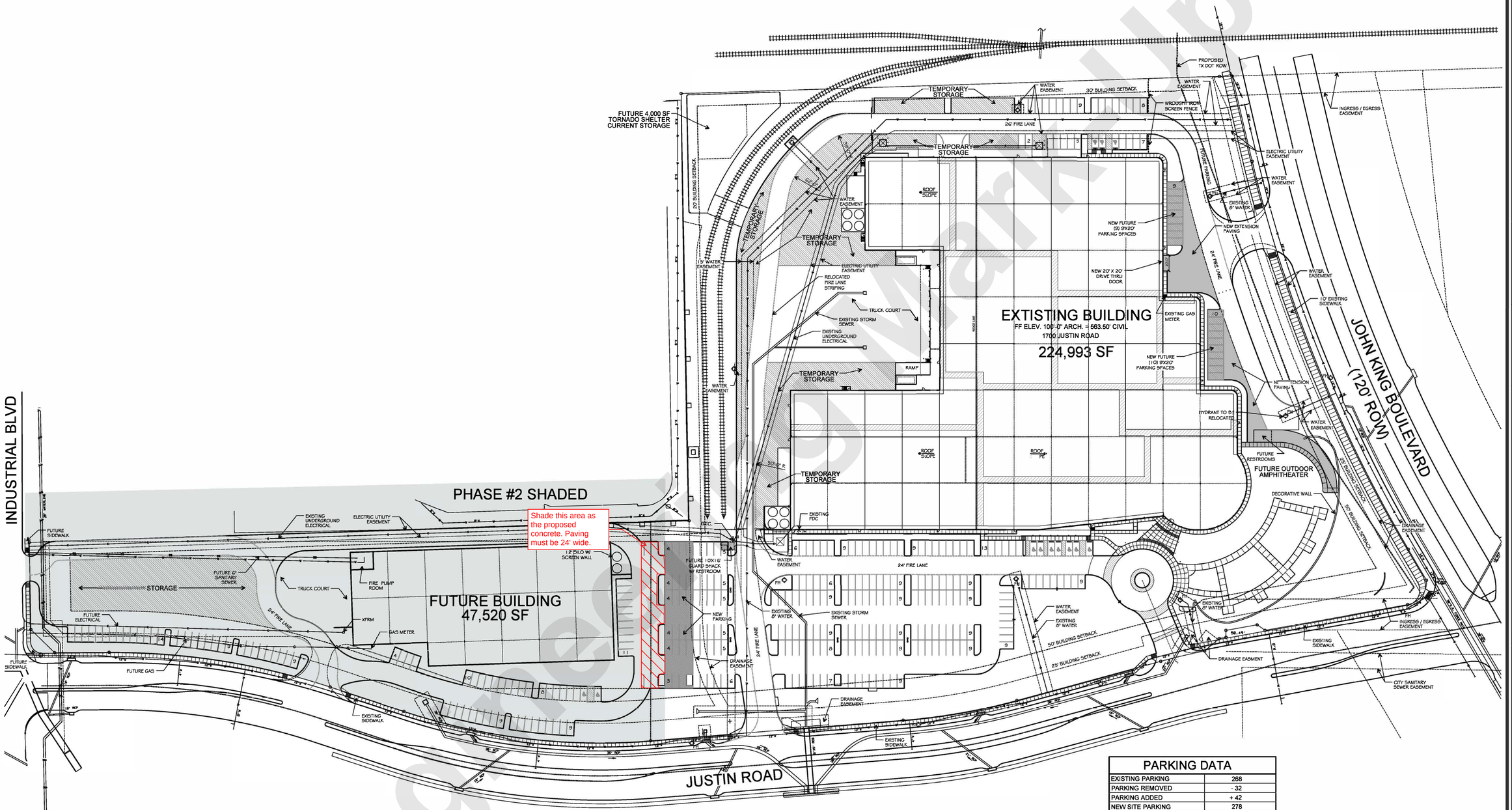
SP2019-045 Cannel Commercial Corporation
Considerations:

