

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 12, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *January 2, 2018* Planning and Zoning Commission meeting.
2. **SP2019-001 (Korey)**
Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner 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, located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

APPOINTMENTS

3. 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

4. **Z2019-001 (Ryan)**
Hold a public hearing to discuss and consider approval of a text amendment to Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of incorporating standards for a *Barn or Agricultural Accessory Building* and to amend the land use conditions for the *Guest Quarters/Secondary Living Unit* land use, and take any action necessary.
5. **Z2019-002 (David)**
Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (*11.3736-acres*); Tract 31 of the R. Ballard Survey, Abstract No. 29 (*8.197-acres*); and, Lot 1-01, Block 1, Indalloy Addition (*14.53-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

ACTION ITEMS

6. **SP2019-002 (Korey)**
Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and take any action necessary.
7. **SP2019-003 (Korey)**
Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-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.

DISCUSSION ITEMS

8. Director's report of post City Council meeting outcomes for development cases (**Ryan**).

- ✓ P2019-002: Lot 2, Block A, Houser Addition [*Approved*]
- ✓ P2019-003: Lot 2, Block B, R. W. Marketcenter Addition [*Approved*]
- ✓ P2019-004: Lot 7, Block A, Temunovic Addition [*Approved*]
- ✓ Z2018-056: Zoning Change (AG to LI) for Friendship Baptist Church (*1st Reading*) [*Approved*]
- ✓ Z2018-057: Amendment to Planned Development District 57 (PD-57) (*2nd Reading*) [*Approved*]
- ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (*1st Reading*) [*Approved*]
- ✓ Z2018-059: Zoning Change (SFE-2.0 to SFE-1.5) for 1085 Dalton Road (*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 & 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 February 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
February 12, 2019
5:00 PM

CALL TO ORDER

ACTION ITEMS

1. SP2019-003 (Korey)

Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-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.

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 8th day of February 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
January 2, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Chodun called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Mark Moeller, Tracey Logan and John Womble. Absent from the meeting was Chairman Lyons and Commissioner Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the November 13, 2018 Planning and Zoning Commission meeting.

2. P2018-044

Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Russell Frank for the approval of a final plat for Lot 1, Block A, Hacienda Car Wash Addition being a 2.008-acre tract of land identified as portions of Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

3. P2018-045

Consider a request by Jennifer Haynes of Urban Structure on behalf of Andrew Malzer of RaceTrac Petroleum, Inc. the approval of a replat for Lots 4 & 5, Block A, the Woods at Rockwall Addition being a 4.47-acre tract of land identified as Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 & 2205 Ridge Road [FM-740], and take any action necessary.

4. P2018-046

Consider a request by David Ellis for the approval of a replat for Lots 5, 6 & 7, Block A, Ellis Centre, Phase 2 Addition being a 2.62-acre tract of land identified as Lots 1 & 3, Block A, Ellis Centre, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1930 & 1950 Alpha Road, 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 5-0 with Chairman Lyons and Commissioner Fishman absent.

III. APPOINTMENTS

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

Planning Manager, David Gonzales, indicated the Architectural Review Board did not meet a quorum. No discussion took place concerning this agenda item.

IV. DISCUSSION ITEMS

6. Z2018-055

Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a Mini-Warehouse facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the

64 Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and
65 Ridge Road [FM-740], and take any action necessary.

66
67 **Vice-Chairman Chodun asked the applicant to come forward and speak.**

68
69 **Carl Crowley**
70 **900 Jackson Street**
71 **Dallas, TX**

72
73 **Mr. Crowley came forward and indicated he is representing the applicant and went on to share a**
74 **brief explanation of the request for a self-storage facility. The structure will be approximately**
75 **126,000 square feet and will contain 800 climate controlled units. It will be three stories**
76 **technically but most will be two stories due to the slope of the land. Mr. Crowley went on to**
77 **share that they sent letters to the residents of Turtle Cove inviting them to a meeting and at the**
78 **time the meeting was held only one person who did not indicate having a problem with the**
79 **request attended. He indicated the railroad and the berm of trees serves as a buffer between the**
80 **proposed structure and the neighborhood. Mr. Crowley advised the Commission he was**
81 **available for questions and would be providing an additional presentation at the public hearing.**

82
83 **Vice-Chairman Chodun asked if there were any questions from the Commission.**

84
85 **Commissioner Welch asked where the other “upscale” storage facilities that they have indicated**
86 **to have developed were located within the DFW area. Mr. Crowley indicated a colleague Kyle**
87 **Jenkins also representing the applicant was present as well to address questions.**

88
89 **Kyle Jenkins**
90 **(No address given)**

91
92 **Mr. Jenkins indicated that the Frisco location is two phases and the first phase is currently open**
93 **and he would provide pictures and specifics of location at the next meeting. Commissioner**
94 **Welch shared he was unsure if the location for this was an ideal one since it is off one of the**
95 **main corridors of the City.**

96
97 **Commissioner Moeller asked what type of fencing would surround the facility. Mr. Crowley**
98 **shared it would be a rod iron type/security fence.**

99
100 **Commissioner Womble asked what variances are being requested. Mr. Crowley indicated**
101 **variances would be for the screening wall and height since they are requesting about 2 ½ stories**
102 **for the building height. Senior Planner, Korey Brooks, shared that the variances to the actual**
103 **building will be taken care of at site plan process, however in this case the Unified Development**
104 **Code states that mini-warehouses should be limited to 125 units per acre and in this case there**
105 **are approximately 308 units per acre for a total of 800 units. Additionally the UDC states that the**
106 **structure can be no taller than one story unless the Planning and Zoning Commission and City**
107 **Council approves. There is also a pitch roof requirement which the applicant is seeking a**
108 **variance for as well.**

109
110 **Commissioner Logan generally shared concern with the location of such a large and type of**
111 **facility with it being within the Scenic Overlay District.**

112
113 **Vice-Chairman Chodun asked if a storage facility is allowed by right in any District. Planning**
114 **Director, Ryan Miller, indicted that there is a by right District that is allowed however in any**
115 **Commercial District a Specific Use Permit is required because it would be a case by case**
116 **approval.**

117
118 **There being no further questions Vice-Chairman Chodun indicated the case will return to the**
119 **Commission for action at the next scheduled meeting.**

120
121 **7. Z2018-056**

122 **Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of**
123 **Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG)**
124 **District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D.**
125 **Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG)**

126 District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the
127 intersection of Justin Road and John King Boulevard, and take any action necessary.

128
129 **Vice-Chairman Chodun asked the applicant to come forward and speak.**

130
131 **Shannon Thomas**
132 **5651 SH-276**
133 **Royse City, TX**

134
135 **Mr. Thomas came forward and shared that he is representing Rockwall Friendship Baptist**
136 **Church who is planning to build a 25,000 square foot worship facility. He indicated he was**
137 **available for any questions.**

138
139 **Vice-Chairman Chodun asked the Commission for any questions. Commissioner Welch asked if**
140 **it would be within the flight path. Mr. Thomas indicated that there is a small portion that is in the**
141 **extended overlay approximately 20 to 30 feet in the far corner in the back and will work with the**
142 **FAA with any requirements that need to be addressed.**

143
144 **Senior Planner, Korey Brooks, added that the applicants request to rezone to Commercial is in**
145 **conformance with the Future Land Use Map and the newly adopted Comprehensive Plan.**

146
147 **There being no further questions Vice-Chairman Chodun indicated the case will return to the**
148 **Commission for action at the next scheduled meeting.**

149
150 **8. Z2018-057**

151 **Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development**
152 **Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the**
153 **purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a**
154 **56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall,**
155 **Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development**
156 **District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any**
157 **action necessary.**

158
159 **Vice-Chairman Chodun asked the applicant to come forward and speak.**

160
161 **Bill Bricker**
162 **505 Westway**
163 **Rockwall, TX**

164
165 **Mr. Bricker came forward and provided a brief explanation of the request. He provided a**
166 **concept layout of the different areas within the development and shared that they have for quite**
167 **some time had a 0.786 acre tract of land zoned Heavy Commercial. They would like to bring that**
168 **tract of land currently zoned as PD-52 which is generally Heavy Commercial into the PD-59 of**
169 **Park Place. This will allow restricting uses to be more compatible with Park Place residents and**
170 **residential development and at the same time allow controlled live/work units as well as some**
171 **commercial use. These lots would be part of the HOA and be subject to HOA approval as far as**
172 **the designs. In addition they are looking to remove the Area 3 commercial use from PD-59 on up**
173 **to 19 lots leaving them as residential lots only. Original planning for Phase III included this**
174 **"Live/Work" component as this was a popular idea. As time has passed and the demand for Park**
175 **Place residential lots is strong enough, the Live/Work use would be incompatible with the**
176 **balance of the community and by rezoning the area they would be able to eliminate potential**
177 **unwanted use of some of the lots now and in the future while adding a viable and useful area**
178 **zoned for services to the neighborhood and community. Mr. Bricker indicated he was available**
179 **for questions.**

180
181 **Vice-Chairman Chodun asked for clarification of the "office residential" use and how it would**
182 **work when it is purchased would it be work and live or would they have to be used only to run a**
183 **business out of. Senior Planner, Korey Brooks, indicated "live/work" allows for either live**
184 **opportunities, work opportunities, or both live and work opportunities it provides that flexibility.**
185 **There being no further questions Vice-Chairman Chodun indicated the case will return to the**
186 **Commission for action at the next scheduled meeting.**

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9. Z2018-058

Hold a public hearing to discuss and consider a request by Tim McCallum of He Wines She Dines, LLC on behalf of Buffalo Creek Business Park, LTD for the approval of a Specific Use Permit (SUP) for a *Craft Winery and Commercial Amusement/Recreation (Outdoor)* on a 7.2-acre tract of land identified as Tracts 20-01 & 20-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 203 County Line Road, and take any action necessary.

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

**Tim McCallum
5140 Standing Oak
Rockwall, TX**

Mr. McCallum came forward and provided a brief explanation of the request. He shared that he is currently operating as a wine club at the location and has been doing so alongside his wife for about two years. He shared that in order to operate they had to obtain a Federal and State Winery Permit. He indicated they are predominantly an E-commerce business and are not open to the public. They work with growers to produce their wines one in California and three in France and the product is then imported. Last year they decided they would open up to the general public, which by right they can do, and offered tastings and that event was very successful in people stopping by and wine tasting and purchasing their products. Mr. McCallum went on to share that the next phases of their business is to begin doing some blending and production and barrel storage which in order to do so they would need to be approved the Specific Use Permit they are before the Commission requesting. Additionally, the use of the outdoor venue will only take place on a scheduled basis and will include a seating area, space for food vendors. Mr. McCallum indicated he was available for questions.

Vice-Chairman Chodun asked for questions from the Commission for the applicant.

Commissioner Logan asked if their product currently arrives in barrels. Mr. McCallum stated currently the product arrives in bottles.

Vice-Chairman Chodun generally shared concern with the location and allowing the outside venue component of the request.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

10. Z2018-059

Hold a public hearing to discuss and consider a request by Heather Cullins for the approval of a zoning change from a Single-Family Estate 2.0 (SFE-2.0) District to Single Family Estate 1.5 (SFE-1.5) District on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 1085 Dalton Road, and take any action necessary.

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

**Kenneth Cullins
845 Ravenhurst Drive
Rockwall, TX**

Mr. Cullins came forward and provided a brief explanation of the request. He shared that he and his wife bought the property approximately about a year ago with the intention of building a house for them to reside in. However while they had the property under contract another piece of property came up which they both liked and purchased with the hope of selling the subject property. There have not been many interested buyers in purchasing the entire 3 acre tract, however have had a number of people inquiring about purchasing a portion of it. They would like to divide it into two tracts that would be approximately 1 ½ acres each and both would have a good sizable build pad that would allow two people to build and they feel they will have a better opportunity to market the property in doing so.

251 Vice-Chairman Chodun asked in regards to SFE-2.0 versus SFE-1.5 square footage. Senior
252 Planner, Korey Brooks, shared that as far as the density the request would still conform to the
253 low density requirement as well as conforms to the Future Land Use Plan.
254

255 There being no further questions Vice-Chairman Chodun indicated the case will return to the
256 Commission for action at the next scheduled meeting.
257
258

259 11. P2018-047

260 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of
261 BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-
262 family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 of the J. Strickland
263 Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development
264 District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located west of the intersection of
265 John King Boulevard and Cozy View Drive, and take any action necessary.

266 Senior Planner, Korey Brooks, indicated the request is coming before the Commission because
267 it has to go before the Parks Board to assess park fees and will be on the Consent Agenda at the
268 next scheduled meeting.
269

270 There being no questions Vice-Chairman Chodun indicated the case will return to the
271 Commission for action at the next scheduled meeting.
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273 12. SP2018-042

274 Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06
275 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of
276 land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall
277 County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of
278 Discovery Boulevard and Innovation Drive, and take any action necessary.
279

280 Vice-Chairman Chodun asked the applicant to come forward and speak.
281

282 Jeff Carol
283 Carol Architects
284 750 E. IH-30
285 Rockwall, TX
286

287 Mr. Carol came forward and that the owners are adding Phase II creating a one story 38,000
288 square foot office warehouse and they will keep it in line with what was done in Phase I from the
289 entry standpoint but will be changing the color and updating it a little bit. Mr. Carol indicated he
290 was available for questions.
291

292 Planning Manager, David Gonzales, added that the site plan will go before the Architectural
293 Review Board as they are requesting variances. Commissioner Womble asked if it would require
294 variances to the building or to the site allowable areas. Mr. Gonzales stated it would be for the
295 buildings vertical and horizontal articulation.
296

297 There being no further questions Vice-Chairman Chodun indicated the case will return to the
298 Commission for action at the next scheduled meeting.
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300 13. SP2018-043

301 Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental
302 Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of
303 land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey,
304 Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32
305 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the
306 intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.
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308 Vice-Chairman Chodun asked the applicant to come forward and speak.
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310 Kevin Hickman
311 9474 Gate Trail Drive
312 Dallas, TX
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Mr. Hickman came forward and provided a brief explanation of the request. Mr. Hickman shared that they are requesting 375 units and they feel fits with the Planned Development 32 and the IH-30 Overlay District and added that they should get through all the variances through staff comments however may have on waiver for the first floor ceiling heights that they may go to City Council with. He indicated he was available for questions.

Vice-Chairman asked if the parking within the development would be residents and tenants only. Mr. Hickman indicated that in looking at the site plan there are two parking areas the parking situated within the middle would be for residents only and the other will consist of 180 parking spaces that will be open for the retail. Commissioner Moeller asked if the public parking lot for the general public would be constructed first. Mr. Hickman indicated it would be built first.

There being no further questions Vice-Chairman Chodun 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.

- ✓ P2018-035: Lot 1, Block A, Alders at Rockwall Addition [Approved]
- ✓ P2018-041: Preliminary Plat for Breezy Hill, Phase XI [Approved]
- ✓ P2018-042: Final Plat for Breezy Hill, Phase VIII [Approved]
- ✓ P2018-043: Final Plat for Whisper Rock [Approved]
- ✓ Z2018-043: SUP for Rockwall Honda (1st Reading) [Approved]
- ✓ Z2018-046: SUP for Temporary Educational Buildings (1st Reading) [Approved]
- ✓ Z2018-048: SUP for an Accessory Building for 205 S. Clark Street (1st Reading) [Approved]
- ✓ Z2018-049: SUP for an Animal Shelter for 1700 E. SH-66 (1st Reading) [Continued to January 7, 2019]
- ✓ Z2018-050: SUP for a Covered Patio in the Take-Line for 5808 Constellation Circle (1st Reading) [Continued to January 21, 2019]
- ✓ Z2018-052: SUP for a Mini-Warehouse Facility on Ranch Trail Road (1st Reading) [Approved]
- ✓ Z2018-053: SUP for a Detached Garage for 1700 E. SH-66 (1st Reading) [Denied]
- ✓ Z2018-054: SUP for a Building Exceeding 36-Feet in the Scenic Overlay (SOV) District (1st Reading) [Approved]
- ✓ SP2018-037: Variances, Exceptions and Waivers for 265-Unit Condominium Development in the Harbor District [Approved]
- ✓ SP2018-039: Variances and an Exception for Lime Media [Approved]

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

V. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:46 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: 02/12/2019
APPLICANT: Reese Baez; *Triton General Contractors*
CASE NUMBER: SP2019-001; *Site Plan for T3 Chiropractic*

SUMMARY

Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner 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, located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The property is located in Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District and located at the northwest corner of W. Heath Street and S. Goliad Street [SH-205]. The North Goliad Corridor Overlay (NGC OV) District is a specialized overlay district along N. Goliad Street that begins just north of the Downtown (DT) District and terminates at Live Oak Street. Since this corridor is recognized as a main entrance into the City, additional development standards—with the intent of protecting the scenic and historic qualities of the district—are required. In addition, any development within the district requires a Certificate of Appropriateness (COA) to be approved by the Historic Preservation Advisory Board (HPAB). In December 2018, the applicant submitted a request [*Case No. H2018-025*] to the Historic Preservation Advisory Board (HPB) for the approval of a Certificate of Appropriateness (COA) for the purpose of constructing a medical office building on the subject property. On December 20, 2018, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) based on the request.

PURPOSE

The applicant is requesting approval of a site plan for an approximately 2,947 SF *medical office building (i.e. T3 Chiropractic)* on a 0.26-acre tract of land, which is currently vacant. The proposed medical office building will be constructed in the Craftsman-style architecture, clad with brick and hardie board (or similar cementitious material), and have a board and batten façade. The applicant has stated the reason for choosing a Craftsman-style architecture is to blend with the adjacent office building to the south, which recently had a site plan [*Case No. SP2018-036*] approved. The proposed medical office building will have dual front facades with the parking located to the interior of the property (*i.e. behind the building*). Utilizing this type of construction allows the medical office building to appear to be a residential structure from the street, which allows it to blend with the surrounding structures and provide screening from the parking lot.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family home followed by several residential-office buildings (e.g. *Natural Massage Spa, Phillips and Associates, etc.*). Beyond this is a daycare facility (i.e. *Children’s Learning Center*) followed by several single-family homes. These areas are zoned Single-Family 7 (SF-7) District and Planned Development 50 District (PD-50) for Residential-Office (RO) District land uses.

South: Directly south of the subject property is a vacant tract of land with an approved site plan [Case No. *SP2018-036*] for an office building. This is followed by Heath Street, which is recognized as an R2 (*residential, two [2]-lane, undivided roadway*) on the City’s Master Thoroughfare Plan. Beyond this are several single-family homes followed by a real estate office (i.e. *The Real Estate Center*). These areas are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

East: Directly east of the subject property is S. Goliad Street [SH-205], which is recognized as an M4U-M (*modified major collector, four [4]-lane, undivided roadway*) on the City’s Master Thoroughfare Plan. Beyond this are several residential-office buildings (e.g. *Heavenly Hands Birthing Center, Service First Mortgage, Women In Need*) that are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this is a single-family residential subdivision (i.e. *North Towne Subdivision*), which is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a vacant tract of land followed by Alamo Road, which is identified as an MC (*minor collector, two [2]-lane, undivided roadway*) on the City’s Master Thoroughfare Plan. This area is zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this are several single-family homes zoned Single-Family 10 (SF-10) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Subsection 6.04, *North Goliad Corridor Overlay (NGC OV) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), any development within this district shall generally utilize historic architectural styles such as Craftsman, Queen Anne, Folk Victorian, or Bungalow and requires approval from the Historic Preservation Advisory Board (HPAB). The Unified Development Code (UDC) goes on to state that any new construction shall not exceed a height of 36-feet and shall incorporate elements commonly found within the district (e.g. *cladding, roofing materials, roof structure, ornamentation, etc.*). Staff should note, the proposed medical office building is allowed in Planned Development District 50 (PD-50) by-right. The site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC for a property located within Planned Development District 50 (PD-50) and the North Goliad Corridor Overlay (NGC OV) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 SF</i>	<i>10,770 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>~105-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>~103-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>25-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>30-Feet</i>	<i>30-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet¹</i>	<i>10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Feet</i>	<i>29-Feet; In Conformance</i>

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Max Building/Lot Coverage</i>	40%	~27%; <i>In Conformance</i>
<i>Minimum Masonry Requirement</i>	90	100%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	15 Spaces	24 Spaces; <i>In Conformance</i>
<i>Minimum Stone Requirement</i>	0	0; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	25%	48%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	75-80%	52%; <i>In Conformance</i>

Note: 1. 20-feet when property has residential adjacency.

TREESCAPE PLAN:

The applicant has provided a landscape plan stating that there are no protected trees being removed for the development on the subject property.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, the subject property is located in the Downtown District and is designated for Live/Work land uses. The Downtown District is considered to be the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Contained in the Downtown District is the North Goliad Corridor, which is a unique live/work corridor that offers residential units, offices, event venues, and boutiques. The intent of the North Goliad Corridor is not only to protect and preserve the historic architecture and significance within the district, but to also ensure that infill development does not negatively impact the surrounding properties or the district. In this case, the applicant’s request is in conformance with the Future Land Use Plan. Specifically, the proposed medical office building is constructed to a residential scale and is Craftsman-style architecture, which is representative of the North Goliad Corridor. Additionally, the proposed building could be utilized as a residence, an office, or both.

CONFORMANCE WITH THE CITY’S CODES

The proposed medical office building is located in Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses and allowed by-right. Subsection 4.02, *Residential-Office (RO) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Residential Office (RO) District is “...intended to allow for low-intensity office development providing professional, medical, and other office services and limited retail uses to residents in adjacent neighborhoods...” The Unified Development Code (UDC) goes on to state that the Residential-Office (RO) District may “...serve as an area of transition between high-intensity or non-residential uses, or busy arterial thoroughfares...” In this case, the applicant’s request conforms to the intent of the Residential-Office (RO) District standards. Currently, there is residential adjacency to the north of the subject property and the proposed medical office building will serve as a transition from the heavier intensity uses to the south to the lower intensity residential uses to the North. With that being said, given the proximity of the surrounding residential office buildings and the North Goliad Corridor, one could reasonably expect those properties to be converted into residential-office buildings in the future. Since the subject property has residential adjacency to the north, the applicant is required to screen the parking lot. In this case, the applicant is proposing to screen the parking lot from the residential properties located to the north utilizing landscape screening. This is in conformance with the residential adjacency requirements as stipulated in the Unified Development Code (UDC). Staff should note, the Residential-Office (RO) District allows for flexible live/work arrangements, which allows individuals to live, work, or live/work within the district. Additionally, should the proposed chiropractic office no longer occupy the proposed structure, there may be an opportunity for the structure to be utilized as a single-family home and/or an office building (or both) in the future.

HISTORIC PRESERVATION ADVISORY BOARD (HPAB):

On December 20, 2018, the Historic Preservation Advisory Board (HPAB) reviewed the applicant's request and passed a motion to approve a Certificate of Appropriateness (COA) by a vote of 4-0 with Board Members Bowlin, Mishler, and Francisco absent.

ARCHITECTURAL REVIEW BOARD (ARB):


On January 29, 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 7-0.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to construct a medical office building on the subject property, then staff would propose the following conditions of approval:

- (1) All comments provided by the Planning, Engineering, and Fire Department must be addressed prior to submittal of a building permit;
- (2) The parking lot shall be screened from the residential properties located to the north; 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.

0 10 20 40 60 80 Feet

SP2019-001 - SITE PLAN FOR T3 CHIROPRACTIC
SITE PLAN - LOCATION MAP = 

SF-7

PD-50

GOLIAD

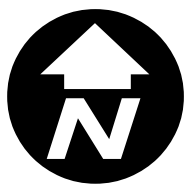
HEATH

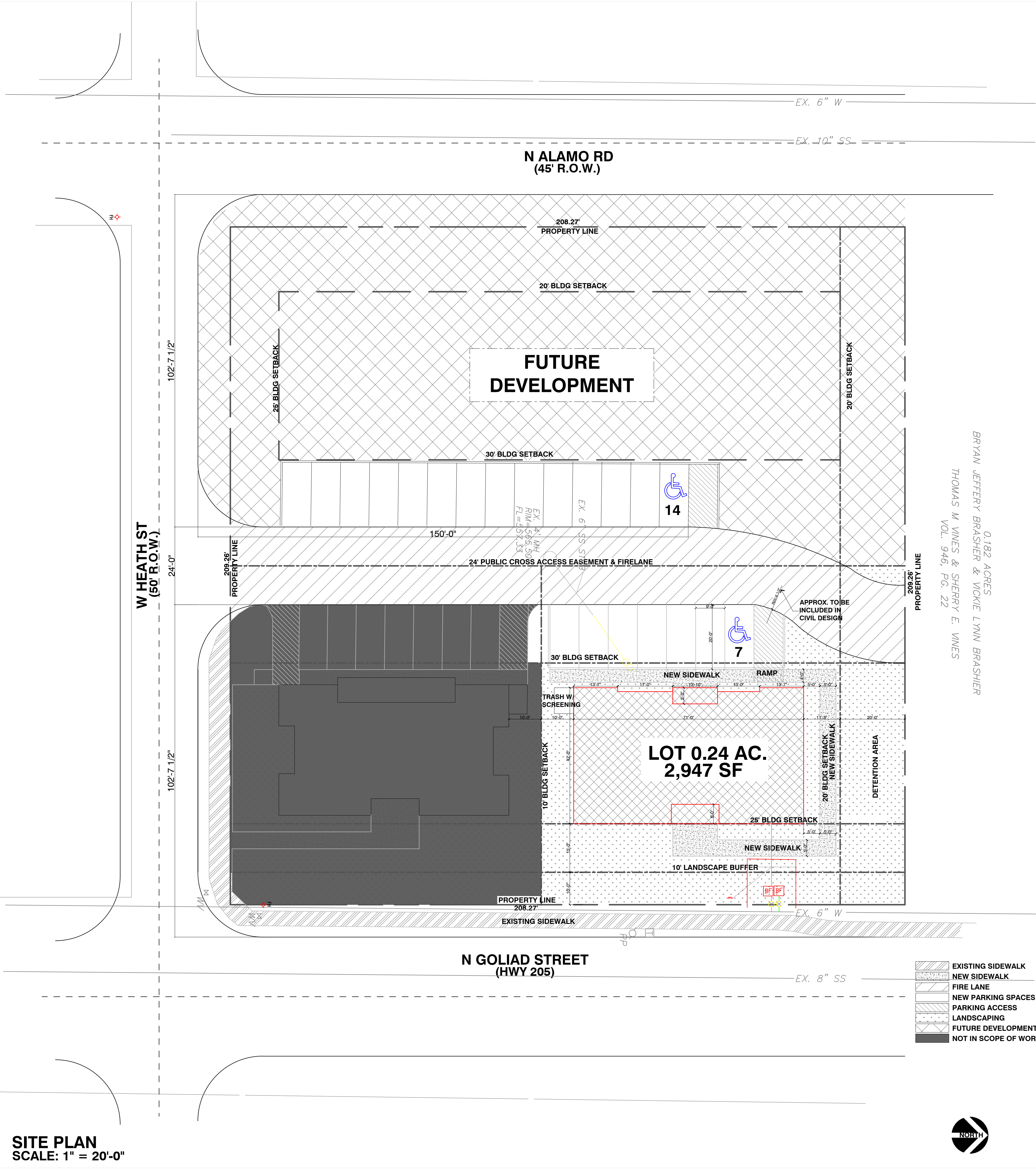


City of Rockwall

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

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



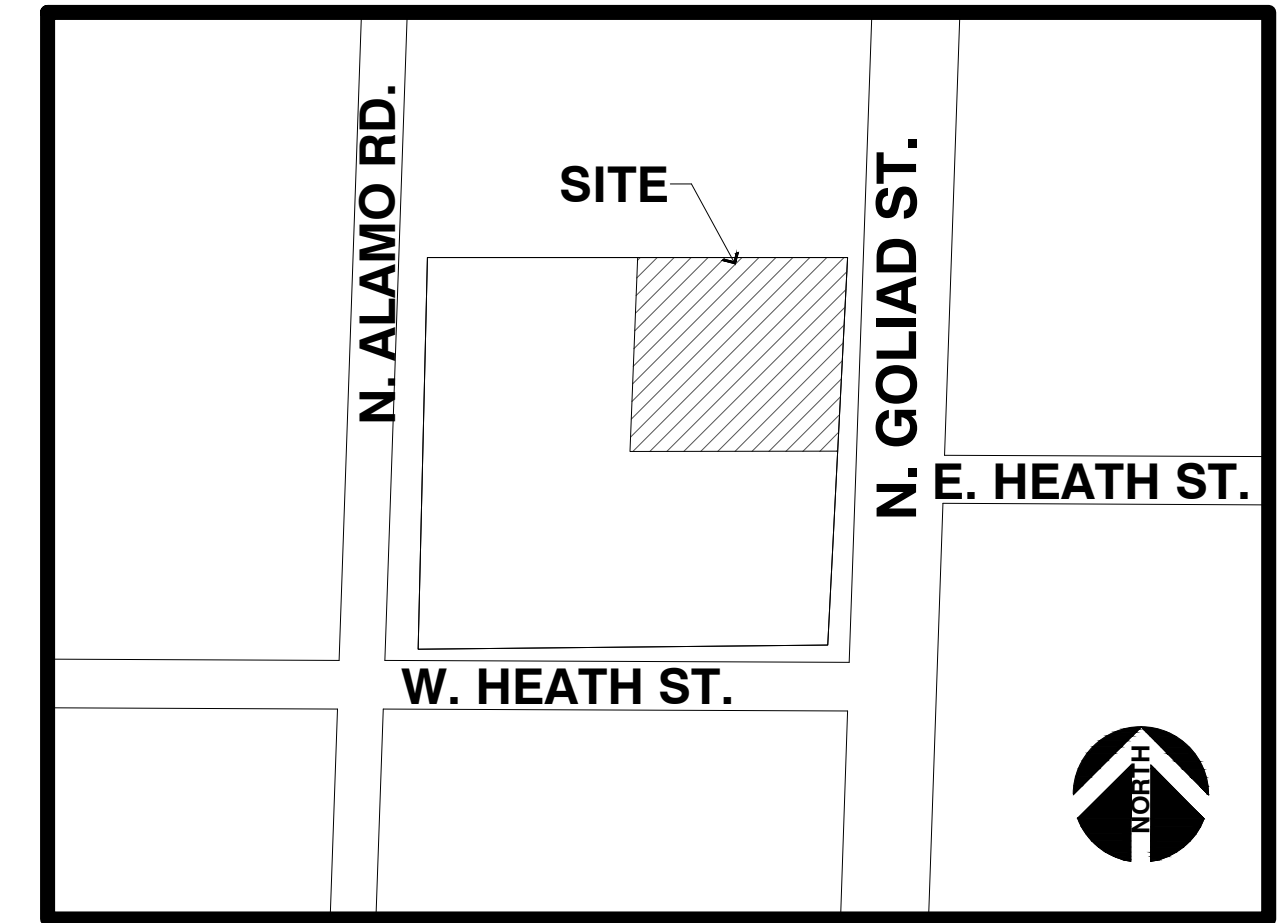


SITE PLAN
SCALE: 1" = 20'-0"

- EXISTING SIDEWALK
- NEW SIDEWALK
- FIRE LANE
- NEW PARKING SPACES
- PARKING ACCESS
- LANDSCAPING
- FUTURE DEVELOPMENT
- NOT IN SCOPE OF WORK

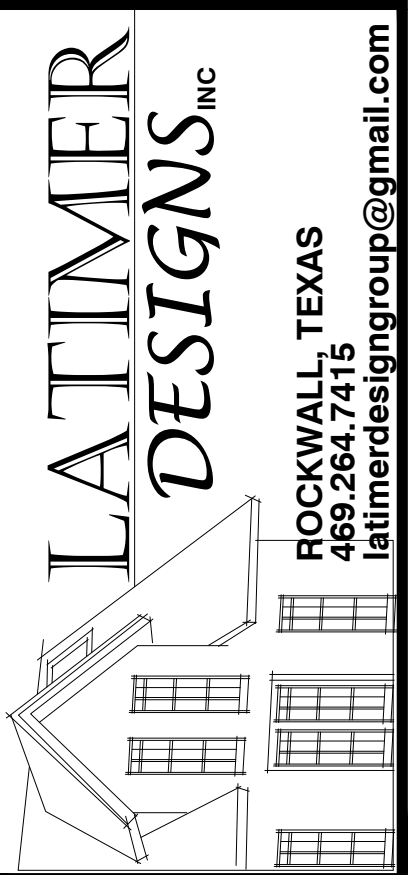
0.182 ACRES
BRYAN JEFFERY BRASHER & VICKIE LYNN BRASHER
THOMAS M VINES & SHERRY E. VINES
VOL. 946, PG. 22

DEVELOPMENT PLANS
NOT FOR CONSTRUCTION



VICINITY MAP

SITE DATA TABLE	
PROPERTY ID	16663
GEOGRAPHIC ID	3730-0026-0ALL-00-0R
ADDRESS	903 N. GOLIAD ST. ROCKWALL, TX
ZONING	PD-50
PROPERTY USE	OFFICE
PROPERTY AREA (GROSS)	10,770 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	29'-4"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	24 SPACES
ALL SF TOTALS ARE APPROXIMATE	
CASE # SP2019-001	



DRAWN BY: _____

CHECKED BY: _____

DATE: _____

ISSUED FOR PERMIT: _____

ISSUED FOR CONSTRUCTION: _____

REVISIONS:

DRAWING: **SITE PLAN**

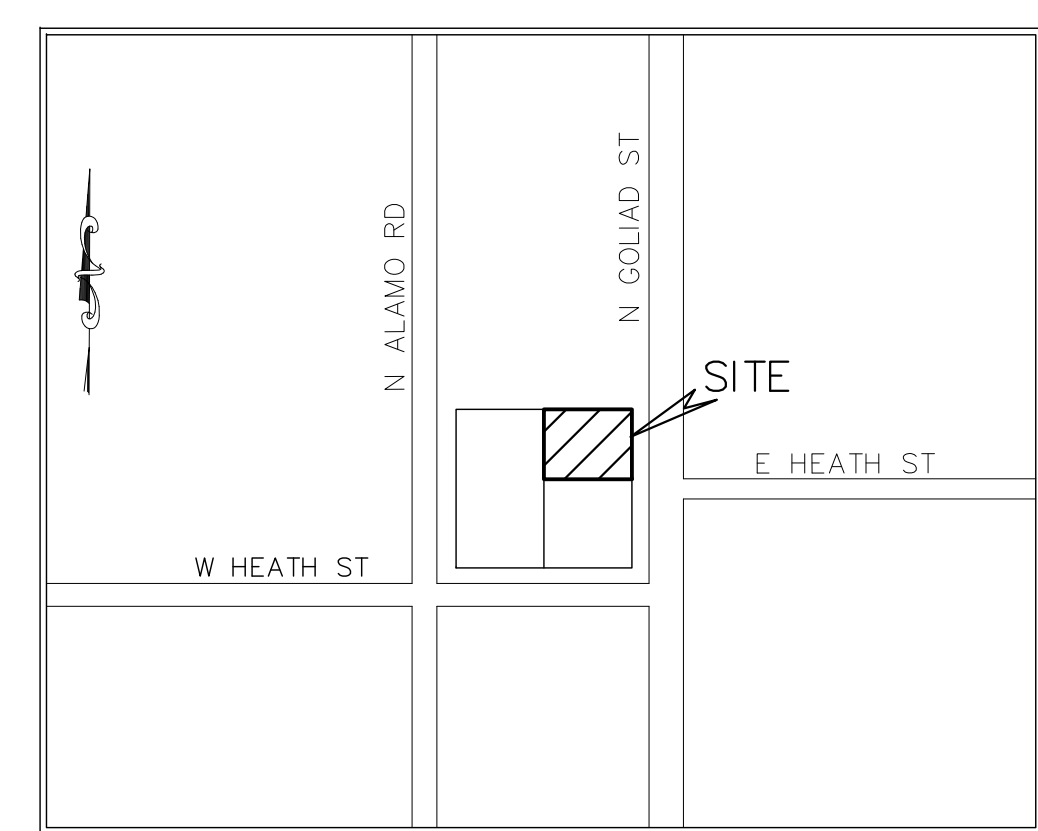
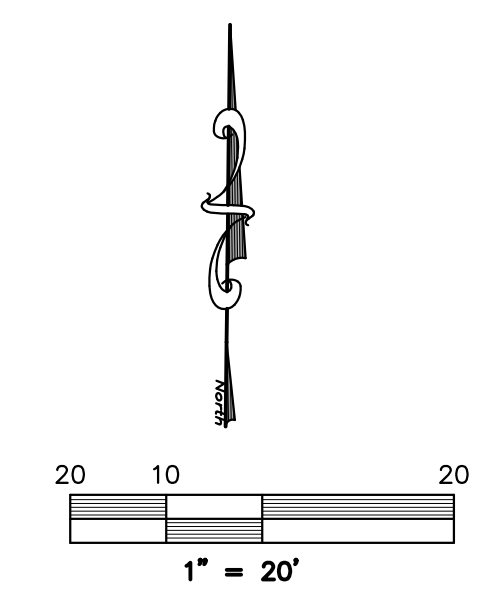
SCALE: **1" = 20'-0"**

SHEET SIZE: **24 x 36**

PROJECT/CLIENT: **T3 CHIROPRACTIC OFFICE**

LOCATION: **903 N. GOLIAD ST • ROCKWALL • TX • 75087**

DATE: **02.03.2019**



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- FFH = EXISTING FIRE HYDRANT
- WV = EXISTING WATER VALVE
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- SS = EXISTING SS MANHOLE
- ☐ = EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- CL = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- = PROPOSED FIRELANE

SITE DATA:

LOT AREA: 0.24 Acres, 10,454.4 sq. ft.
 LOT COVERAGE: 26.7%
 FLOOR TO AREA RATIO: 3.75:1
 BUILDING AREA: TOTAL: 2,788 sq.ft.
 BUILDING HEIGHT: 1 STORY
 PROPOSED USE: Chiropractic Office
 IMPERVIOUS AREA (including buildings): 6,816.4 sq.ft.
 ZONING: PD50
 PARKING: Required: Medical Office (1/200sf) = 14
 Provided: Handicap = 2
 Standard = 22
 Total Provided = 24
 LANDSCAPE AREA: Required: (15%) 1,568.14 sq.ft.
 Provided: 3,638 sq.ft.

* THERE ARE NO BUILDINGS ON THIS SITE

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



PROJECT #:

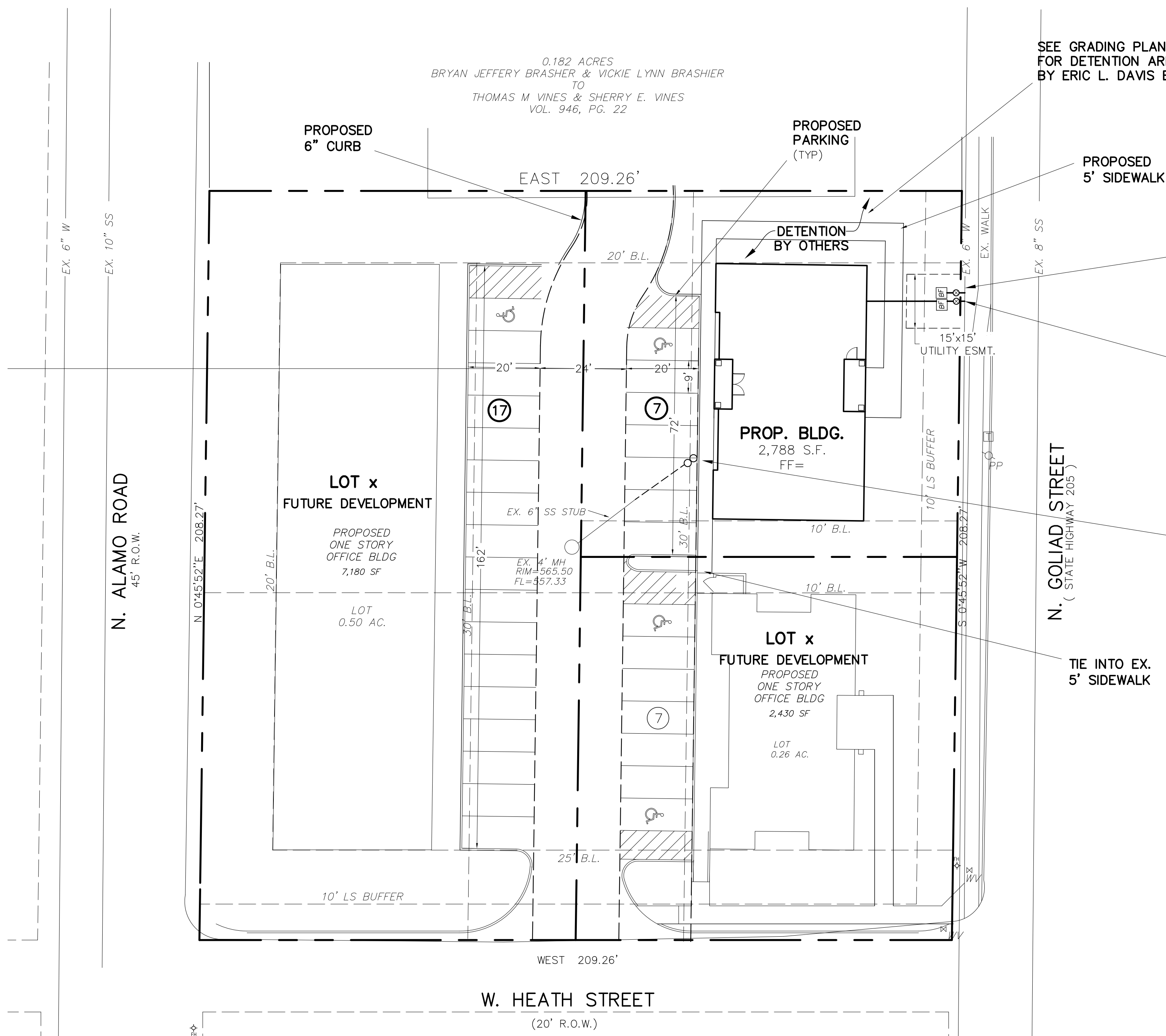
SITE & DIMENSION CONTROL PLAN
CHIROPRACTIC CLINIC

205 & W. HEATH
 GARNER ADDITION
 Blk 26, 0.24 ACRES
 City of Rockwall, Rockwall County, Texas 75087
 owner: KEVIN LEFERE
 EMAIL: klefere@zonatas.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.: 2018-18 REG. NO.: F-2567

date: 2/4/19 scale: 1"=20' sheet: C101



SEE GRADING PLAN FOR DETENTION AREA BY ERIC L. DAVIS ENGINEERING, INC.

FOR IRRIGATION SERVICE INSTALL:
 (1) 6"x1" TAPPING SLEEVE
 (1) 3/4" WATER LINE
 (1) 3/4" METER BOX
 INSTALL METER IN ESMT. (IN GRASS) TESTABLE BACKFLOW W/ DBL CHECK

FOR DOMESTIC SERVICE INSTALL:
 (1) 6"x1" TAPPING SLEEVE
 (1) 1" WATER LINE
 (1) 1" METER BOX
 INSTALL METER IN ESMT. (IN GRASS) TESTABLE BACKFLOW W/ DBL CHECK

CONNECT TO EX. 6" SS STUB AND INSTALL DBL @ BLDG

TIE INTO EX. 5' SIDEWALK

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) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

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.

NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

- PAVING NOTES:**
- 1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 2) ALL NON-FIRELANE PAVING TO BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
 - 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 5) NO SAND UNDER PAVING.

**** NOTICE TO CONTRACTORS ****
 TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

0.182 ACRES
 BRYAN JEFFERY BRASHER & VICKIE LYNN BRASHIER
 TO
 THOMAS M. VINES & SHERRY E. VINES
 VOL. 946, PG. 22

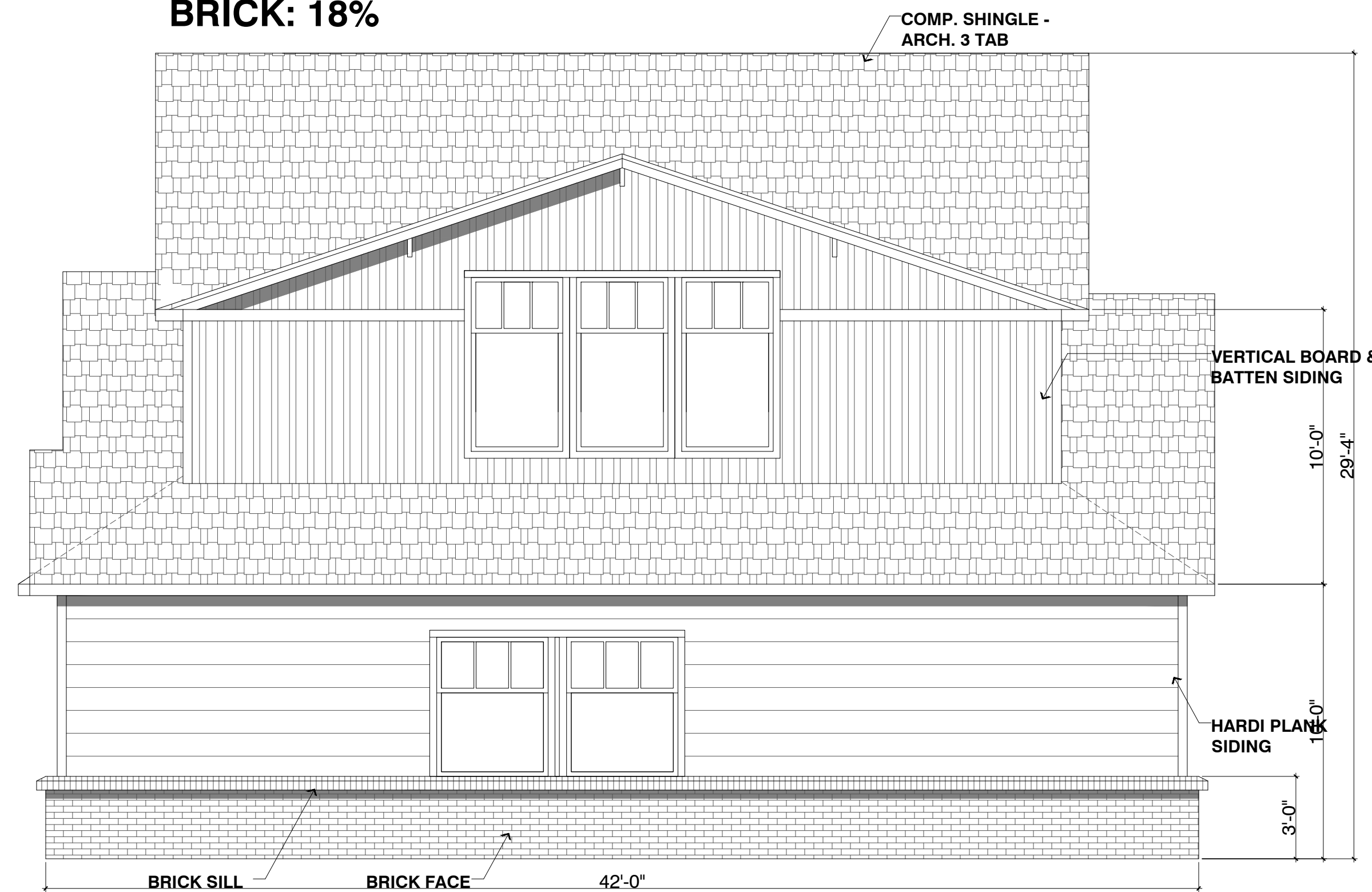
HORIZONTAL HARDI: 47%
VERTICAL BOARD & BATTEN HARDI: 39%
BRICK: 14%



EAST ELEVATION: GOLIAD FRONTAGE

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

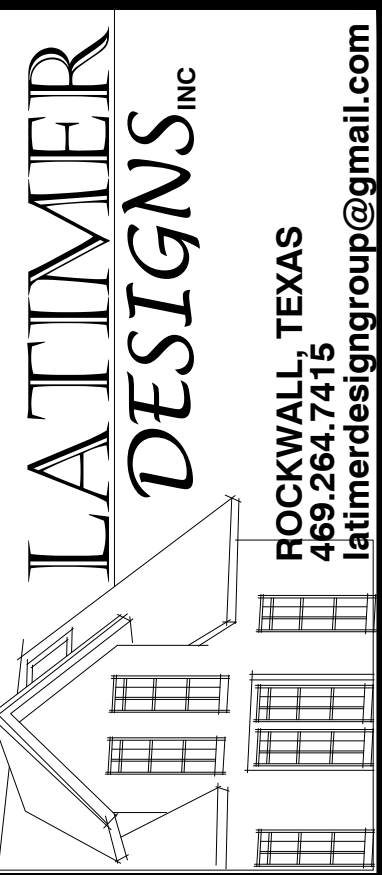
HORIZONTAL HARDI: 40%
VERTICAL BOARD & BATTEN HARDI: 42%
BRICK: 18%



SOUTH ELEVATION

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

SITE DATA TABLE	
PROPERTY ID	16663
GEOGRAPHIC ID	3730-0026-0ALL-00-0R
ADDRESS	903 N. GOLIAD ST. ROCKWALL, TX
ZONING	PD-50
PROPERTY USE	OFFICE
PROPERTY AREA (GROSS)	10,770 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	29'-4"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	24 SPACES
ALL SF TOTALS ARE APPROXIMATE	
CASE # SP2019-001	