- Consider Security lighting above all entrances, including rear doors, rear parking areas and dumpster(s).
- Provide clearance around the bottom of the fencing surrounding the dumpster for visual sight line of anyone inside fencing
- Consider mirror(s) on dumpster fencing to reveal any persons inside holding(fencing) area.
- Lighting placed on or in fencing area around dumpster to eliminate shadow and dark areas and prevent theft from dumpster(ID Theft, etc.)
- Utilize LED fixtures. Ensure that all lighting is positioned in a manner to minimize glare and reduce all shadows especially at the rear of business.
- Consider auxiliary locking system on rear doors.
- Consider all exterior doors being equipped with alarm contact sensors and windows with glass break sensors.
- Consider motion sensor alarms inside the business and motion activated lighting for the interior.
- Consider the addition of security cameras on the exterior of the building that provide 360 degree coverage.
- Consider camera monitors for the rear of the business to ensure that employees will have a complete and unobstructed view prior to exiting into the rear parkin area.
- Ensure new or existing trees and bushes are trimmed within acceptable standards (Trees Trimmed up to 7' and Bushes Trimmed Down to 3') and consider ground wash lighting to illuminate the area and provide territorial reinforcement, ownership and enhance natural lines of sight at night.
- More than willing to speak directly with the business owners or developers about the property.

The implementation of all or any portion of the considerations are NO guarantee or assurance that crime will not occur or that the property will be crimeproof. The considerations should, however, reduce the probability of crime if the strategies and recommendations are properly applied and consistently maintained Any changes should still meet with the City of Rockwall's building code, code of ordinances and fire code.

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$TIME$
$DATE$
$FILE$



FUTURE BLDG PARKING DATA SUMMARY			
PROPOSED USE	AREA	FACTOR	SPACES
OFFICE - B1 OCC.	1,000 SF	300	3
MANUFACTURING - F1 OCC.	10,000 SF	500	20
WAREHOUSE - S1 OCC.	36,520 SF	1000	37
TOTAL	47,520 SF		
- REQUIRED			60 (2 HC)
- PROVIDED			83 (2 HC)
			23 EXCESS

SYMBOLOGY
GAS
SANITORY SEWER
WATER
ELECTRICAL

PARKING DATA	
EXISTING PARKING	268
PARKING REMOVED	- 32
PARKING ADDED	+ 42
NEW SITE PARKING	278
PROPOSED NEW PARKING	278 = NO VARIANCE NEEDED

NOTE: SEE PHASE II OVERPARKING TO BE USED IN THE FUTURE

SYMBOLOGY
PROPOSED AREAS OF CONSTRUCTION
PHASE II WORK

OWNER:
CHANNEL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA 92589-9022
CONTACT: EDWARD J. BURKE
951-587-7884