DRAWN BY: _____

CHECKED BY: _____

DATE: _____

ISSUED FOR PERMIT: _____

ISSUED FOR CONSTRUCTION: _____

REVISIONS: _____

DRAWING: **ELEVATIONS**

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

SHEET SIZE: **24 x 36**

PROJECT/CLIENT: **T3 CHIROPRACTIC OFFICE**

LOCATION: **903 N. GOLIAD ST • ROCKWALL • TX • 75087**

DATE: **02.03.2019**

SHEET NO. **A6 OF**

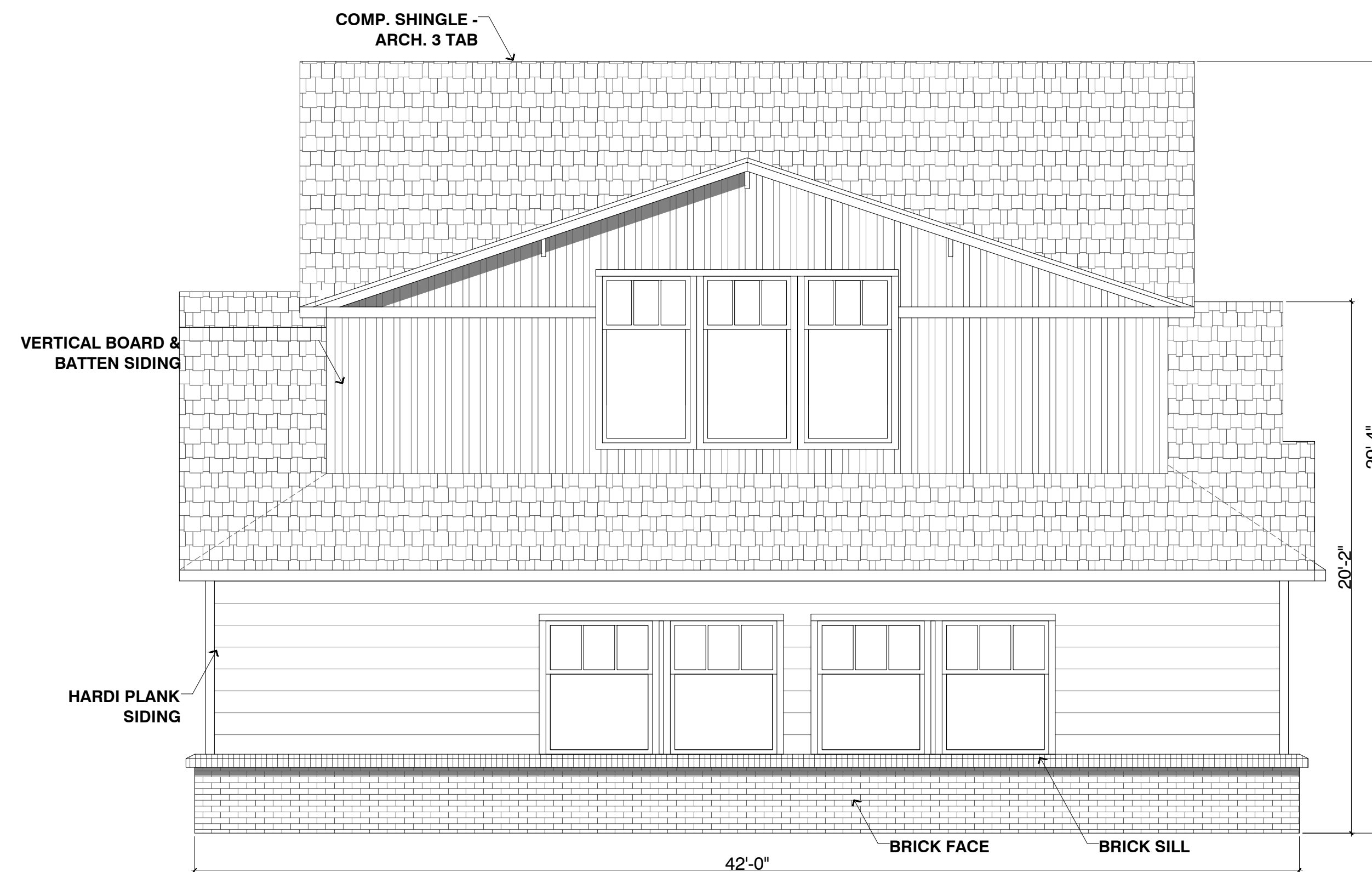
HORIZONTAL HARDI: 55%
VERTICAL BOARD & BATTEN HARDI: 33%
BRICK: 12%



WEST ELEVATION: PARKING LOT

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

HORIZONTAL HARDI: 40%
VERTICAL BOARD & BATTEN HARDI: 42%
BRICK: 18%



NORTH ELEVATION

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

SITE DATA TABLE	
PROPERTY ID	16663
GEOGRAPHIC ID	3730-0026-0ALL-00-0R
ADDRESS	903 N. GOLIAD ST. ROCKWALL, TX
ZONING	PD-50
PROPERTY USE	OFFICE
PROPERTY AREA (GROSS)	10,770 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	29'-4"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	24 SPACES
ALL SF TOTALS ARE APPROXIMATE	
CASE # SP2019-001	



DRAWN BY: _____

CHECKED BY: _____

DATE: _____

ISSUED FOR PERMIT: _____

ISSUED FOR CONSTRUCTION: _____

REVISIONS:

DRAWING: **ELEVATIONS**

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

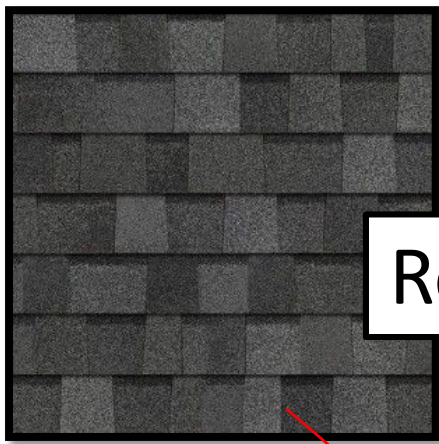
SHEET SIZE: **24 x 36**

PROJECT/CLIENT: **T3 CHIROPRACTIC OFFICE**

LOCATION: **903 N. GOLIAD ST • ROCKWALL • TX • 75087**

DATE: **02.03.2019**

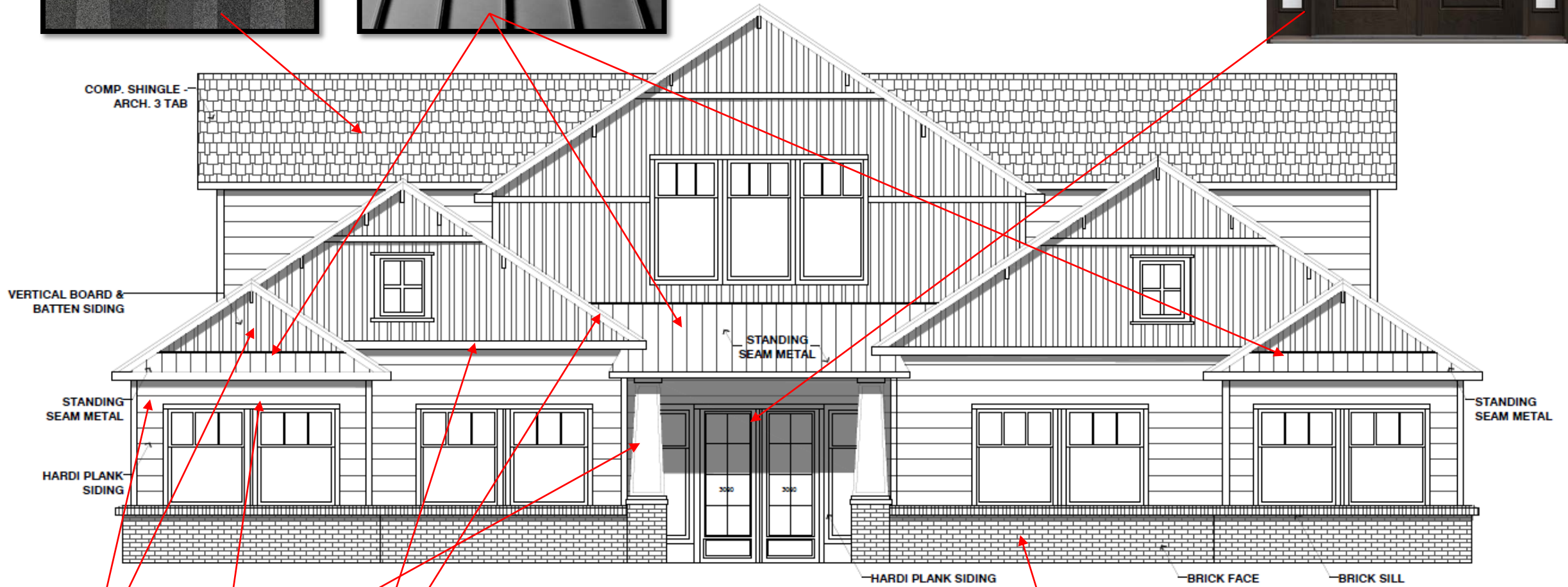
SHEET NO. **A7 OF**



Roof



Doors & Sidelights



Paint Colors

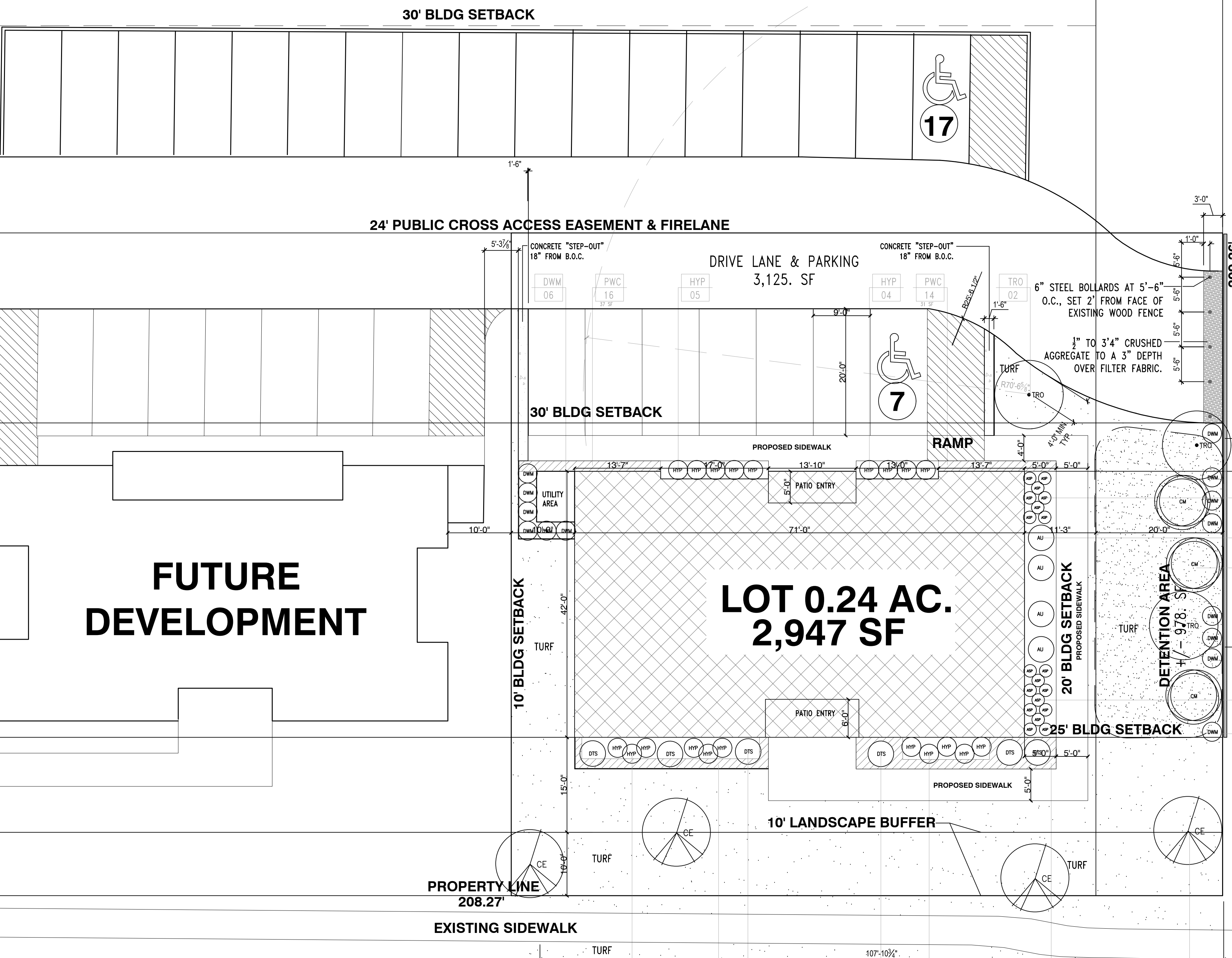
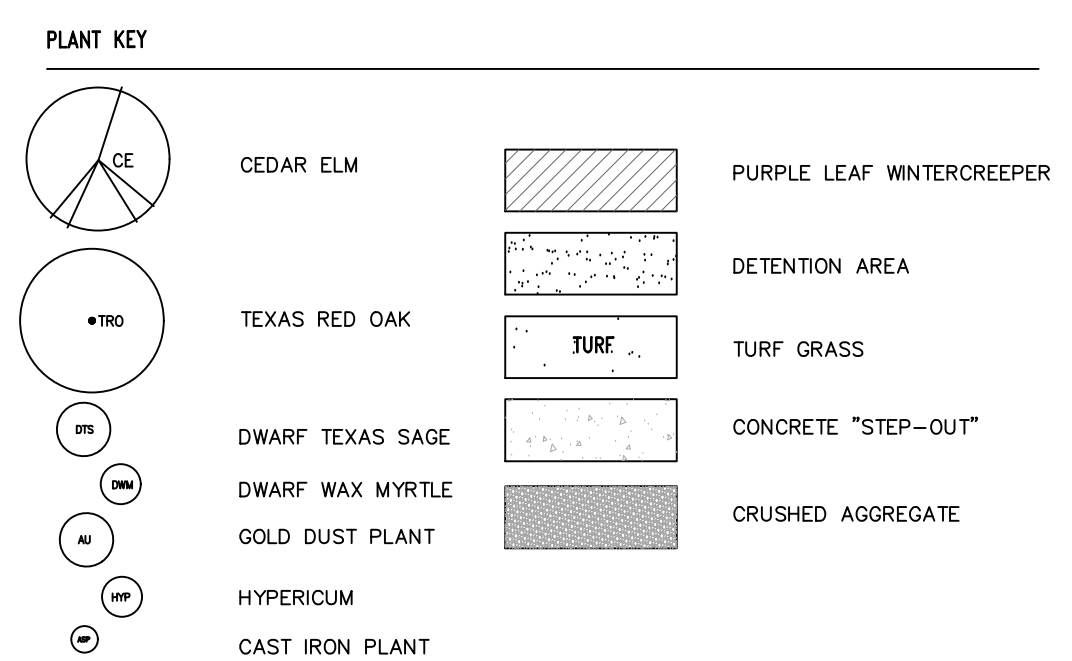
Brick





PERCEPTUAL ILLUSTRATION

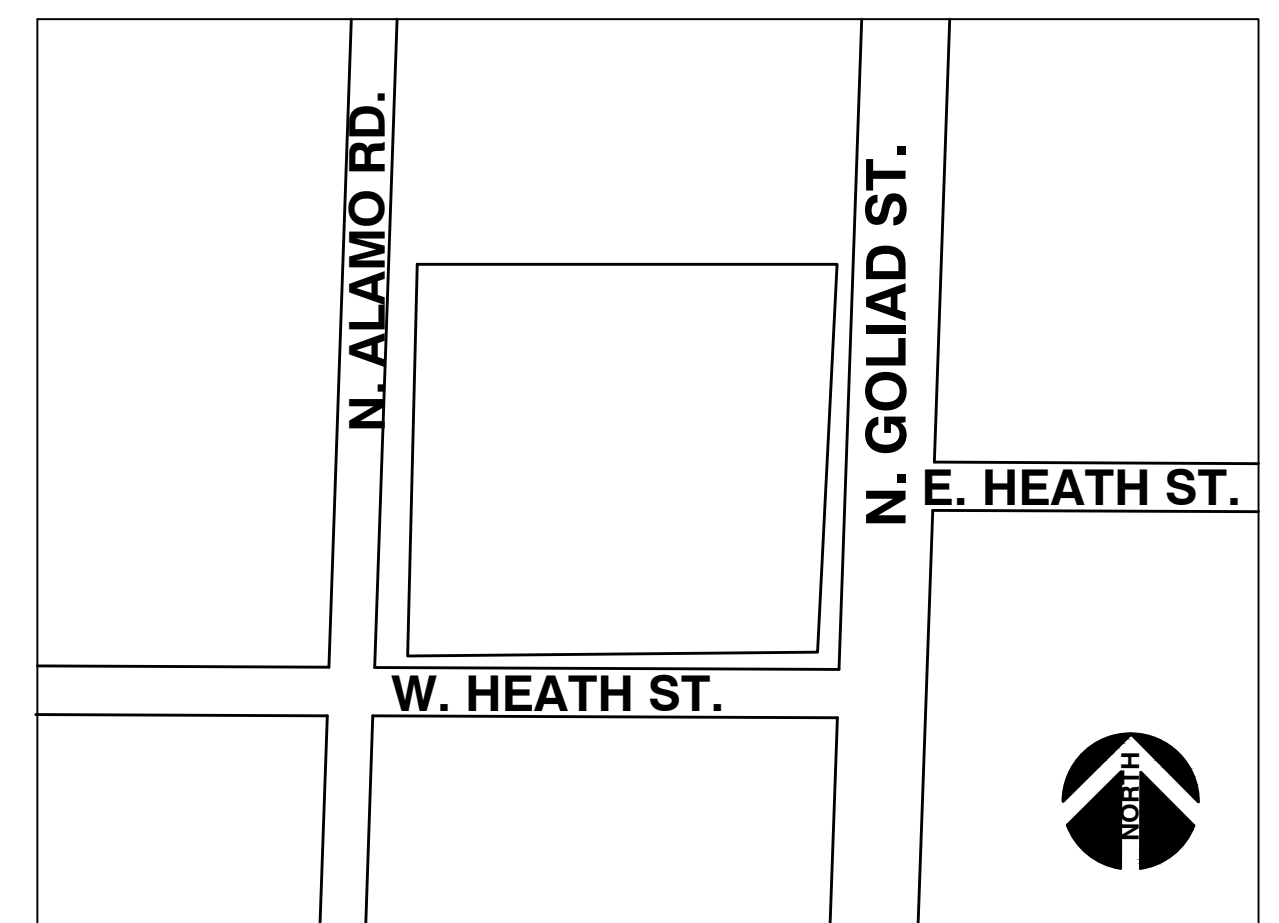
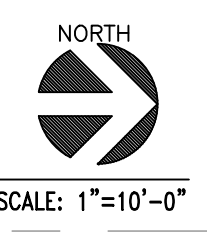
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	04	CEDAR ELM	Ulmus crassifolia	3.5'-4" CAL.	PLANT WHERE INDICATED
TRO	02	TEXAS RED OAK	Acer saccharum 'cadillo'	3.5'-4" CAL.	PLANT WHERE INDICATED
CM	03	CREPE MYRTLE	Lagerstroemia indica 'Natchez'	8/8 8'-10' HT	PLANT WHERE INDICATED, 6' FROM ADJACENT EXISTING WOOD FENCE
DTS	06	DWARF TEXAS SAGE	Leucophyllum candidum 'Thunder Cloud'	7 GAL.	PLANT 42" O.C. MIN.
HYP	20	HYPERICUM	Hypericum berry	5 GAL.	PLANT 36" O.C. MIN.
DWM	20	DWARF WAX MYRTLE	Myrica pusilla	7 GAL.	PLANT 36" O.C. MIN.
ASP	19	ASPIDISTRA	Aspidistra elatior	3 GAL.	PLANT 24" O.C. MIN. EVENLY SPACED IN LANDSCAPE AREA
AU	04	AUCUBA	Aucuba japonica	5 GAL.	PLANT EVENLY SPACED WHERE INDICATED, UNIFORM SIZE
PWC	102	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.



PROPERTY DESCRIPTION	
PROPERTY ID	16663
GEOGRAPHIC ID	3730-0026-OALL-00-0R
ADDRESS	GOLIAD/W.HEATH/ALAMO
ZONING	PD-50
PROPERTY USE	OFFICE
PROPERTY AREA (GROSS)	10,770 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	28'-4"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	24 SPACES
ALL SF TOTALS ARE APPROXIMATE	

N GOLIAD STREET (HWY 205)

SITE LANDSCAPE - PLAN



- LANDSCAPE TABULATION**
 LOT: .26 AC (11,746.81 SF)
 BUILDING: 2,947 SF
 ZONED: RESIDENTIAL-OFFICE / PD-50
- 5.1 LANDSCAPE BUFFER-STRIP**
 10' REQUIRED
 10' PROVIDED
- 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:**
 NORTH SIDE - RESIDENTIAL ADJACENCY
 A 6' HT. MASONRY FENCE IS REQUIRED
 A 6' HT. WOOD FENCE IS PROVIDED AND EXISTING
 ALL AREAS ADJACENT TO THE REQUIRED SCREENING WALL SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND TRASH IN ACCORDANCE WITH THE APPLICABLE CODES OF THE CITY.
- 5.7 STREET LANDSCAPING:**
 1 3" (MIN. CAL.) CANOPY TREE REQUIRED PER 50 LF OF FRONTAGE REQUIRED
 1 3" (MIN. CAL.) CANOPY TREE PROVIDED PER 50 LF OF FRONTAGE PROVIDED
 N. GOLIAD STREET (HWY 205) = 112.33 LF
 2.24 CANOPY TREES REQUIRED
 2.00 CANOPY TREE PROVIDED
- 5.8 RIGHT-OF-WAY LANDSCAPING:**
 GRASS OR GROUNDCOVER REQUIRED
 GRASS PROVIDED
- THE PROPOSED IRRIGATION SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PLANT MATERIAL PROPOSED FOR THE PARKWAY TO B.O.C. ALONG N. GOLIAD STREET.
- 5.9 PARKING LOT LANDSCAPING:**
 PARKING AND MANEUVERING = 3,125 SF
 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: RESIDENTIAL-OFFICE
 A. AMOUNT OF LANDSCAPING
 2,936.45 SF = 25% OF SITE REQUIRED TO BE LANDSCAPED.
 5,676.81 SF = 48% OF SITE PROPOSED TO BE LANDSCAPED.
- B. LOCATION OF LANDSCAPING
 50% REQUIRED IN FRONT YARD
 1,468.22 SF = 50% OF THE REQUIRED LANDSCAPE REQUIRED IN FRONT YARD.
 2,797.00 SF = 95% OF THE REQUIRED LANDSCAPE PROVIDED IN FRONT YARD.
- C. DETENTION BASIN = +/- 978. SF
 LANDSCAPE REQUIRED
 LANDSCAPE PROVIDED
 1 TREE / 750 SF REQUIRED
 1.30 TREES REQUIRED
 2.00 TREES PROVIDED
- 5.13 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 COMPLES WITH THE APPROVED LANDSCAPE PLAN 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.
- 5.14 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 PLANT MATERIAL.
- NO TREES ARE TO BE LOCATED WITHIN 5' OF ANY PUBLIC UTILITY.
- TRESCAPE - PROTECTED TREE MITIGATION**
 THERE ARE NO PROTECTED TREES EXISTING ON SITE
 THERE ARE PROTECTED TREES EXISTING IN THE PARKWAY

REVISIONS
 REV PER PRZ STAFF 2-4-19
 COMMENTS

PROJECT NO.
 014197C

DRAWN
 SR

CHECKED
 SR

SUBMITTAL DATES

OTB DATE

RYBA Inc.
 Landscape Architecture
 Site Planning
 10670 North Central Expwy.
 6th Floor
 Dallas, TX 75231
 (214) 629-2052
 ria@airmail.net
 www.rybadesign.com

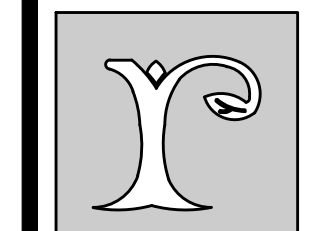
REGISTERED ARCHITECT
 STEVEN R. RYBA
 1724
 01/15/19

T3 Chiropractic Office Building
 205 & W. Heath
 Rockwall, Texas

LANDSCAPE DEVELOPMENT

SHEET TITLE
 LANDSCAPE PLAN

SHEET
L1.01



RYBA
Inc.

Landscape Architecture
Site Planning

10670 North Central Expwy.
8th Floor
Dallas, TX 75231

(214) 629-2052
rs@airmail.net
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T3 Chiropractic Office Building
205 & w. Heath
Rockwall, Texas

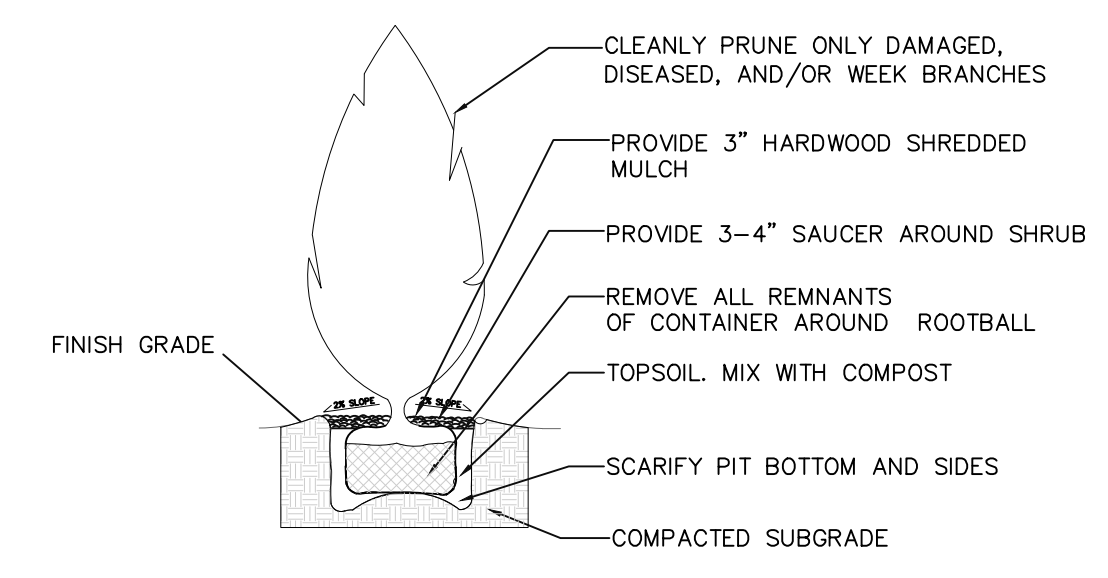
LANDSCAPE
DEVELOPMENT

SHEET TITLE

LANDSCAPE
DETAILS

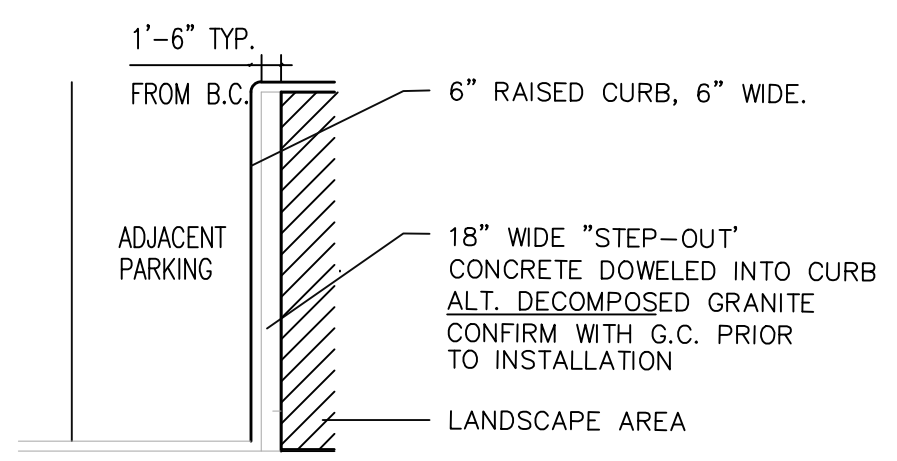
SHEET

L2.01



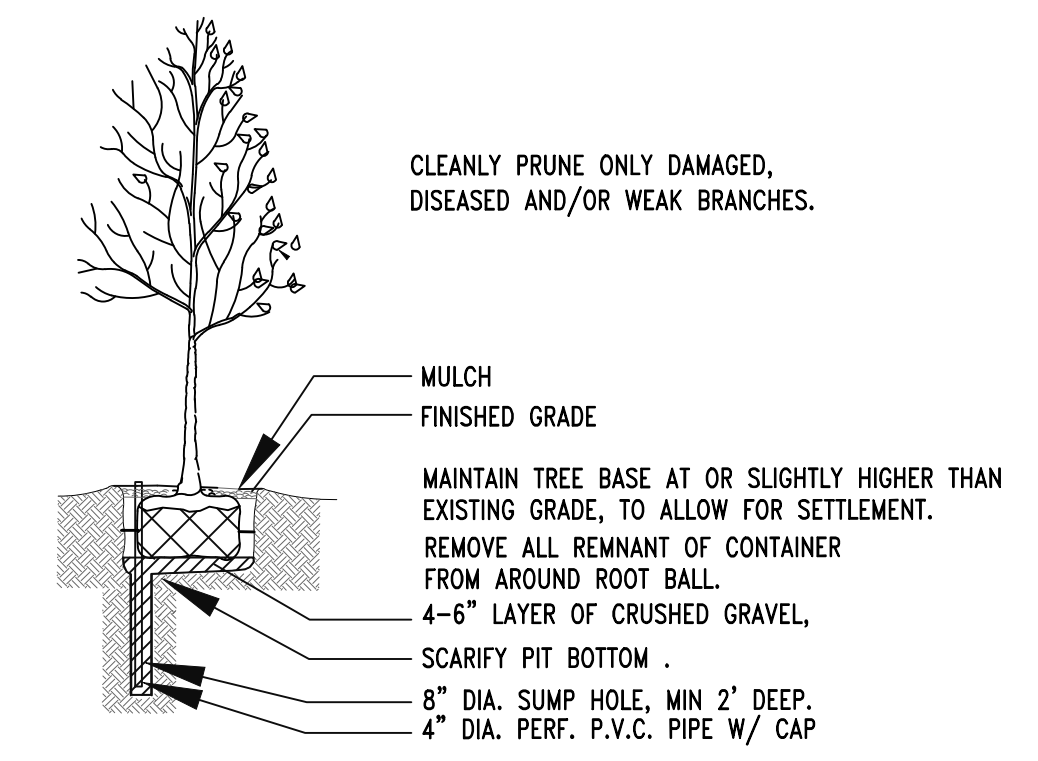
LARGE SHRUB-SECTION

N.T.S.



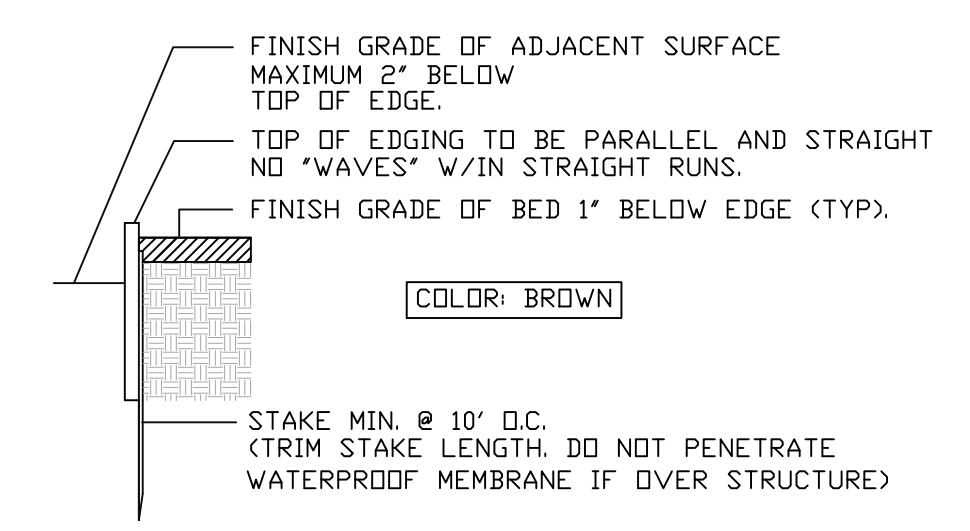
TYPICAL PARKING ISLAND-PLAN

N.T.S.



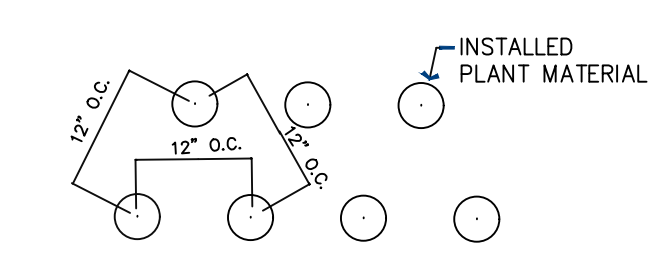
LARGE CANOPY TREE-SECTION

N.T.S.



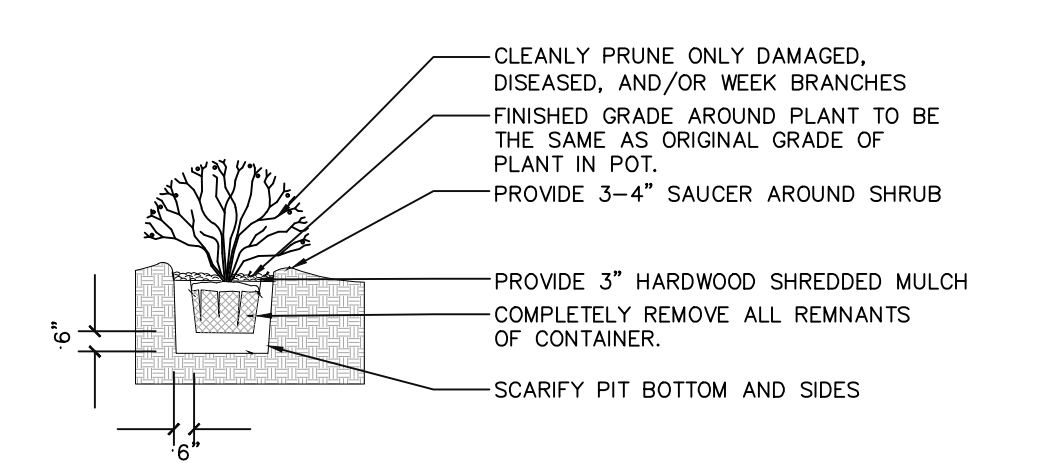
STEEL EDGE-SECTION

N.T.S.



GROUNDCOVER PLANTING-PLAN

N.T.S.



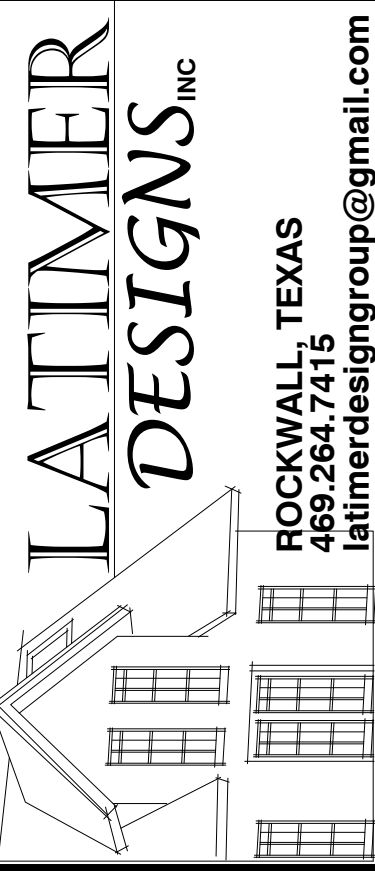
SHRUB PLANTING-SECTION

N.T.S.

GENERAL PLANTING NOTES:

- 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.
- 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.
- 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.
- 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 IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
- 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.
- 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.
- 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.
- ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS APPLICABLE) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
- ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
- ANY LARGE OR SMALL TREE SHALL BE PLANTED AT LEAST 48" MIN. FROM THE EDGE OF ANY PAVED SURFACE.
- 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
- LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY.
- 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.
- 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.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
- GROUNDCOVER / SEASONAL COLOR BEDS WILL RECEIVE 3" OF "MIXED SOIL WITH COMPOST" TILLED INTO PLACE TO A 6" DEPTH.

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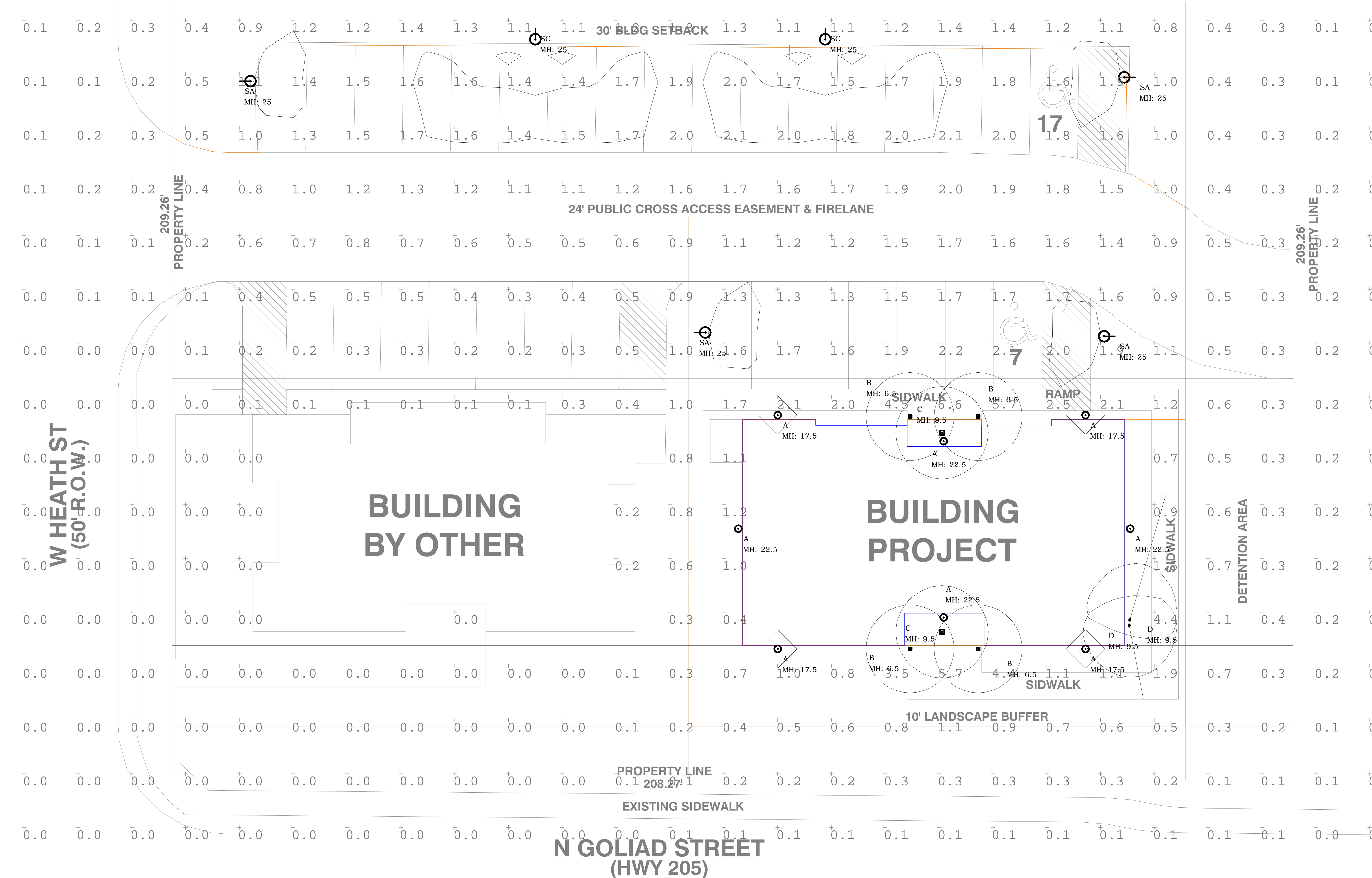


DRAWN BY:
 CHECKED BY:
 DATE:
 ISSUED FOR PERMIT:
 ISSUED FOR CONSTRUCTION:
 REVISIONS:

DRAWING: **PHOTOMETRIC**
 SCALE: **1/8" = 1'-0"**
 SHEET SIZE: **24 x 36**

PROJECT/CLIENT:
T3 CHIROPRACTIC OFFICE
 LOCATION:
903 N. GOLIAD ST • ROCKWALL • TX • 75087
 DATE:
02.03.2019

SHEET NO.
A4 OF



PRELIMINARY PLANS -
 NOT FOR CONSTRUCTION

Luminaire Schedule				Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
⊙	A	8	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
⊖	SA	4	ANTIQUE STREET LAMP_EML25 ST 49LED525 4K GCF MVOLT R3 FINISH MODIFIED FROM AS1 LED 1 63B530	8224	72.7	1.000	0.460	0.570
⊖	SC	2	ANTIQUE STREET LAMP_EML25 ST 49LED525 4K GCF MVOLT R2 FINISH MODIFIED FROM AS1 LED 1 63B530	8422	72.9	1.000	0.460	1.000
⊙	D	2	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
GRADE_Planar	0	Fc	0.27	6.6	0.0	N.A.
PARKING LOT & DRIVE WAY		Fc	1.67	6.6	0.4	4.18

PARKING LOT & DRIVE WAY
 Illuminance (Fc)
 Average = 1.67
 Maximum = 6.6
 Minimum = 0.4
 Avg/Min Ratio = 4.18
 Max/Min Ratio = 16.50

SITE DATA TABLE	
PROPERTY ID	18683
GEOGRAPHIC ID	3790-0026-0ALL-00-0R
ADDRESS	903 N. GOLIAD ST. ROCKWALL, TX
ZONING	PD-50
PROPERTY USE	OFFICE
PROPERTY AREA (GROSS)	10,770 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	29'-4"
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HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	24 SPACES
ALL SF TOTALS ARE APPROXIMATE	
CASE # SP2019-001	



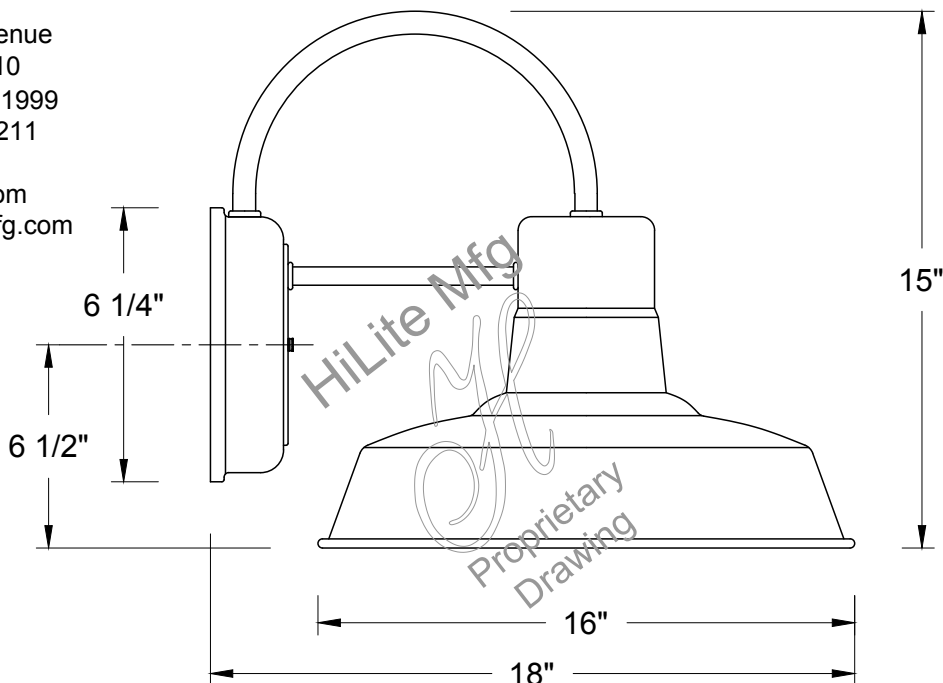
H-15316-B

Warehouse Shade Collection

**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

Job Name:
Type:
Quantity:



FINISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and 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, 138, 139, 140, 01, 11, 22, 25, 33, 77, 89.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - **Wall Mount.**

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe) and WGR(Wire Guard) 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 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)

- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)

- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)

-See LED specification sheet.

MADE IN THE U.S.A.

Suitable for wet location.





Hi-Lite Mfg. Co.

LED 2 Series Specifications

Description

The Hi-Lite LED 2 series is a drop-in LED light engine with integrated thermal management and optics. The LED 2 series is available for Open-rated fixtures. The LED 2 series is offered in five lumen outputs: 850, 1250, 2000, 3000, and 4000.

Specifications

- Open-rated fixture only (not rated for use within a sealed fixture or glass enclosure)
- 96° Beam Angle Domed Lens
- 9W, 850lm, 440mA (tested at 4000 K)
- 13W, 1250lm, 440mA (tested at 4000 K)
- 21W, 2000lm, 900mA (tested at 4000 K)
- 31W, 3000lm, 900mA (tested at 4000 K)
- 38W, 4000lm, 900mA (tested at 4000 K)
- ≥ 90 CRI for all CCTs (2700 K, 3000 K, 3500 K, 4000 K)
- 3-year Limited Warranty-LED Module only
- 1-year Limited Warranty-LED Driver only
- Designed to last 50,000 hours at L₇₀



(USE THIS FORMAT TO PLACE ORDER)

Wattage /	Light Source /	Color Temperature /	Dimming Option /	Driver Location -	Voltage
9 (850 lumens)	LED2	27 (2700 K)	Leave blank if dimming is not required.	BCM (Ballast Canopy Mount)	9W & 13W 1 (120V) 2 (277)
13 (1250 lumens)		30 (3000 K)			
21 (2000 lumens)		35 (3500 K)	For 9W and 13W only I (Incandescent) (Not available in 277V)		21W, 31W, & 38W M (Multi 120/277)
31 (3000 lumens)		40 (4000 K)	E (0-10V Dimming 10%)		
38 (4000 lumens)			For 21W, 31W, & 38W only E (0-10V Dimming 10%)		
31	LED2	30		BCM	- M
31/LED2/30/BCM-M					

Ordering Examples:

- 31/LED2/30/BCM-M - 31W, LED2, 3000 K, Non-Dimming, Ballast Canopy Mount, 120/277 V
- 21/LED2/27/E/BCM-M - 21W, LED2, 2700 K, Electronic Dimming, Ballast Canopy Mount, 120/277 V
- 38L2/40/BCM-M - 38W, LED2, 4000 K, Non-Dimming, Ballast Canopy Mount, 120/277 V

Key Features

- Rated for 50,000 hours
- Min 0°C start up temp



Job Name:

Job Type:

Comments:

Quantity:

OL18013ORB: 1 - Light Outdoor Wall Sconce

Dimensions:

Length: 6 1/4"
Width: 7"
Height: 14"
Weight: 4.4 lbs.