STANDARD SITE PLAN WORDING
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

CASE NUMBER: SP 2019-045

NORTH

1 SITE PLAN
SCALE: 1"=60'-0"

Engineering Use Only
Mark Ups

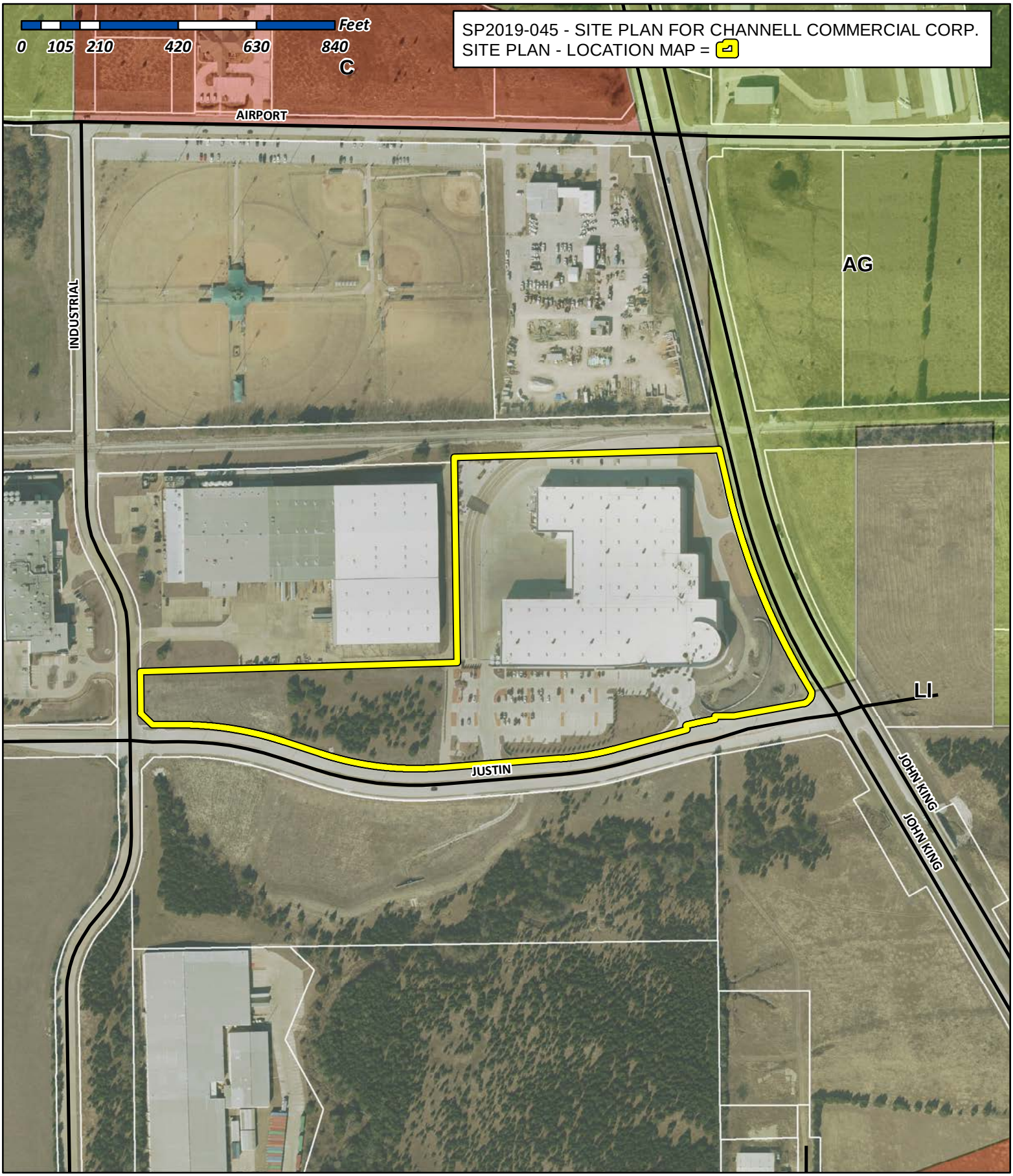
drawn:
checked
MARK W. PROSS
date
12/2/2019

pross design group, incorporated
2310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/759-1400