Extends: 7"
Wire: 8" (color/Black/White)
Mounting Proc.: Universal Mounting Plate
Connection: Mounted To Box

Bulbs:

1 - Medium A19 60w Max. 120v - Not included

Features:

Material List:

1 Body - Steel / Aluminum / Glass - Oil Rubbed Bronze

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (OL18002-OL18013)



Collection: Lumiere®

Medium Base Squirrel Cage Antique Bulb Recommended

UPC #: 014817528121

Finish: Oil Rubbed Bronze (ORB)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Clear Seeded	3									

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	6		3/4			

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship

Individual	OL18013ORB	1	014817528121	16.5	12.25	9.5	1.111	5.8	175	Yes
NJ Pallet		50		48	40	67.5	75	290		No
NV Pallet		50		48	40	67.5	75	290		No

FEISS
EST. 1955

Job Name:

Job Type:

Comments:

Quantity:

F2959/1ORB: 1 - Light Lumiere' Mini Chandelier**Dimensions:**

Length: 9 1/2"

Width: 9 1/2"

Height: 20"

Weight: 9.46 lbs.

Overall Height: 86"

Wire: 160" (color/Black)

Chain: 60"

Connection: Mounted To Box

Bulbs:

1 - Medium A19 75w Max. 120v - Not included

Features:

.

Material List:

1 Body - Steel / Aluminum / Glass - Oil Rubbed Bronze

Safety Listing:

Safety Listed for Dry Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (F2959-1)

Collection: Lumiere'

Medium Base Squirrel Cage Antique Bulb Recommended

UPC #:014817527780**Finish:** Oil Rubbed Bronze (ORB)**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Canopy	1 1/8					

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	F2959/1ORB	1	014817527780	24.5	13	16.25	2.995	12.5	175	Yes
NJ Pallet		24		48	40	68	75.556	300		No
NV Pallet		20		48	40	69.75	77.5	253		No



OLF 2RH LED with Motion Occupancy Security Floodlight

Catalog
Number

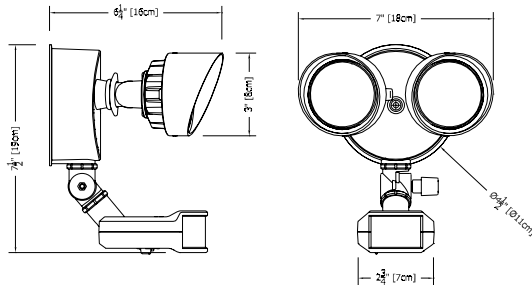
Notes

Type

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

Specifications

Width:	7.00" (17.8 cm)
Height:	7.5" (19.1 cm)
Depth:	6.25" (15.9 cm)
Weight:	1.5 lbs. (0.68 kg)



Introduction

The OLF 2RH LED security floodlight featuring motion occupancy technology, combines powerful LED security lighting with motion response light-on-detection. Features include 180 degree range/70ft forward detection, built-in photocell to prevent daylight operation, sensor sensitivity adjustment and a test/time switch to adjust duration lights stay illuminated.

Delivering 2,160 lumens, at only 25 input watts, OLF 2RH replaces up to (2) 90W PAR incandescent lamps offering 86% energy savings. Motion Occupancy (MO) combined with enhanced design features and breadth of options make the OLF family the best choice for residential and commercial applications that require reliable security lighting.

Ordering Information

EXAMPLE: OLF 2RH 40K 120 MO BZ

OLF					
Series	Number of heads	Color Temperature ¹	Voltage	Control	Finish
OLF	2RH 2 heads, round	40K 4000K ¹	120 120 volts	MO PIR motion detection with photocell	BZ Bronze WH White

Complete list of configurations available:

OLF 2RH 40K 120 MO BZ
OLF 2RH 40K 120 MO WH

NOTES

- Correlated color temperature (CCT) shown is nominal per ANSI C78, 377-2008.
- LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.

FEATURES & SPECIFICATIONS

INTENDED USE

25 watt LED wall or ceiling mount security floodlight delivers 2,160 lumens for an energy-efficient replacement of (2) 90W incandescent security lights. The OLF LED provides years of maintenance-free general illumination for outdoor applications. OLF 2RH with option MO turns LED's on when occupants in the space are detected. Ideal for entrances, walkways, corridors, yards, driveways and patios.

CONSTRUCTION

Rugged cast-aluminum, corrosion-resistant housing with dark bronze or white polyester powder paint for lasting durability. Motion sensor features corrosion resistant thermo-plastic housing. LED lamp heads are thermally isolated from the driver that is located in the rear housing, promoting a long service life. Lenses are sealed to keep out moisture, dirt and bugs. LEDs maintain 70% of light output at 50,000 hours of service life².

ELECTRICAL

Consumes 25 input watts utilizing 120V 60Hz driver. The OMS1000 motion detection head controls turning LED's on/off when occupancy is detected within the space. Detection range is 180 degrees at 70ft forward detection. A built-in photocell is included to prevent daylight

operation. See diagram and installation instructions for more information. Rated for outdoor installations, -40°C minimum ambient.

INSTALLATION

Mounts to a recessed junction box on wall or ceiling. Crossbar and hardware provided. Wet location listed for mounting 4 feet above ground. Tool-less adjustable heads allow for precise aiming. Neighbor-friendly visors are adjustable or removable.

LISTINGS

UL/cUL listed Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

Five-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.

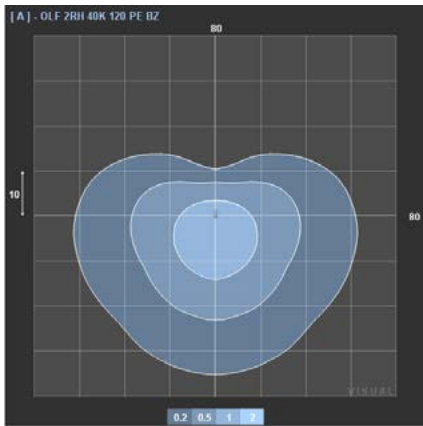


Photometric Diagrams

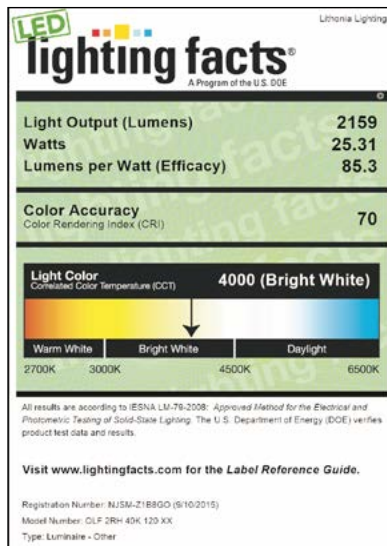
Full photometric data report available within 2 weeks from request. Contact Acuity tech support.

LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc



Lighting Facts Labels

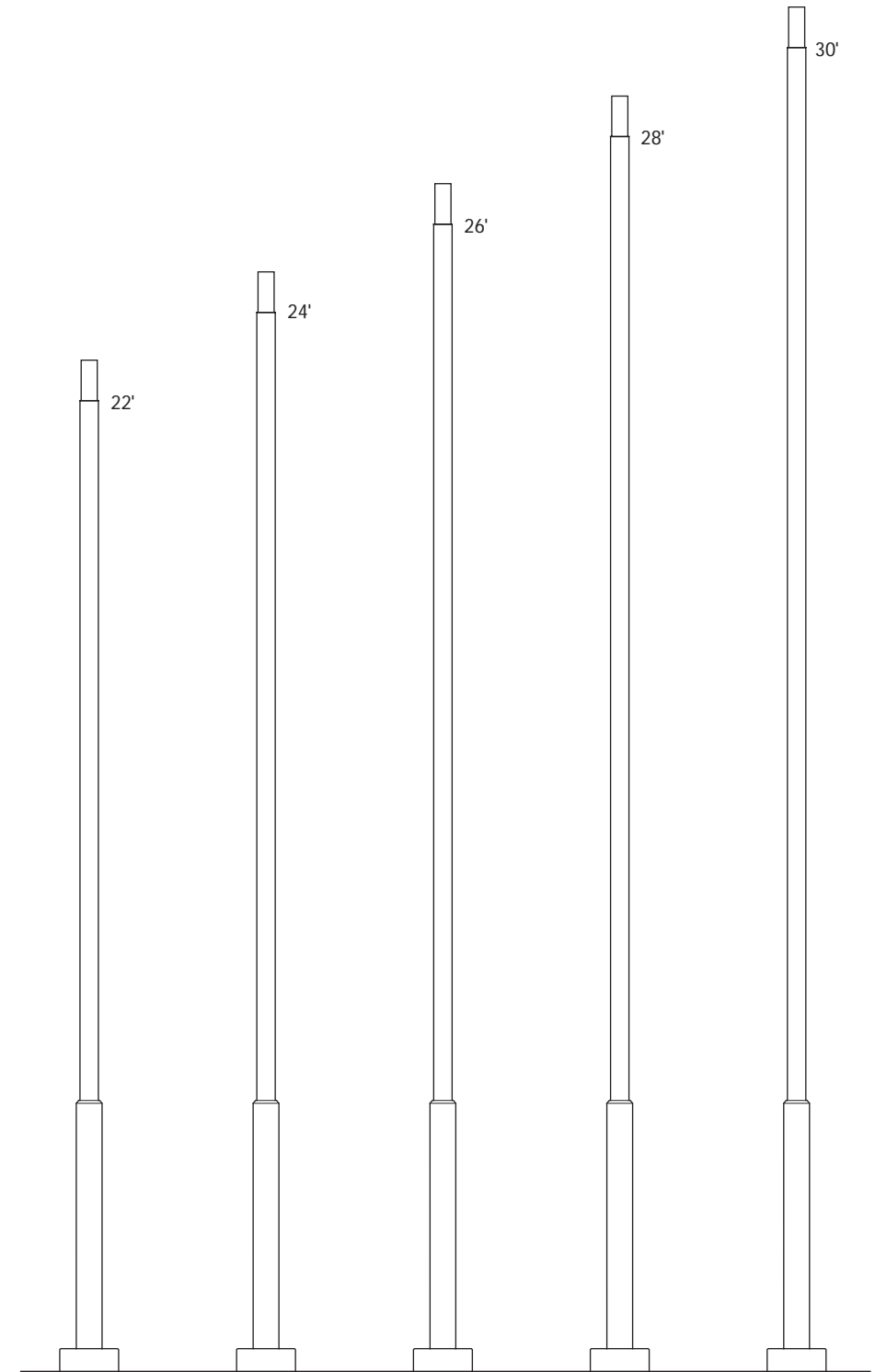


OLF with motion occupancy features OMS1000 sensor head (Please refer to installation instructions for more information).



EUROTIQUE™ STEEL POLES

5"Ø/7"Ø • 22'-30' tall



EPSX 22 S5S7 finish EPSX 24 S5S7 finish EPSX 26 S5S7 finish EPSX 28 S5S7 finish EPSX 30 S5S7 finish

SPECIFICATIONS

DESCRIPTION

The lighting poles shall be one-piece all steel construction with an aluminum two-piece base cover. The poles shall have a stepped shaft with integral anchor/base plate. All welding shall be per ANSI/AWS D1.1. All welders shall be certified. The poles shall be Antique Street Lamps' catalog number **EPSX XX S5S7 finish**.

MATERIALS

The poles and anchor plates shall be steel. The base cover and handhole cover shall be cast aluminum. All exposed hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot-dip galvanized. Partially galvanized bolts are not acceptable.

DIMENSIONS

The poles shall be X'-XX" in height with a 16" diameter base cover. An integral 4.375" O.D. x 11" tenon shall be provided at the top for mounting Eurotique 5" arms (exceptions following). A 4.375" O.D. x 8" tenon shall be provided for mounting Eurotique arm EAL5. No tenon shall be provided at the top when mounting Eurotique arm EAK5 which has an internal tenon.

INSTALLATION

The one-piece poles shall be provided with four 1.25" diameter by 42" long, L-type anchor bolts to be installed on an 11" diameter bolt circle. A handhole with cover shall be provided in the lower shaft section for wiring access. A grounding screw shall be provided inside the handhole. Eight set screws shall be provided at the top when mounting Eurotique arm EAK5.

For finish specifications and color options, see "Finish" section in catalog.

EUROTIQUE™
Architectural Lighting

ANTIQUE Street Lamps

An **Acuity** Brands Company

2011-B W. Rundberg Ln. • Austin, TX 78758

Ph (512) 977-8444 • Fax (512) 977-9622

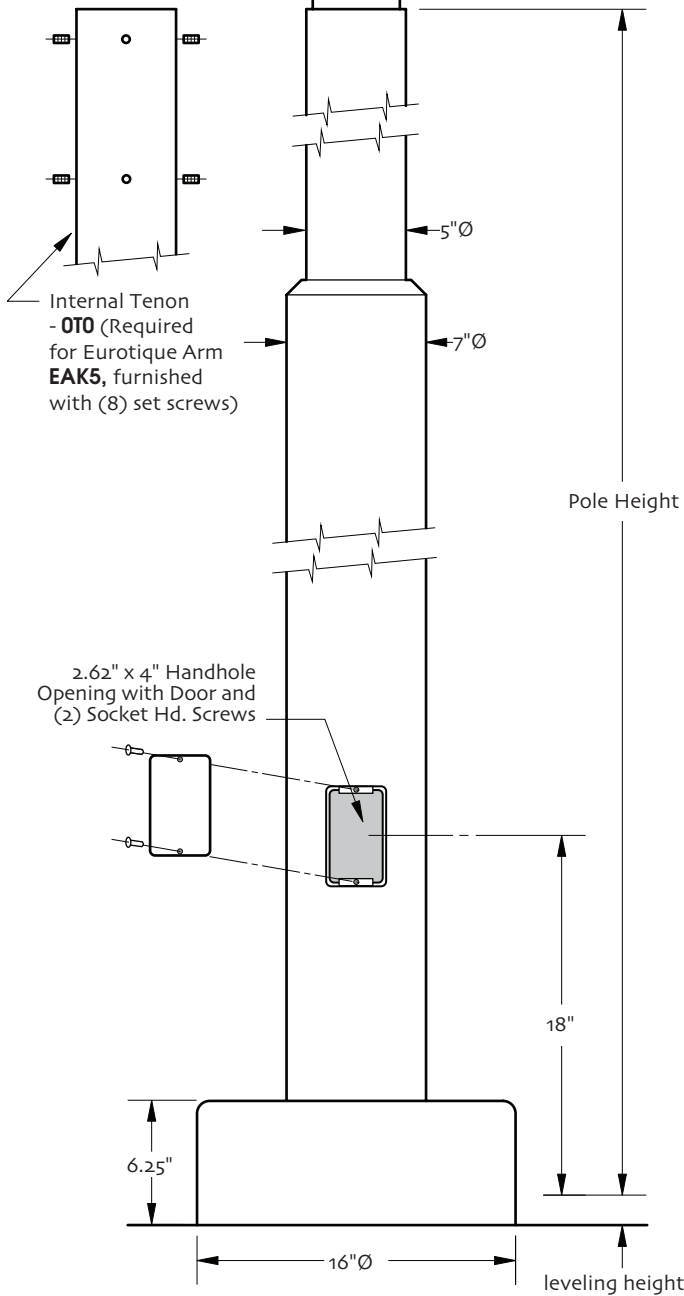
www.antiquestreetlamps.com

EUROTIQUE™ STEEL POLES

5"Ø/7"Ø • 22' - 30' tall

4.375" O.D. x 11" High Tenon
4-3/8T11 (standard)

4.375" O.D. x 8" High Tenon
4-3/8T8 (Required for Eurotique Arm EAL5)



ORDERING INFORMATION

Choose the **boldface** catalog nomenclature that best suits your needs and write it on the appropriate line.

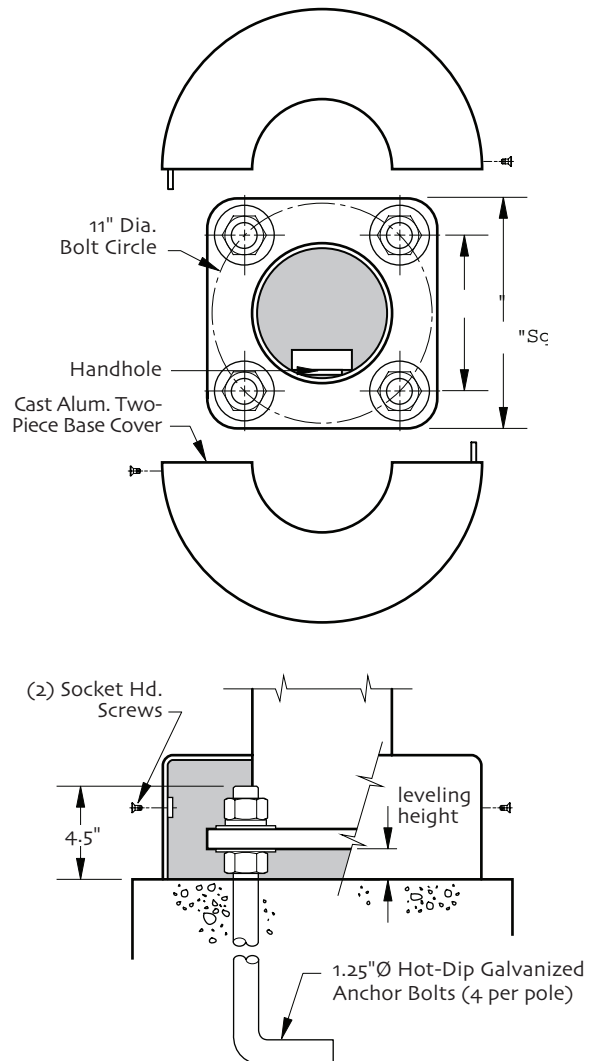
Example: **EPSX 22 S5S7 4-3/8T11 ANPP Options**

Pole Series	Height	Finish ¹
EPSX	22	ANBK Black
EUROTIQUE™ Poles Steel	24	ANDB Dark Bronze
	26	ANDG Dark Green
	28	ANVG Verde Green
	30	ANPP Prime Painted
		CM Custom Match
		CS Custom Select RAL colors
Shaft Type		Options
S5S7	5" dia. / 7" dia. shaft	Receptacles
Tenon		Flagpole Holders
4-3/8T11	Standard Tenon	(see Accessories section in the catalog or contact Antique Street Lamps)
4-3/8T8	Tenon for Arm EAL5	
OTO	Tenon for Arm EAK5	

NOTES:

1. For finish specifications and color options, see **Finish** section in catalog or contact Antique Street Lamps.

ANCHORAGE GUIDE



ANTIQUE Street Lamps
An **Acuity** Brands Company

2011-B.W. Rundberg Ln. • Austin, TX 78758
Ph (512) 977-8444 • Fax (512) 977-9622
www.antiquestreetlamps.com

CATALOG # _____

PROJECT _____

TYPE _____



This European shaped pendant or wall mount luminaire consists of a driver housing and skirt with an internal light engine with a choice of two lens options.

- Choice of a flat or sag glass lens
- Stainless steel hardware
- Driver and Light engine assembly mount on a removable assembly plate and are furnished with quick-disconnect plugs for ease of installation and maintenance
- CSA listed and labeled as suitable for wet locations
- TGIC powder coat finish
- Mounts via 1-1/2" NPT threaded swivel nipple to the Urban 4" or 5" diameter arms (specify PNJP6 option when ordering 4" arm); see arm specification sheets for details on mounting options.



Max EPA: 1.86 sq feet
Max Height: 26-1/2" (67.3cm)
Max Width: 25" (63.5cm)
Max Weight: 60 lbs (27.2 kg)
Listing: CSA listed for wet locations

Sample Catalog number:

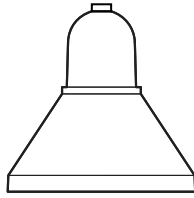
EML25	ST	49LED 350MA	3K	GCF	MVOLT	R3	SF	DBL
Fixture	Base	Source & Wattage	Color Temp	Lens Option	Voltage	Distrib.	Options	Finish

Ordering Guide:

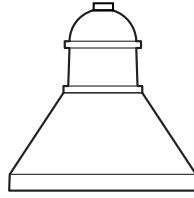
Fixture	Base	Source & Wattage	Color Temp	Lens Option	Voltage	Distribution	Options	Finish
EML25	ST RT FT	49LED 350MA 49LED 525MA 63LED 350MA 63LED 525MA	3K 4K 5K	GCF GCSG	MVOLT 120 208 240 277 347 480	R2 R3 R4 R5	SF DF SPD	DBL DDB DNA DWH CS CM ANBK ANDB ANDG ANVG

Data is considered accurate as of the revision date shown.
 Antique Street Lamps reserves the right to modify specifications without notice.

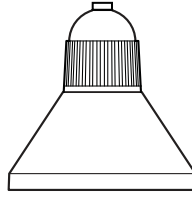
BASE



ST
Smooth



RT
Ringed



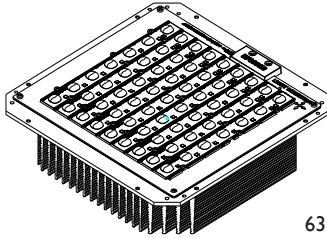
FT
Fluted

SELECT YOUR OPTIONS FROM

- ST** Smooth Ballast Housing
- RT** Ringed Ballast Housing
- FT** Fluted Ballast Housing

Notes:
Must select ST, RT, or FT style; optional IDS feature can be specified in addition to any selection (ex: EHL16 GCF ST IDS)

SOURCE AND WATTAGE



63LED light engine module

SELECT YOUR CHOICE FROM

- 49LED 350MA** 49 chips, 350 mA
- 49LED 525MA** 49 chips, 525 mA
- 63LED 350MA** 63 chips, 350 mA
- 63LED 525MA** 63 chips, 525 mA

Performance Package	Lens Type	Dist.	Input Watts	3000K CCT (opt)			4000K CCT (opt)			5000K CCT (opt)			L70 Life (hrs) @ 25°C
				Delivered Lumens	Eff cacy (LPW)	CRI	Delivered Lumens	Eff cacy (LPW)	CRI	Delivered Lumens	Eff cacy (LPW)	CRI	
63LED 350mA	GCSG	R3	72.7	6421	88.32	66	6421	88.32	66	6421	88.32	66	70000
		R4	72.5	6272	86.51	66	6272	86.51	66	6272	86.51	66	70000
		R5	72.4	6657	91.95	66	6657	91.95	66	6657	91.95	66	70000

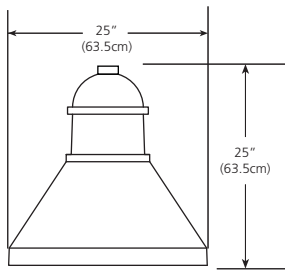
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COLOR TEMP

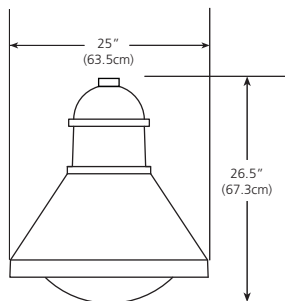
SELECT YOUR OPTIONS FROM

- 3K** 3000K
- 4K** 4000K
- 5K** 5000K

LENS OPTION



GCF
Glass, Clear Flat



GCSG
Glass, Clear Sag

SELECT YOUR OPTIONS FROM

- GCF** Glass, Clear Flat (Standard)
- GCSG** Glass, Clear Sag



Notes:
Nighttime Friendly™ distributions available with GCF lens only.