REGISTERED ARCHITECT
MARK W. PROSS
EXPIRES 08/31/2019

CHANNELL
1700 JUSTIN ROAD ROCKWALL, TEXAS

job no
1423
sheet
A1.0



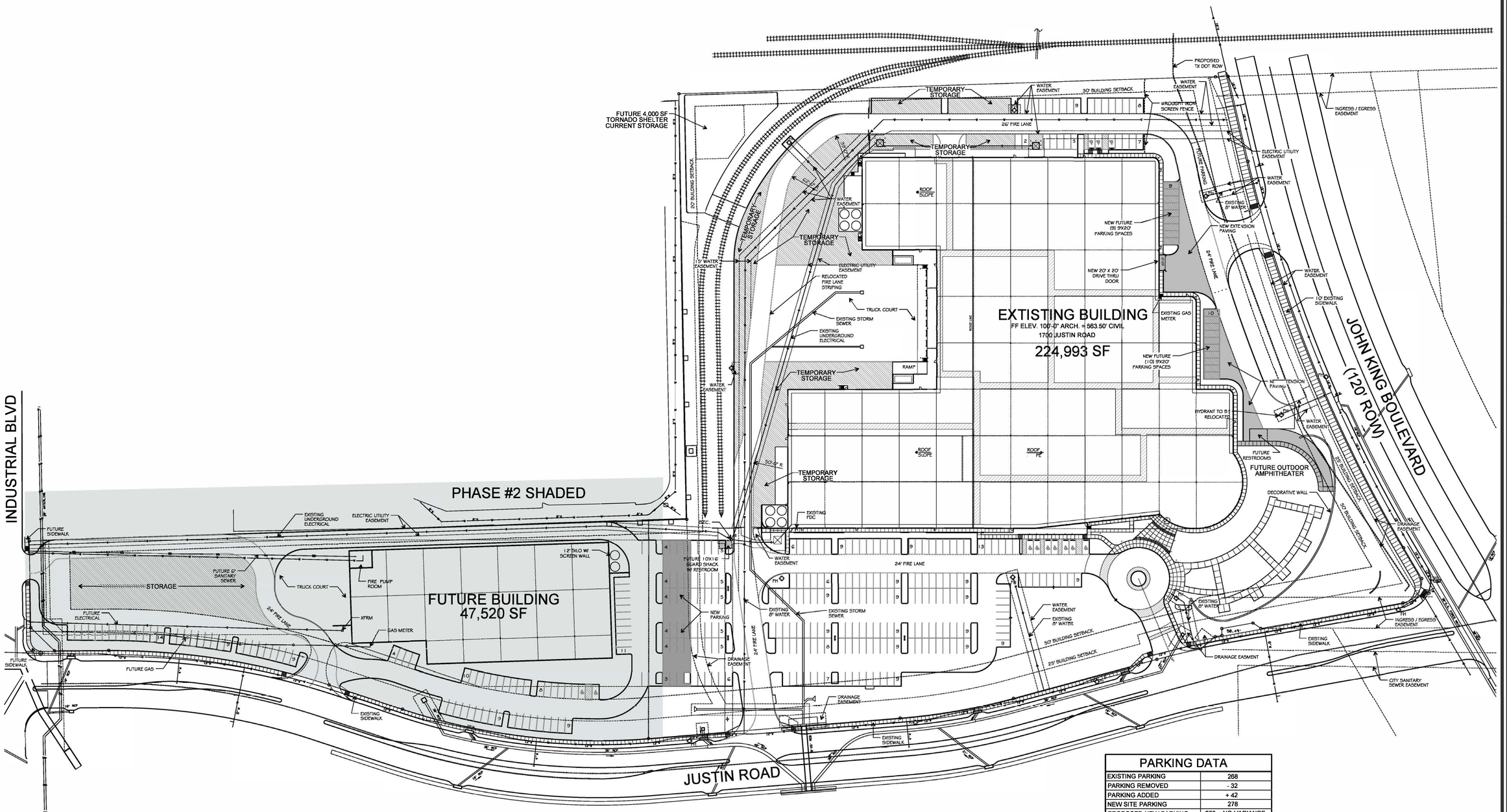
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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$TIME$
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WATER
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SYMBOLOGY
PROPOSED AREAS OF CONSTRUCTION
PHASE II WORK

NORTH

1 SITE PLAN
SCALE: 1"=60'-0"

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WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

CASE NUMBER: SP 2019-045

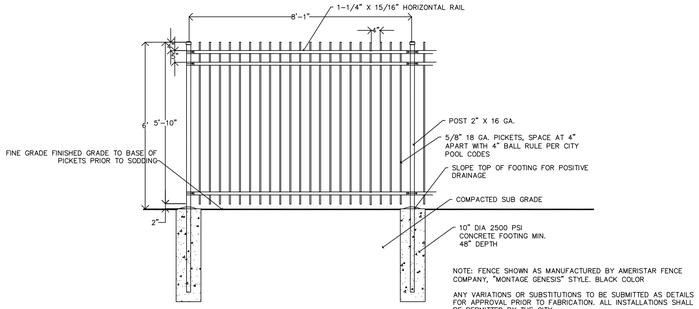
drawn:
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MARK W. PROSS
date
12/2/2019

REGISTERED ARCHITECT
MARK W. PROSS
EXPIRES: 08/31/2019

pross design group, incorporated
2310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/759-1400

CHANNELL
ROCKWALL, TEXAS
1700 JUSTIN ROAD

job no
1423
sheet
A1.0



NOTE: FENCE SHOWN AS MANUFACTURED BY AMERISTAR FENCE COMPANY, "MONTAGE GENESIS" STYLE. BLACK COLOR

ANY VARIATIONS OR SUBSTITUTIONS TO BE SUBMITTED AS DETAILS FOR APPROVAL PRIOR TO FABRICATION. ALL INSTALLATIONS SHALL BE PERMITTED BY THE CITY.