EML25 LED

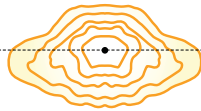
VOLTAGE

SELECT YOUR OPTIONS FROM

- MVOLT** MVOLT
- 120** 120V
- 208** 208V
- 240** 240V
- 277** 277V
- 347** 347V
- 480** 480V

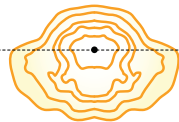
DISTRIBUTION

House Side
Street Side



R2 Type II

Distributes light slightly ahead of luminaire location with significant lateral spread.



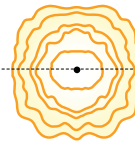
R3 Type III

Provides light farther ahead of the luminaire than a Type II pattern but maintains a significant lateral spread.



R4 Type IV

Sharp Cutoff
Distributes light almost exclusively forward with an emphasis on eliminating light trespass and spill light behind the pole.



R5 Type V

Provides improved uniformity with a variance of the Type V distribution with a slightly square pattern compared to the regular Type V.

SELECT YOUR OPTIONS FROM

- R2** Type II
- R3** Type III
- R4** Type IV
- R5** Type V

OPTIONS

SELECT YOUR OPTIONS FROM

(Fuse Not Included)

- SF** Single Fuse
- DF** Double Fuse
- SPD** Surge Protection Device

FINISH

The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process which 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.








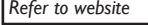
For a complete listing of colors, visit:
www.acuitybrandslighting.com/architecturalcolors

Notes:

- Consult factory for CM option.

Data is considered accurate as of the revision date shown.
Antique Street Lamps reserves the right to modify specifications without notice.

SELECT YOUR OPTIONS FROM

- DBL** Black 
- DDB** Dark Bronze 
- DNA** Natural Aluminum 
- DWH** White 
- CS** Custom Select (RAL colors)
- CM** Custom Match
- ANBK** ASL Black 
- ANDB** ASL Dark Bronze 
- ANDG** ASL Dark Green 
- ANVG** ASL Verde Green 

Refer to website

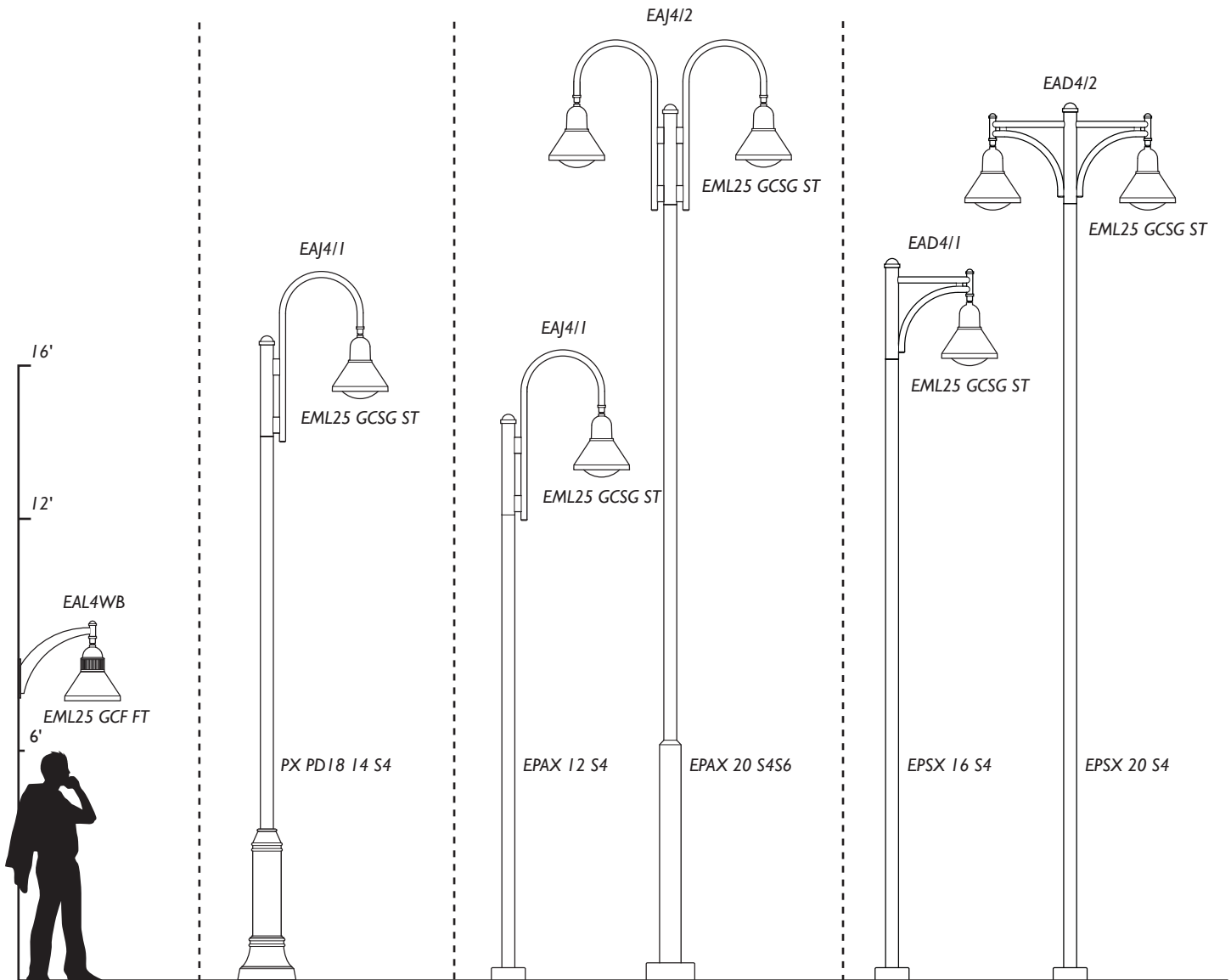
EML25 LED

PENDANT WALL
BRACKET SERIES

PHILADELPHIA
SERIES
CAST ALUMINUM POST

URBAN ALUMINUM
POLE SERIES

URBAN STEEL
POLE SERIES



For detailed product specifications for Poles and Arm/Wall Mount see the Antique Street Lamps website.

ANTIQUE STREET LAMPS™

EML25 LED MUNICH PENDANT

CATALOG #

PROJECT

TYPE



This European shaped pendant or wall mount luminaire consists of a driver housing and skirt with an internal light engine with a choice of two lens options.

- Choice of a flat or sag glass lens
- Stainless steel hardware
- Driver and Light engine assembly mount on a removable assembly plate and are furnished with quick-disconnect plugs for ease of installation and maintenance
- CSA listed and labeled as suitable for wet locations
- TGIC powder coat finish
- Mounts via 1-1/2" NPT threaded swivel nipple to the Urban 4" or 5" diameter arms (specify PNJP6 option when ordering 4" arm); see arm specification sheets for details on mounting options.



Max EPA: 1.86 sq feet
Max Height: 26-1/2" (67.3cm)
Max Width: 25" (63.5cm)
Max Weight: 60 lbs (27.2 kg)
Listing: CSA listed for wet locations

Sample Catalog number:

EML25 Fixture	ST Base	49LED 350MA Source & Wattage	3K Color Temp	GCF Lens Option	MVOLT Voltage	R3 Distrib.	SF Options	DBL Finish
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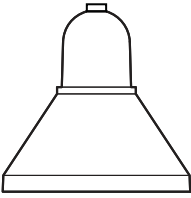
Ordering Guide:

Fixture	Base	Source & Wattage	Color Temp	Lens Option	Voltage	Distribution	Options	Finish
EML25	ST RT FT	49LED 350MA 49LED 525MA 63LED 350MA 63LED 525MA	3K 4K 5K	GCF GCSG	MVOLT 120 208 240 277 347 480	R2 R3 R4 R5	SF DF SPD	DBL DDB DNA DWH CS CM ANBK ANDB ANDG ANVG

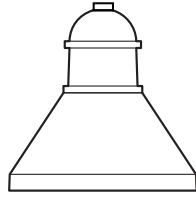
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EML25 LED

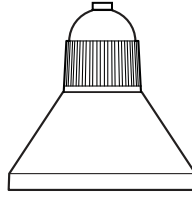
BASE



ST
Smooth



RT
Ringed



FT
Fluted

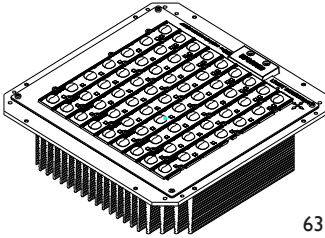
SELECT YOUR OPTIONS FROM

- ST** Smooth Ballast Housing
- RT** Ringed Ballast Housing
- FT** Fluted Ballast Housing

Notes:

Must select ST, RT, or FT style; optional IDS feature can be specified in addition to any selection (ex: EHL16 GCF ST IDS)

SOURCE AND WATTAGE



63LED light engine module

SELECT YOUR CHOICE FROM

- 49LED 350MA** 49 chips, 350 mA
- 49LED 525MA** 49 chips, 525 mA
- 63LED 350MA** 63 chips, 350 mA
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Performance Package	Lens Type	Dist.	Input Watts	3000K CCT (opt)			4000K CCT (opt)			5000K CCT (opt)			L70 Life (hrs) @ 25°C
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63LED 350mA	GCSG	R3	72.7	6421	88.32	66	6421	88.32	66	6421	88.32	66	70000
		R4	72.5	6272	86.51	66	6272	86.51	66	6272	86.51	66	70000
		R5	72.4	6657	91.95	66	6657	91.95	66	6657	91.95	66	70000

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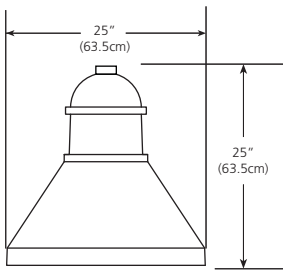
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COLOR TEMP

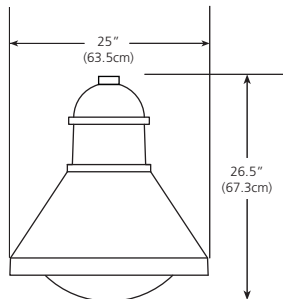
SELECT YOUR OPTIONS FROM

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LENS OPTION



GCF
Glass, Clear Flat



GCSG
Glass, Clear Sag

SELECT YOUR OPTIONS FROM

- GCF** Glass, Clear Flat (Standard)
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Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Notes:

Nighttime Friendly™ distributions available with GCF lens only.

EML25 LED

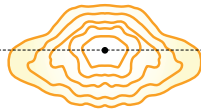
VOLTAGE

SELECT YOUR OPTIONS FROM

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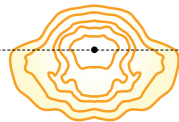
DISTRIBUTION

House Side
Street Side



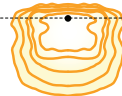
R2 Type II

Distributes light slightly ahead of luminaire location with significant lateral spread.



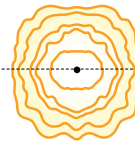
R3 Type III

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R4 Type IV

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Distributes light almost exclusively forward with an emphasis on eliminating light trespass and spill light behind the pole.



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OPTIONS

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- SPD** Surge Protection Device

FINISH

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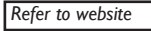
For a complete listing of colors, visit:
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Notes:

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- DDB** Dark Bronze 
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- CS** Custom Select (RAL colors)
- CM** Custom Match
- ANBK** ASL Black 
- ANDB** ASL Dark Bronze 
- ANDG** ASL Dark Green 
- ANVG** ASL Verde Green 

[Refer to website](#)

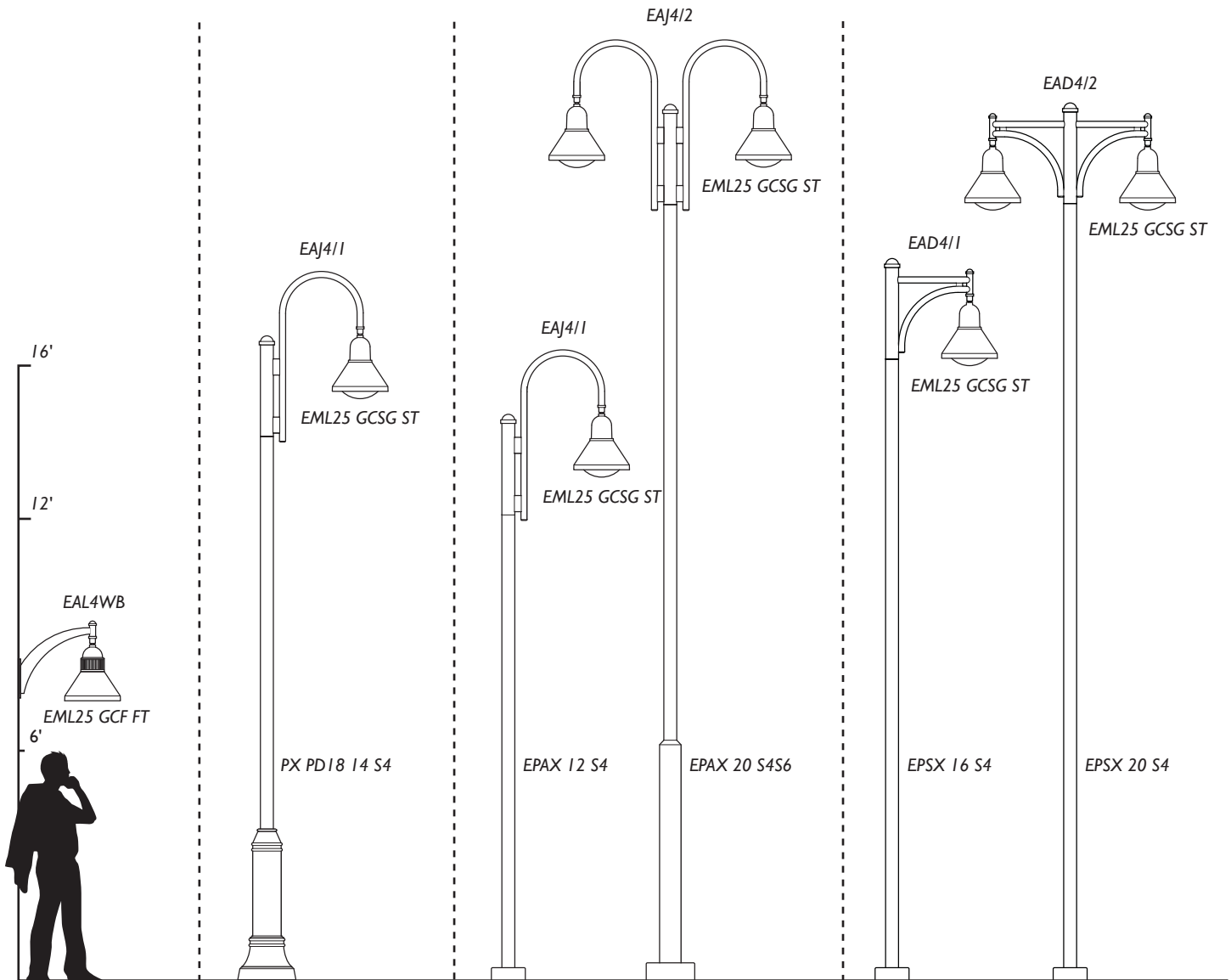
EML25 LED

PENDANT WALL
BRACKET SERIES

PHILADELPHIA
SERIES
CAST ALUMINUM POST

URBAN ALUMINUM
POLE SERIES

URBAN STEEL
POLE SERIES



For detailed product specifications for Poles and Arm/Wall Mount see the Antique Street Lamps website.



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: Ryan Miller, *Director of Planning and Zoning*

DATE: February 12, 2019

SUBJECT: Z2019-001; *Amendment to Article IV, Permissible Uses, of the UDC to amend Guest Quarters/Secondary Living Units and to add Barns or Agricultural Accessory Buildings to the Land Use Charts and Land Use Standards*

On January 7, 2019, the City Council directed staff to amend the *Land Use Standards* contained in Article IV, *Permissible Uses*, of the UDC to allow *guest quarters/secondary living units* not meeting the requirements stated in the *Land Use Standards* the ability to request a Specific Use Permit (SUP). In addition, the City Council also directed staff to create a land use for *Barns or Agricultural Accessory Buildings*. This direction came in response to a request by Dewayne Cain to amend the code to allow an ~4,950 SF, metal barn that would contain a storage area for eight (8) vehicles and a *guest quarters/secondary living facility (i.e. the facility includes all components of a residential living unit [e.g. kitchen, bathroom, etc.])* on a property zoned Agricultural (AG) District.

Currently, the UDC does allow *guest quarters/secondary living units* in an Agricultural (AG) District pending they are [1] accessory uses to the primary use (*i.e. single family home*), [2] not to exceed 30% of the area of the main structure, and [3] that they cannot be sold or conveyed separately without meeting the requirements of the zoning district and subdivision ordinance; however, the code does not address *guest quarters/secondary living units* that do not meet these standards. In other residential zoning districts (*i.e. SF-8.4, SF-7, ZL-5 and 2F*) this use is only allowed through a Specific Use Permit (SUP), which gives the City Council the discretion to grant these even if they do not meet the requirements. Based on the City Council's direction staff proposes to change the code as follows (with the **highlighted, italics** areas indicating the changes):

Residential and Lodging

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
A	A	A	A	A	S	S	S	S	P	Guest Quarters/Secondary Living Unit +								

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

Guest quarters/secondary living unit.

- (1) Guest quarters or secondary living units may be allowed on a property in a residential **or commercial** zoning district provided that it is ancillary **to a single family home the primary use and that only one such facility is provided.**
- (2) The area of such quarters shall not exceed 30 percent of the area of the main structure.
- (3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
- (4) **Guest quarters or secondary living units not meeting the requirements stated above shall require a Specific Use Permit (SUP).**

These changes would allow *guest quarters/secondary living units* not meeting the requirements the ability to request a Specific Use Permit (SUP) in the AG, SF-E, SF-1, SF-16, SF-10, and MF districts.

The purpose of creating a *Barns or Agricultural Accessory Buildings* land use came about due to the fact that the current code does not allow accessory buildings in an Agricultural (AG) District. According to Article IV, *Permissible Uses*, of the UDC:

Residential and Lodging

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
	P	P	P	P	P	P	P	P	P	Accessory Building +		P	P	P	P	P	P	P

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

The purpose of this is to incentivize smaller properties (*i.e. properties less than ten [10] acres in size and considered to be legally non-conforming*) to zone in accordance with the Future Land Use Plan, bringing them into conformance with the UDC. Without this requirement, it would be difficult for the City to incentivize smaller properties to change their zoning, which could have the effect of leaving small spots of Agricultural (AG) District zoning on non-conforming lots throughout the City. To address this, the City Council has directed staff to establish a new land use (*e.g. barn/agricultural accessory building*), which would allow larger buildings in the Agricultural (AG) District. Based on this direction the new land use would be created as follows (with the **highlighted, italics** areas indicating the changes):

Rural and Animal Related

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
S										<i>Barn or Agricultural Accessory Building+</i>								

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

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 (10) 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.

- (1) A *Barn or Agricultural Accessory Building* 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*.
- (3) 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.

At the meeting on January 7, 2019, the City Council did have a discussion concerning allowing these structures *by-right* as opposed to by Specific Use Permit (SUP); however, staff is obligated to mention that allowing these structures by-right would directly conflict with the City Council’s recent action concerning *Case No. Z2018-053*. This case involved a structure that was constructed illegally without a building permit. The structure itself incorporated two (2) logistics containers, connected by wood siding, and covered by a metal roof. This case was ultimately denied by the City Council; however, should this proposed ordinance be passed the structure would meet all the criteria and would be permitted to remain on the property. With this being said any changes to the code are discretionary to the City Council pending a recommendation by the Planning and Zoning Commission.

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. Attached to this case memo is a draft ordinance outlining the proposed changes. The schedule for this text amendment is as follows:

~~Planning and Zoning Work Session: January 29, 2019~~
Planning and Zoning Public Hearing: February 12, 2019
City Council Public Hearing/First Reading: February 18, 2019
City Council Second Reading: March 4, 2019

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 February 12, 2019.

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, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*; 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*] 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 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 MARCH, 2019.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 18, 2019

2nd Reading: March 4, 2019

Exhibit 'A'
Article IV, Permissible Uses, of the
Unified Development Code

Additions: **Highlighted**

Deletions: **Highlighted, Strikeout**

SECTION 1: LAND USE SCHEDULE

Section 1.1: Use of Land and Buildings

Residential and Lodging

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
A	A	A	A	A	S	S	S	S	P	Guest Quarters/Secondary Living Unit +								

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

Rural and Animal Related

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
S										Barn or Agricultural Accessory Building+								

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

SECTION 2: USE STANDARDS

Section 2.1.1: Rural and Animal Related

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 (10) 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.

- (1) A Barn or Agricultural Accessory Building 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.
- (3) 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.

Section 2.1.2: Residential and Lodging Use Conditions

Guest quarters/secondary living unit.

- (1) Guest quarters or secondary living units may be allowed on a property in a residential ~~or commercial~~ zoning district provided that it is ancillary ~~to a single family home the primary use and that only one such facility is provided.~~
- (2) The area of such quarters shall not exceed 30 percent of the area of the main structure.
- (3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
- (4) **Guest quarters or secondary living units not meeting the requirements stated above shall require a Specific Use Permit (SUP).**



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: February 12, 2019
SUBJECT: Z2019-002; *SUP for Structure Exceeding 60-feet in Height*

Staff has received a letter from the applicant, Mark Pross, requesting to withdraw *Case No. Z2019-002 (see attached)*. The purpose of the withdrawal is to allow the applicant additional time to answer comments and concerns discussed at the Planning and Zoning work session held on January 29, 2019. This case is scheduled for a public hearing on tonight's agenda. Staff should note that the Planning and Zoning Commission has discretion on whether to accept or deny the applicant's request to withdraw the zoning case. 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 meeting.

February 1, 2019

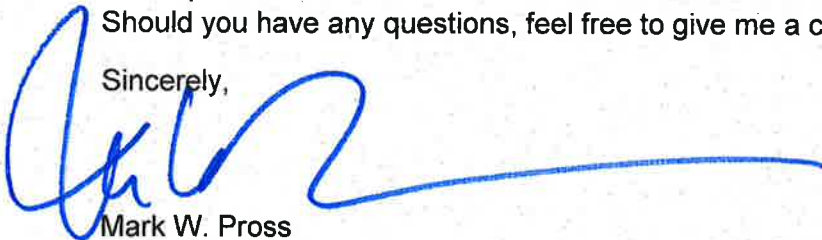
Mr. David Gonzalez, IACP
Planning and Zoning Manager
Planning and Zoning Division
City of Rockwall
385 S. Goliad St.
Rockwall, Texas 75087

RE: PROJECT #Z2019-002, SUP FOR SPR PACKAGING

Dear Mr. Gonzalez,

This letter is to inform you that after receiving initial comments from the Planning and Zoning Commission, the Owner feels that it would be beneficial to withdraw the request for a Special Use Permit for SPR Packaging at this time. We will be spending the next few weeks providing additional documentation, exhibits, and Revised Site and Elevation Drawings in order to present a better explanation as to the intent of the project and its effect on the surrounding residential development. It is our intent to resubmit on March 15, 2019, to initiate the SUP at that time. Should you have any questions, feel free to give me a call.

Sincerely,



Mark W. Pross
President

MWP/cs



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: 02/12/2019
APPLICANT: Chuck Vickers; *T & C Main Street Holdings, LLC*
CASE NUMBER: SP2019-002; *108 St. Mary's Street*

SUMMARY

Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and take any action necessary.

BACKGROUND

The subject property is located east of the intersection of S. Goliad Street [SH-205] and St. Mary's Street, zoned Residential-Office (RO) District, and is addressed as 108 St. Mary's Street. On April 2 2018, the City Council approved a request [*Case No. Z2018-007*] to rezone the subject property from a Single-Family 7 (SF-7) District to a Residential-Office (RO) District. The request included a second property, 106 St. Mary's Street). At the time of the rezoning request, the property owners stated that the intent was to convert two (2) single-family homes into two (2) residential-office buildings. The Residential-Office (RO) District is a unique district that allows live/work arrangements with the intention of extending the life of older homes by allowing them to be converted into low-intensity office buildings. These areas usually serve as a transition between high-intensity, non-residential land uses to low-intensity residential land uses. The flexibility of live/work arrangements in a Residential-Office (RO) District allows a residential-office structure to be utilized as a single-family home, an office, or both.