1 SITE 6' HIGH FENCE DETAIL

N.T.S.

AMERISTAR
1555 N. MINGO, TULSA OK. 74116
1-888-333-3422
WWW.AMERISTARFENCE.COM

LANDSCAPE PLAN SYMBOLS

IRON FENCE — IRON FENCE 6 FEET HIGH, SEE DETAIL 1 THIS SHEET

LANDSCAPE BUFFER LIVING SCREEN CANOPY TREES
20–0" MIN ON CENTER, ONE ROW, PER ALTERNATE #1
ALL TREES TO BE INSTALLED OVER 4'–0"
FROM ALL UNDERGROUND UTILITIES. LOCATE UNDER GROUND UTILITIES AS REQUIRED DURING CONSTRUCTION PERIOD.
VERIFY THE LOCATIONS EVEN IF REQUIRED
EXCAVATION IS REQUIRED TO VERIFY THE UTILITIES.

3'-0" — EVERGREEN SHRUBS FOR SCREENING

3'-0" — EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE

EVERGREEN GROUND COVER WITH STEEL EDGING

BERMUDA GRASS–ON SITE, ROLL TWO TIMES ,SEE DETAILS

BERMUDA SOD NOTES

1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES. REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN. FINISH WITH LARGE HAND RAKE SURFACE.
4. INSTALL 1" COMPOST, RAKE SMOOTH.
5. APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER INSTRUCTIONS.
6 INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"–2" HIGH..

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1–800–458–7668, INSTALL UB–48–2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

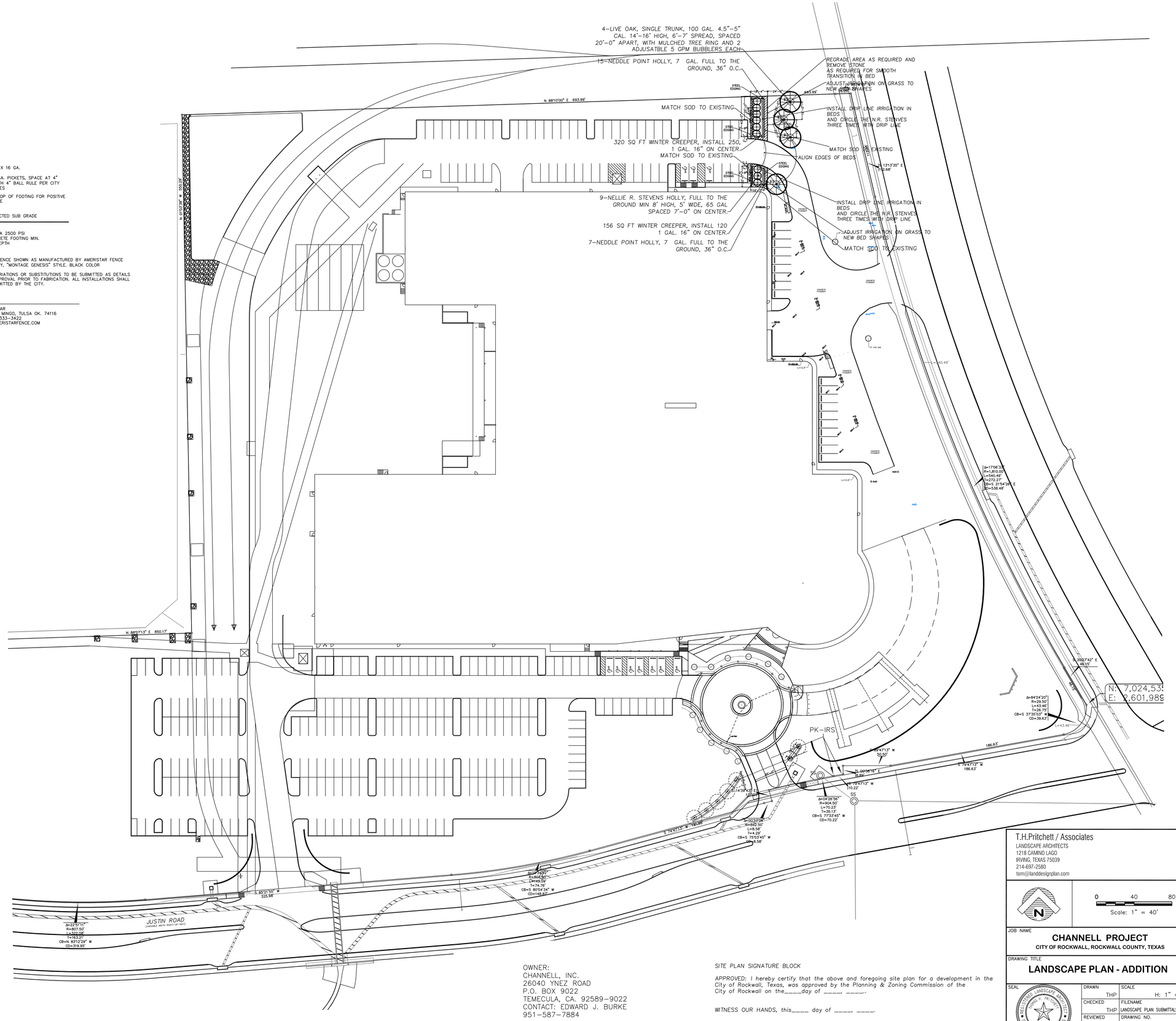
CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

NOTE: NO TREES WITHIN 5'-0" OF UTILITIES.


4–LIVE OAK, SINGLE TRUNK, 100 GAL. 4.5"–5" CAL. 14'–16' HIGH, 6'–7' SPREAD, SPACED 20'–0" APART, WITH MULCHED TREE RING AND 2 ADJUSTABLE 5 GPM BUBBLERS EACH
15–NEDDLE POINT HOLLY, 7 GAL. FULL TO THE GROUND, 36" O.C.
REGRADE AREA AS REQUIRED AND REMOVE STONE AS REQUIRED FOR SMOOTH TRANSITION IN BED
ADJUST IRRIGATION ON GRASS TO NEW BED SHAPES
INSTALL DRIP LINE IRRIGATION IN BEDS AND CIRCLE THE N.R. STENVES THREE TIMES WITH DRIP LINE
MATCH SOD TO EXISTING
N 88°10'00" E 693.99'
320 SQ FT WINTER CREEPER, INSTALL 250, 1 GAL. 16" ON CENTER
MATCH SOD TO EXISTING
ALIGN EDGES OF BEDS
9–NELLIE R. STEVENS HOLLY, FULL TO THE GROUND MIN 8' HIGH, 5' WIDE, 65 GAL SPACED 7'–0" ON CENTER.
156 SQ FT WINTER CREEPER, INSTALL 120 1 GAL. 16" ON CENTER
7–NEDDLE POINT HOLLY, 7 GAL. FULL TO THE GROUND, 36" O.C.
INSTALL DRIP LINE IRRIGATION IN BEDS AND CIRCLE THE N.R. STENVES THREE TIMES WITH DRIP LINE
ADJUST IRRIGATION ON GRASS TO NEW BED SHAPES
MATCH SOD TO EXISTING
N 00°00'00" E 850.00'
N 88°10'00" E 693.99'
N 88°07'13" E 850.17'
S 80°21'50" W 325.98'
JUSTIN ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
Δ=22°51'11"
R=807.50'
L=322.08'
T=163.21'
CB=N 83°12'29" W
CD=319.95'
Δ=19°53'02"
R=862.50'
L=149.09'
T=74.76'
CB=S 80°04'34" W
CD=148.91'
Δ=00°33'04"
R=862.50'
L=8.58'
T=4.29'
CB=S 75°03'45" W
CD=8.58'
Δ=04°08'56"
R=904.50'
L=70.23'
T=35.13'
CB=S 77°33'45" W
CD=70.22'
Δ=17°06'33"
R=1,810.00'
L=540.49'
T=272.27'
CB=S 21°54'38" E
CD=538.48'
S 02°27'42" E
49.15'
Δ=84°24'20"
R=29.50'
L=43.46'
T=26.75'
CB=S 37°30'03" W
CD=39.63'
N: 7,024,53
E: 2,601,98
PK–IRS
S 79°47'13" W
186.63'
N 00°08'16" E
50.00'
S 79°47'13" W
10.22'
S 10°14'30" E
100.00'
S 79°47'13" W 186.63'
SS
SS
FH
FH
FH