PURPOSE

The applicant is requesting approval of a site plan to convert an existing single-family home to an office building. The home is approximately 1,423 SF including the garage. The applicant is proposing to demolish the existing garage, which reduces the size of the structure to approximately 1,221 SF. The exterior of the existing structure is clad with hardie board (or a similar cementitious material) and the applicant is proposing to add an approximately three (3)-foot stone wainscot to each façade. Since the structure is being converted from a single-family home to an office building, it will require a parking lot to be constructed. The applicant is proposing to locate the parking lot behind the main structure and provide landscape screening in conjunction with an existing six (6) foot tall wooden fence to screen the property from the adjacent residential properties.

ADJACENT LAND USES AND ACCESS

The subject property is located east of the intersection of S. Goliad Street [SH-205] and St. Mary Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is St. Mary's Street, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a single-family home, which is identified as a Landmarked Property (*i.e. the Underwood House*). Adjacent to the Underwood House is another single-family home, which is also identified as a

Landmarked Property (*i.e. the Barnes House*). These areas are zoned Single-Family 7 (SF-7) and General Retail (GR) Districts.

South: Directly south of the subject property is a post-office followed by Boydston Avenue, which is identified as a MC (*minor collector, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan and zoned General Retail (GR) District. Beyond this is a residential housing development, which is zoned Planned Development District 30 (PD-30) for Two-Family (2F) District land uses. Following this are several single-family homes that are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is a residential subdivision (*i.e. St. Mary’s Place*) containing several homes. This area is zoned Planned Development District 21 (PD-21) for single-family attached and single-family detached land uses. Beyond this is S. Fannin Street, which is identified as a MC (*minor collector, two [2] lane, undivided roadway*) on the city’s Master Thoroughfare Plan followed by several single-family homes that are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a single-family home, a photography studio (*i.e. Lakepointe Photography*), and a swimming pool company (*i.e. Swim Tech*). Beyond this is S. Goliad Street [SH-205], which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City’s Master Thoroughfare Plan and a house of worship (*i.e. First Baptist Church*). These areas are zoned Residential-Office (RO) and General Retail (GR) 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. an office*) is allowed by-right in a Residential-Office (RO) District and will not require any additional approvals. 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 Residential-Office (RO) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 SF</i>	<i>22,279 SF; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>~85-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>~262-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>25-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>30-Feet</i>	<i>30-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Feet</i>	<i>17-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>	<i>~5.48%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>80</i>	<i>100%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>5 Spaces</i>	<i>6 Spaces; In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20%</i>	<i>20%; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>25%</i>	<i>~60%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>75-80%</i>	<i>~42%; In Conformance</i>

TREESCAPE PLAN

The applicant has submitted a landscape plan showing that there are no protected trees being removed from the subject property.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive plan shows the subject property being located in the Downtown District and designated for Live/Work land uses. The Downtown District contains some of the City's oldest structures and maintains its small town atmosphere by utilizing strategies such as live/work arrangements, historic preservation, and the adaptive reuse of existing buildings. Given the proximity of the subject property to S. Goliad Street [SH-205] and the surrounding Commercial/Retail land uses, the proposed office building appears to be a natural transition from the high-intensity, non-residential land uses west of the subject property to the lower intensity land uses east of the subject property. Since the subject property is designated for Live/Work land uses, the existing structure utilized as a single-family home, an office, or both. Staff should note, the applicant's request to convert a single-family home into an office building conforms to the Future Land Use Plan and the strategies implemented in the Downtown District.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.02, *Residential-Office (RO) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), Residential-Office (RO) Districts "...recognize the existence of older residential areas where older homes can be converted into low-intensity office uses..." Additionally, the Residential-Office (RO) District "...provides low-intensity services such as offices, medical and professional services, and some limited retail businesses to residents in the adjacent neighborhoods..." Residential-Office (RO) Districts serve as a transition between high-intensity, non-residential uses or busy arterial roadways to lower intensity residential uses and should have access to major or secondary thoroughfares. With that being said, the applicant's request for approval of a site plan to convert an existing single-family home to an office building appears to be in conformance with the intent of the Residential-Office (RO) District. Currently, there is residential adjacency to the east, and the proposed office would serve as a transition between the higher intensity General Retail (GR) District land uses to the west of the subject property and the lower intensity residential uses to the east. The Unified Development Code (UDC) requires a six (6) foot masonry-screening wall be constructed for all non-residential property adjacent to residentially zoned or used property; however, the code does give the Planning and Zoning Commission the discretion to approve alternative landscape screening plans when warranted. In this case, the adjacent residential subdivision has an existing six (6) foot wood fence that extends along the entire adjacency. Based on this, the applicant has indicated a preference to use a thick vegetative screen utilizing trees and bushes in lieu of the required masonry-screening wall. Staff has requested an updated landscape plan reflecting these changes; however, the applicant has failed to provide the plan prior to the resubmission date. As a result, staff has added a condition of approval requiring that the applicant resubmit a landscape plan showing canopy trees planted on 20-foot centers and mature bushes planted in a staggered pattern along the eastern property line (*i.e. along the entire residential adjacency*). If the Planning and Zoning Commission chooses to approve this alternative screening method the applicant would be required to submit a landscape plan showing conformance to this requirement prior to submitting civil plans and/or a building permit.

ARCHITECTURAL REVIEW BOARD (ARB):

On January 29 2019, the Architectural Review Board (ARB) reviewed the building elevations and passed a motion to recommend approval of the site plan by a vote of 7-0.


CONDITIONS OF APPROVAL

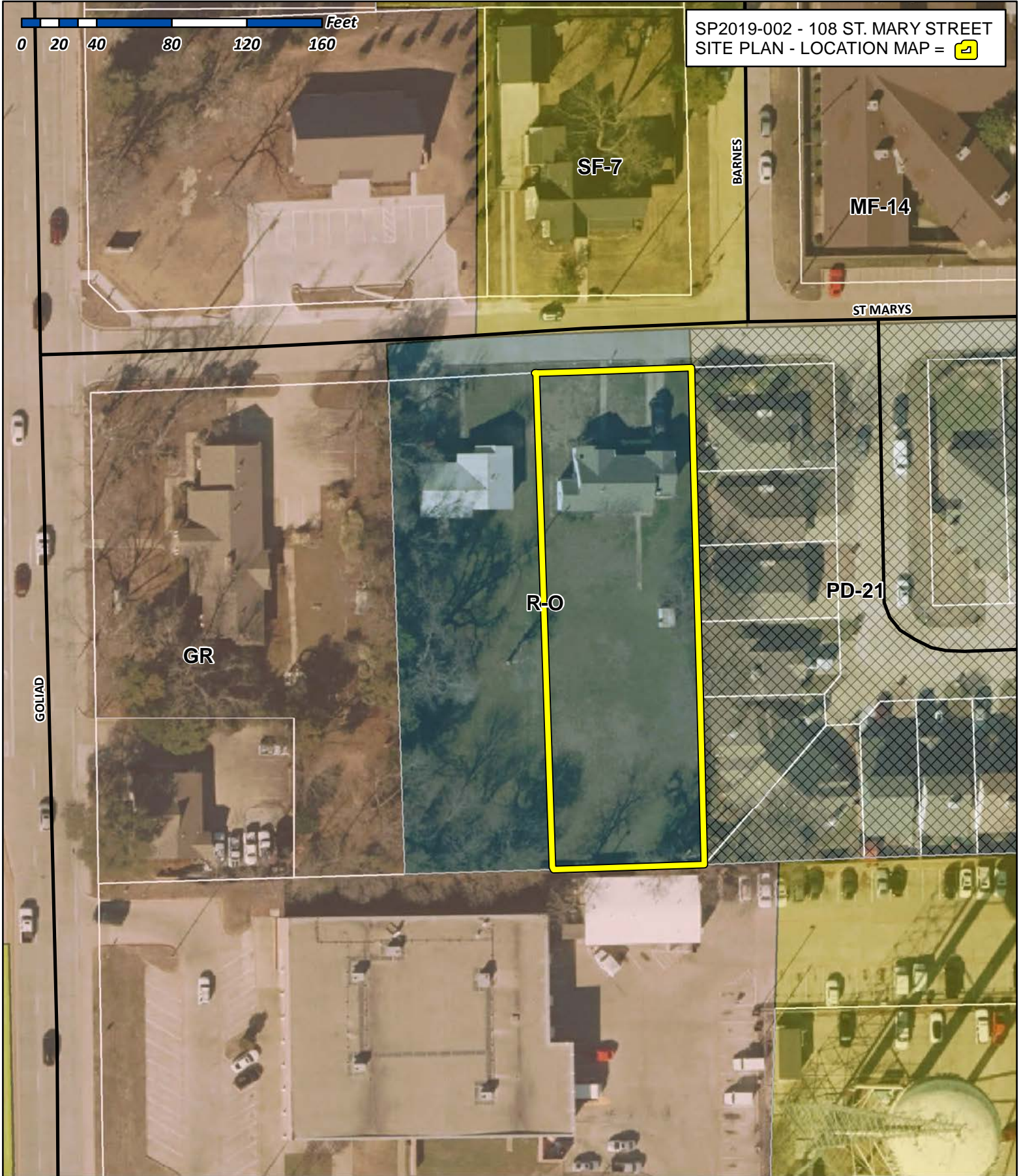
If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

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

- (2) A landscape plan showing canopy trees planted on 20-foot centers and mature bushes planted in a staggered pattern along the eastern property line (*i.e. along the entire residential adjacency*) shall be required prior to the submittal of civil plans and/or a building permit; 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.

0 20 40 80 120 160 Feet

SP2019-002 - 108 ST. MARY STREET
SITE PLAN - LOCATION MAP = 



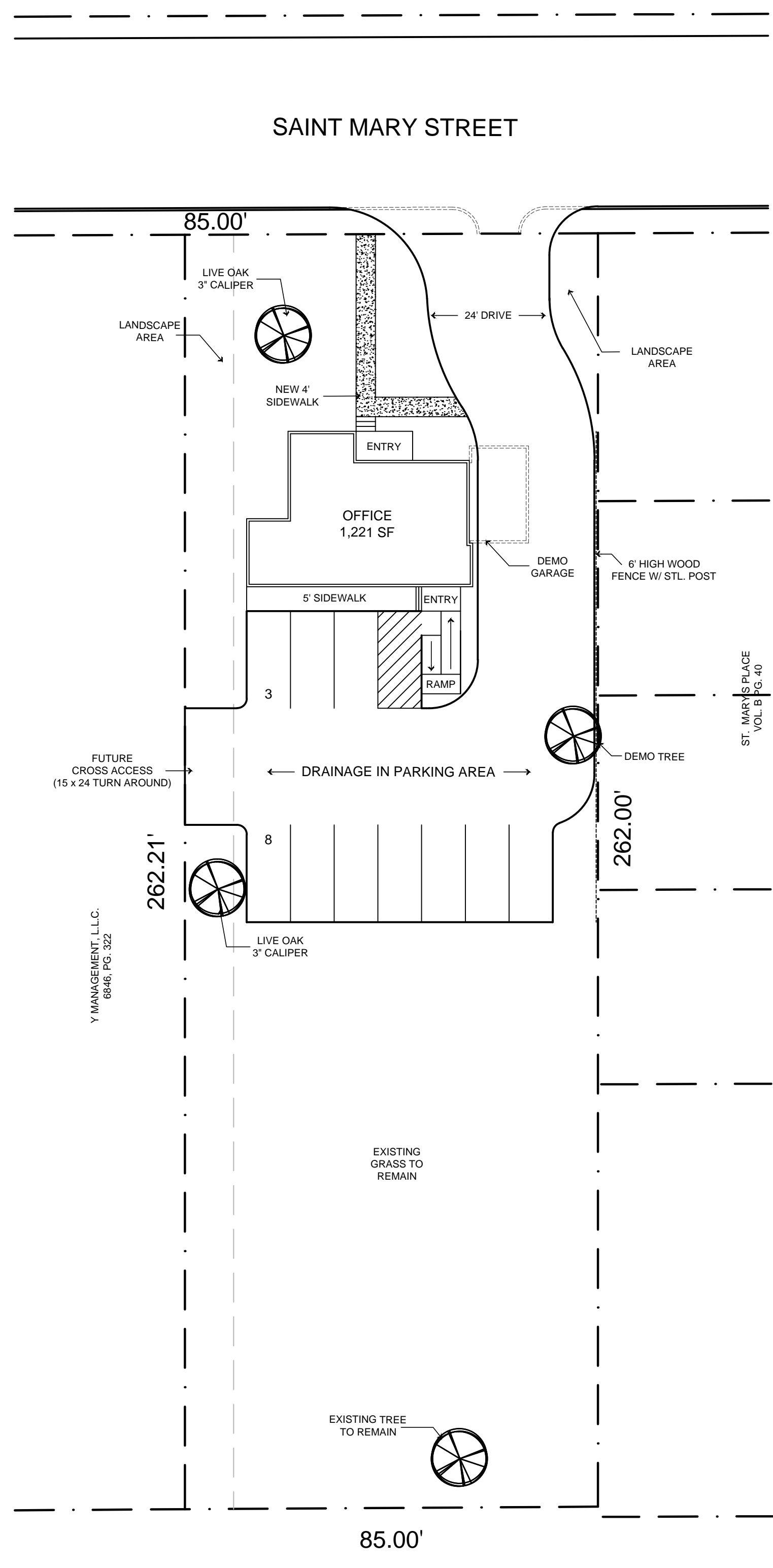
City of Rockwall

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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SITE DATA TABLE	
SITE AREA	0.51 ACRES (22,279 SF)
ZONING	COMMERCIAL OFFICE
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA-TOTAL AREA:	1,221 SF
EXISTING BUILDING AREA-TOTAL AREA:	1,423 SF
LOT COVERAGE	5.48%
FLOOR TO AREA RATIO	0.0548 : 1
BUILDING HEIGHT	30 ft. MAX

PARKING TABLE	
PROPOSED PARKING-TOTAL PARKING:	1:300 = 5 SPACES
PARKING REQUIRED	5 (1 ADA)
PARKING PROVIDED	11 (1 ADA)

NOTE:
 1. Photometric plan N/A. There will be no site lighting on this project.
 2. This property will not be subdivided.

LANDSCAPE TABULATION

Gross Area	(0.51 acres)	=	22,279 S.F.
Required Landscape Area	10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	13% of 22,279 S.F.	=	2,833 S.F.

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL

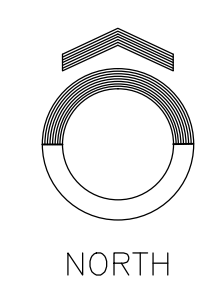
	QTY
Frontage 60 LF (NIC DRIVES) = 1 tree - Live Oak, 3" caliper (canopy)	1
Parking 1 tree per 80' radius = 1 tree - Live Oak 3" caliper	1
Total	2

108 Saint Mary Street
 LEGAL DESCRIPTION AND OR ADDRESS:
**H.W. Boydston Addition
 Rockwall, Texas
 Volume 3024, Page 225 of
 Deed Records of Rockwall County, Texas
 0.51 Acres**

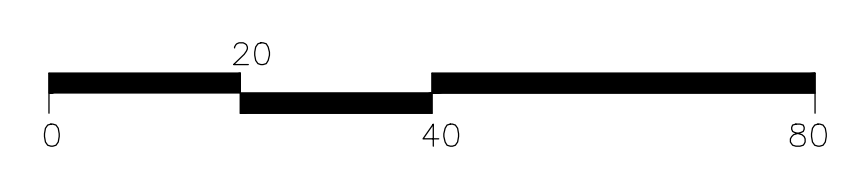
OWNER
 Chuck Vickers
 2475 Riding Club Rd.
 Rockwall, TX 75087

APPLICANT
 Carroll Architects, INC
 750 E. Interstate 30 #110
 Rockwall, TX 75087
 Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
 SP2019-002



1 SITE PLAN / LANDSCAPE PLAN
 SCALE: 1:20



ISSUE: OWNER REVIEW:
 CITY SUBMITTAL 01-17-2018
 REVISED SUBMITTAL 02-04-2019

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INTERIOR REMODEL FOR
PROFESSIONAL OFFICES
 108 Saint Mary Street
 Rockwall, Texas 75087

VICKERS
 CONSTRUCTION

Chuck Vickers
 214.793.9794

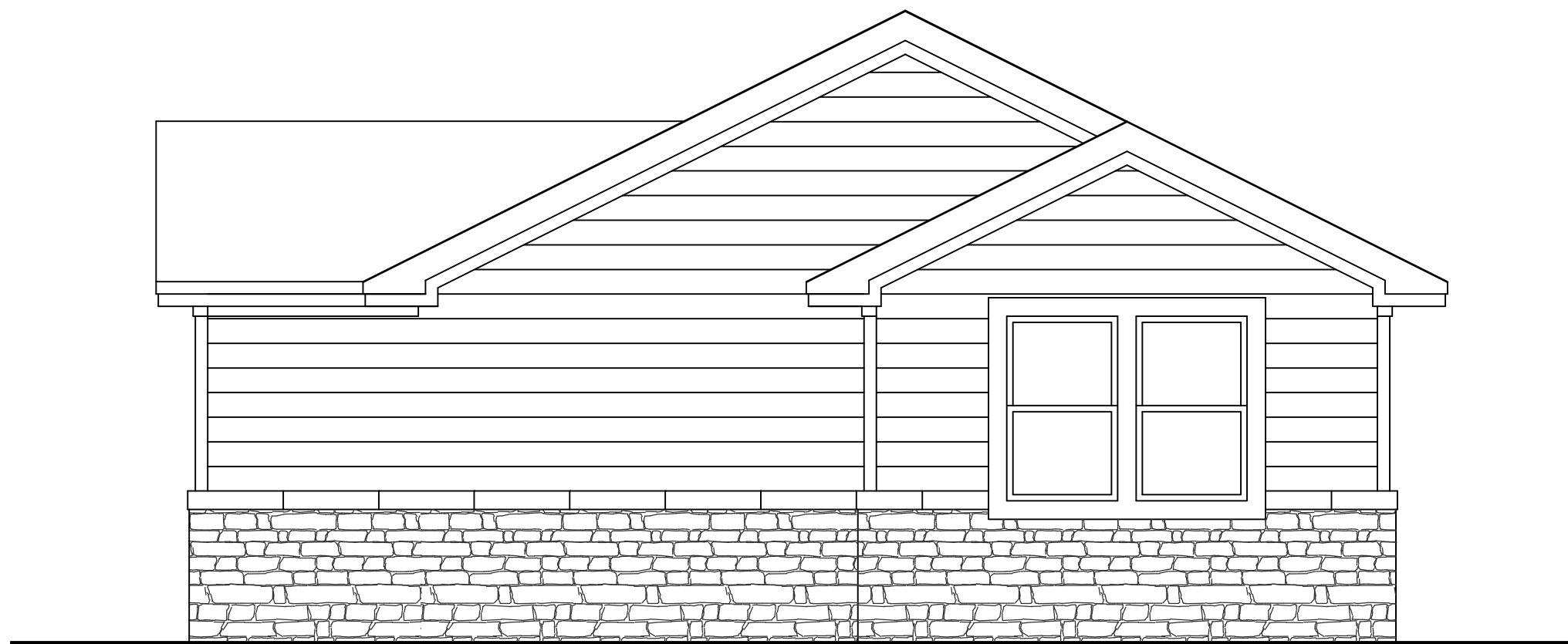
CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

**SITE PLAN/
 LANDSCAPE
 PLAN**

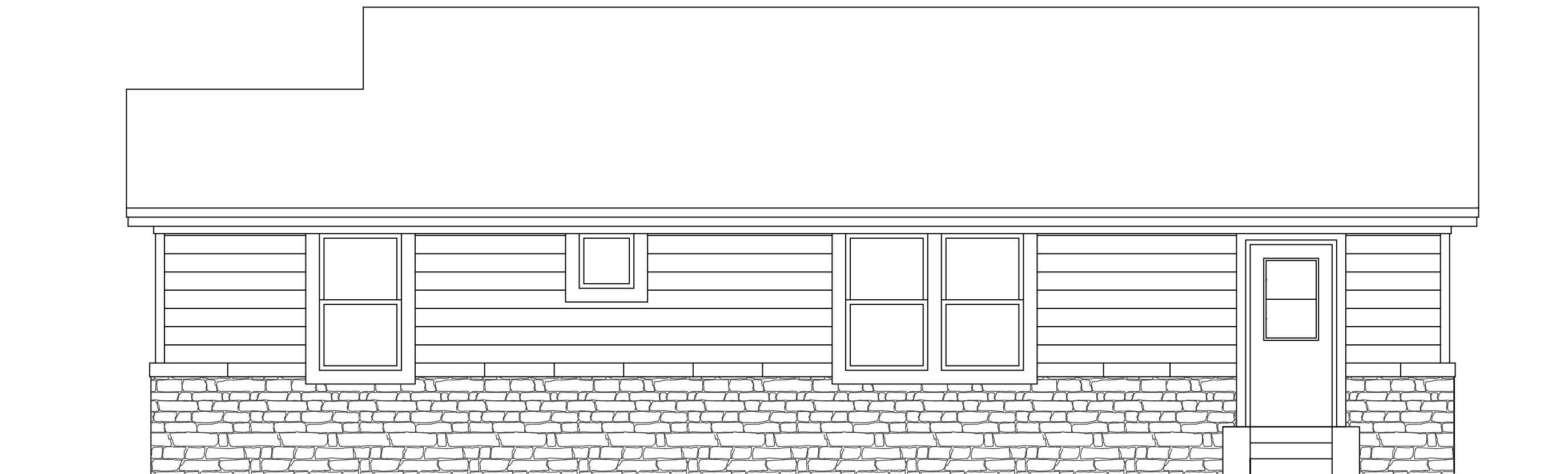
DATE: JULY 2018 SHEET NO:
 PROJECT NO: 2018009
 DRAWN BY: **A100**
 CHECKED BY:

ISSUE: OWNER REVIEW: 01-17-2018

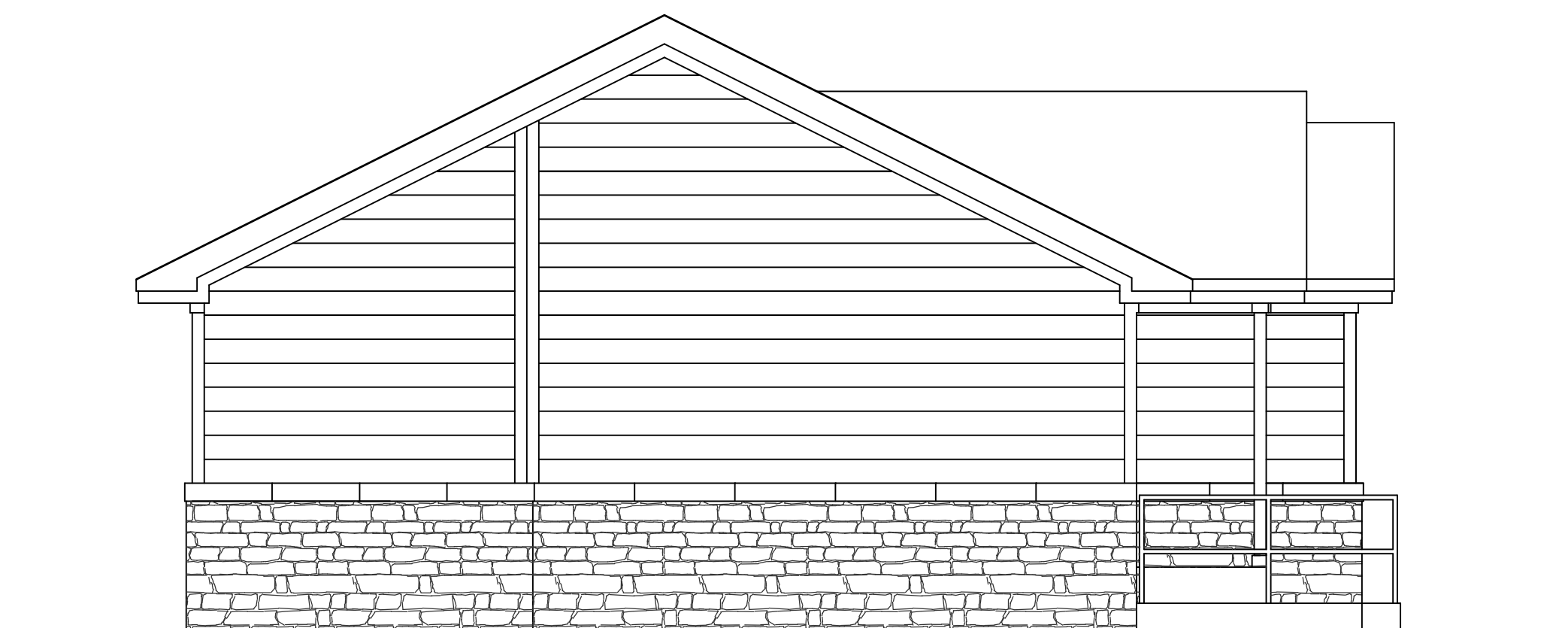
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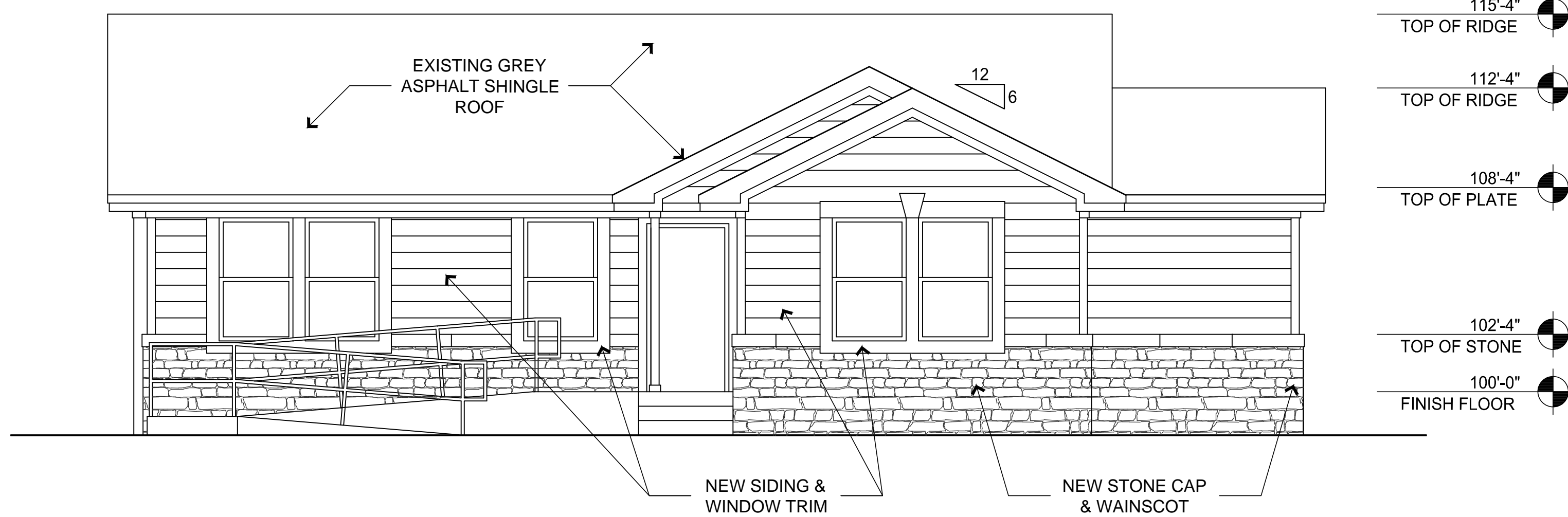
4 RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'-0"



3 BACK ELEVATION
 SCALE: 1/4"=1'-0"



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



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

- NOTE:**
1. New siding applied to all 4 elevations.
 2. New stone cap / wainscot applied to all 4 elevations.
 3. New insulated windows applied to all 4 elevations.

108 Saint Marys Street LEGAL DESCRIPTION AND OR ADDRESS: H.W. Boydston Addition Rockwall, Texas Volume 3024, Page 225 of Deed Records of Rockwall County, Texas 0.51 Acres	
OWNER	Chuck Vickers 2475 Riding Club Rd. Rockwall, TX 75087
APPLICANT	Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jc@carrollarch.com
CASE NUMBER	SP2019-002

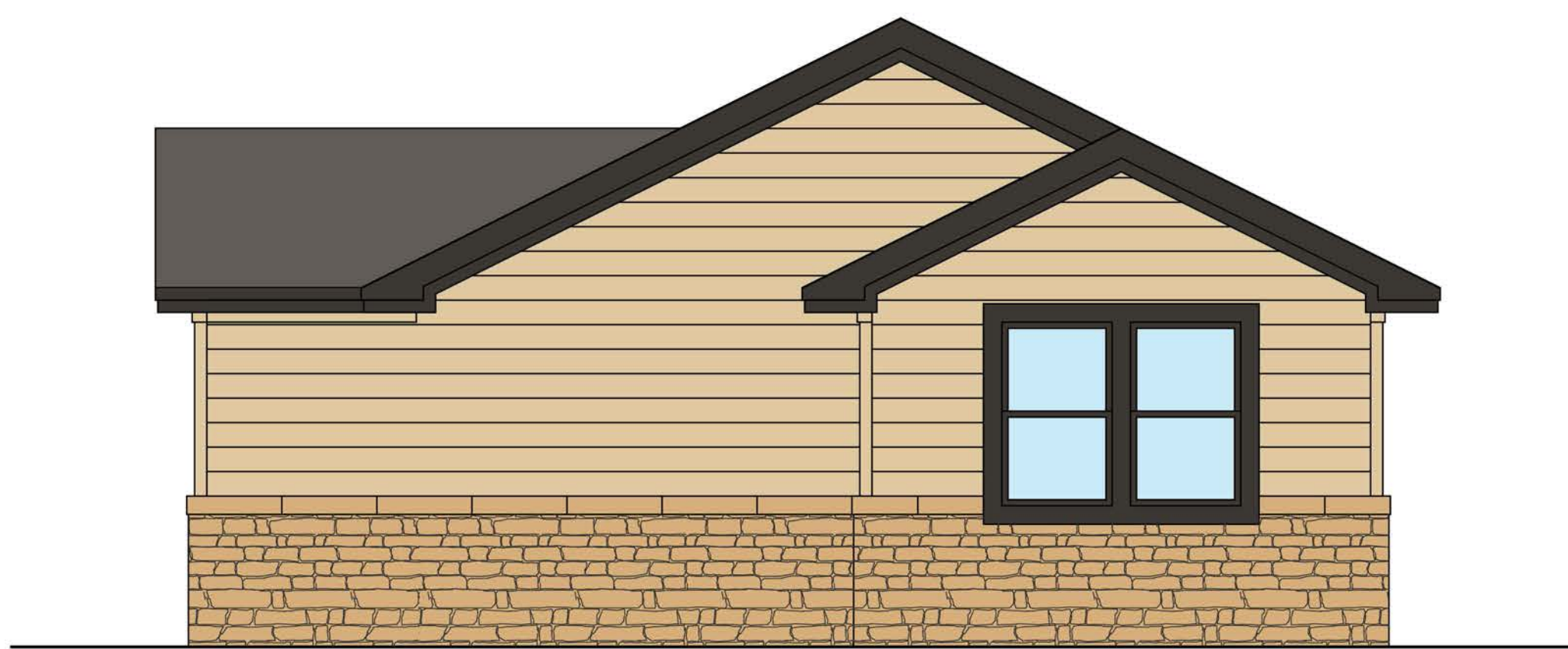
INTERIOR REMODEL FOR
PROFESSIONAL OFFICES
 108 Saint Mary Street
 Rockwall, Texas 75087

VICKERS
 CONSTRUCTION
 Chuck Vickers
 214.793.9794

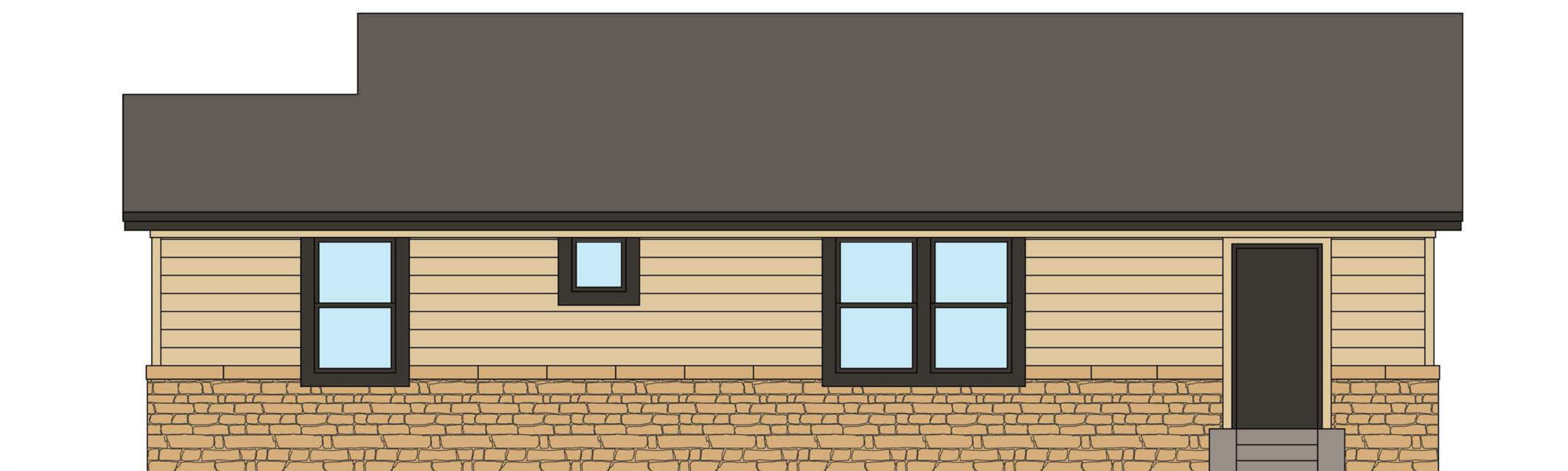
CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

ELEVATIONS

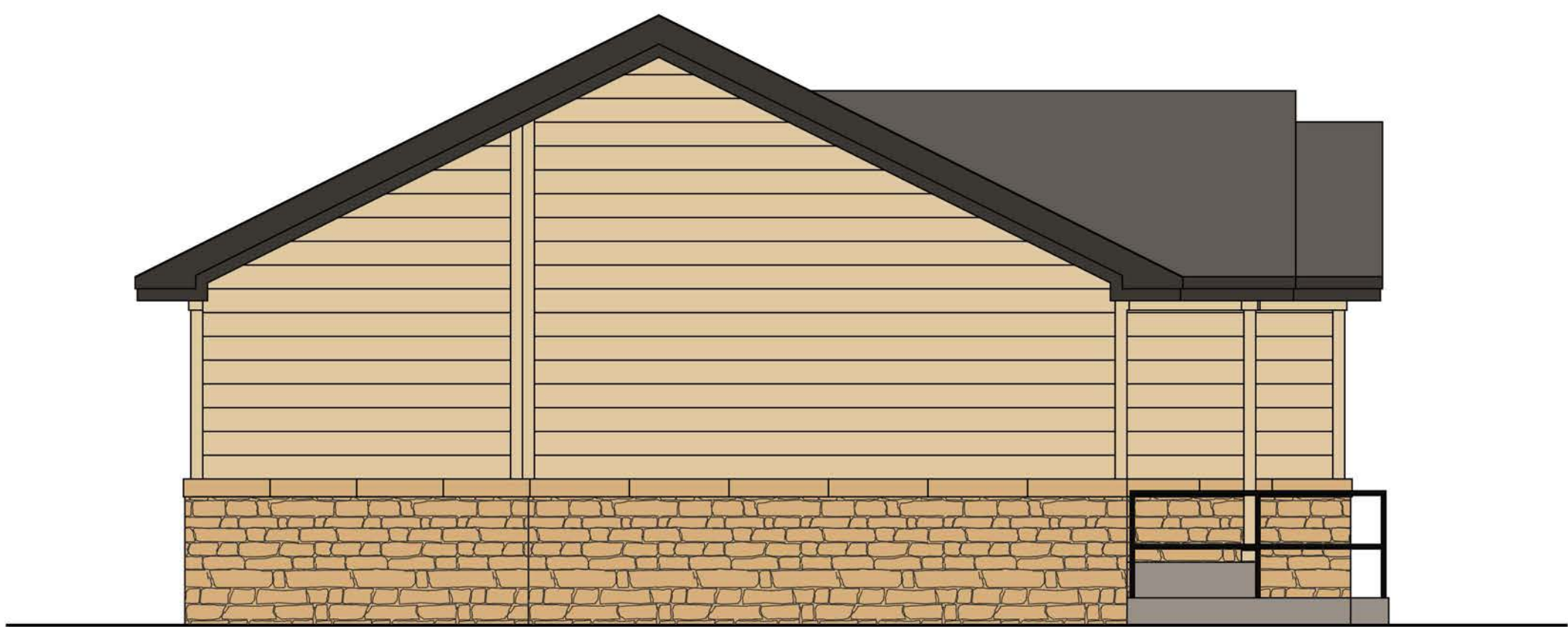
DATE: JULY 2018 SHEET NO:
 PROJECT NO: 2018009
 DRAWN BY: A501
 CHECKED BY:



4 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 BACK ELEVATION
SCALE: 1/4"=1'-0"



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



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

ISSUE:
OWNER REVIEW 7-13-2018

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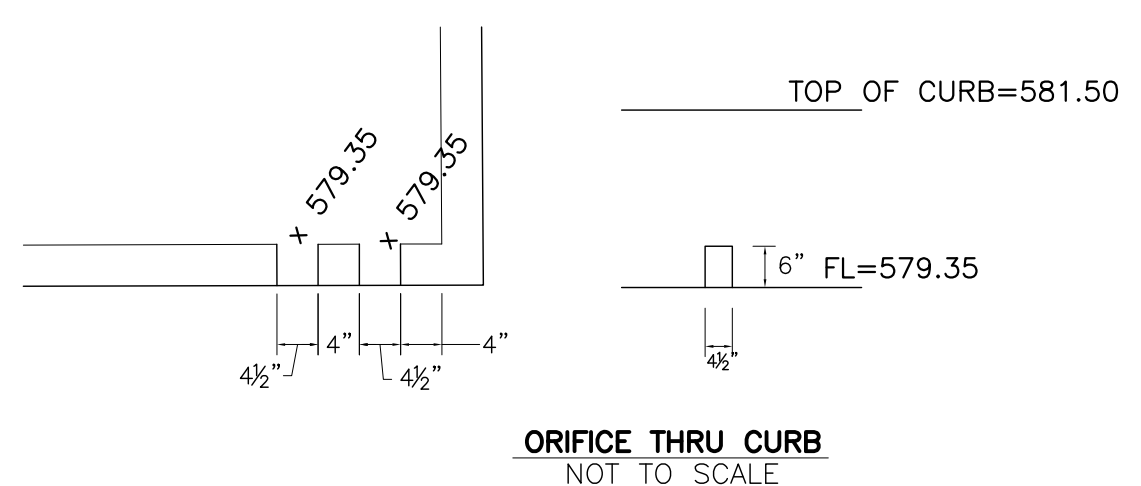
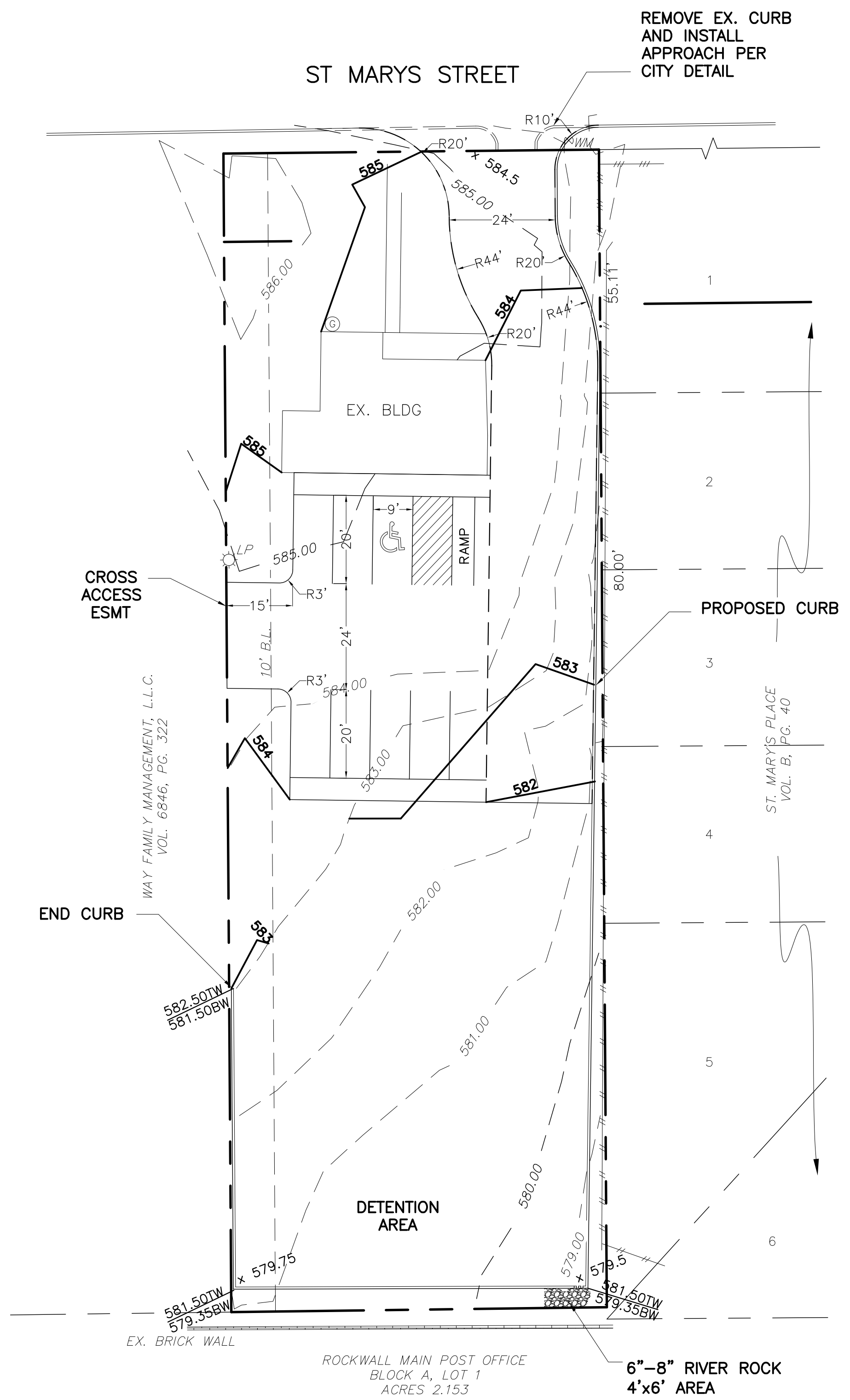
INTERIOR REMODEL FOR
PROFESSIONAL OFFICES
108 Saint Mary Street
Rockwall, Texas 75087

**VICKERS
CONSTRUCTION**
Chuck Vickers
214.793.9794

**CARROLL
architects**
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

ELEVATIONS

DATE: JULY 2018 SHEET NO.: A501
PROJECT NO: 2018009
DRAWN BY: _____
CHECKED BY: _____



**** NOTICE TO CONTRACTORS ****

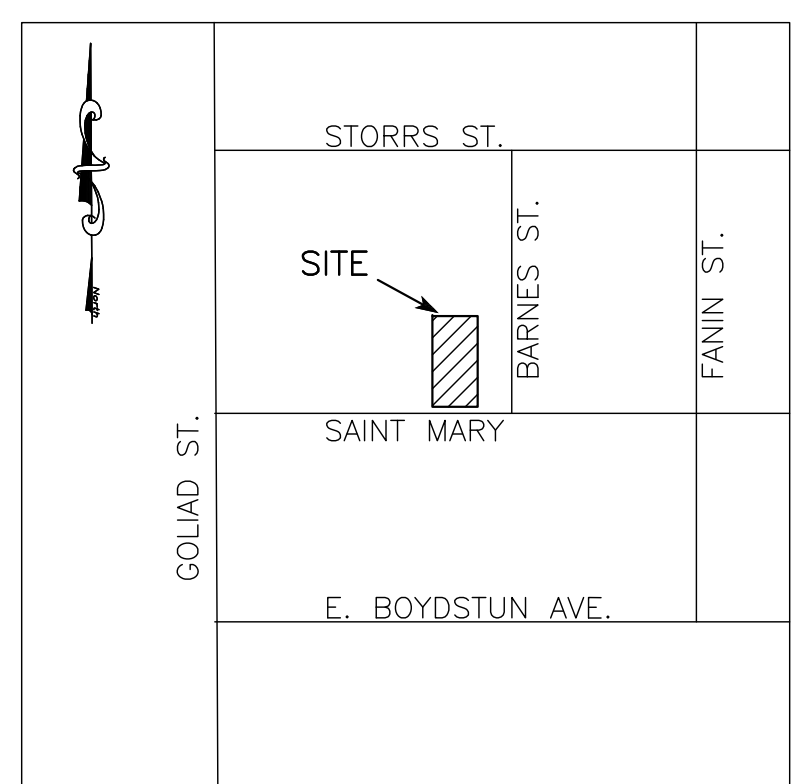
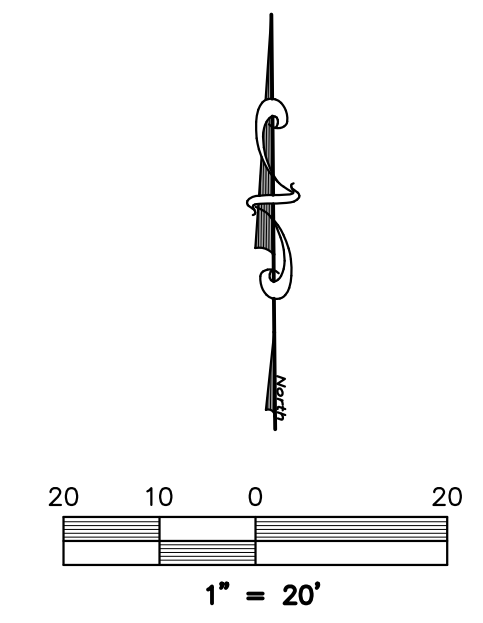
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY RHODES SURVEYING OF GARLAND, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

NO LOT TO LOT DRAINAGE ALLOWED WITHOUT PRIVATE DRAINAGE EASEMENT RECORDED

POST DEVELOPMENT RUNOFF DESIGN CALCULATIONS								
Area No.	Design Storm Frequency (yrs)	AREA RUNOFF				Area Ac.	Q (c.f.s.)	Remarks
		Time of Conc. (min)	Intensity In./hr	Runoff Coeff. "C"				
1	2	3	4	5	6	7	8	9
1		100	10	9.8	0.9	0.51	4.50	

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

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.



LOCATION MAP (NOT TO SCALE)

LEGEND

- = PROPERTY LINE
- 460 = EXISTING CONTOURS
- 460 = PROPOSED CONTOURS
- x 463.00 TC or x 462.50 = PROPOSED SPOT GRADES
- tc = TOP OF CURB
- ep = EDGE OF PAVEMENT
- tw = TOP OF WALL
- bw = BOTTOM OF WALL
- (ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
- EX. SS = EXISTING SANITARY SEWER LINE
- EX. W = EXISTING WATER LINE
- FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- T = EX. WATER VALVE
- SM = EXISTING STORM MANHOLE
- GM = EXISTING GAS METER
- FH = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF DALLAS TO BE USED FOR CONSTRUCTION.



CASE #: SP2019-002

SITE & GRADING PLAN

108 SAINT MARY STREET

City of Rockwall, Rockwall County, Texas 75087

owner
CHUCK VICKERS
CASENCHI@GMAIL.COM
214-793-9794

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

REG NO.: F-2567
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date: 2/4/19 scale: 1" = 20' sheet: C101



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: 02/12/2019
APPLICANT: Matt Moore; *Claymoore Engineering, Inc.*
CASE NUMBER: SP2019-003.; *Site Plan for Multi-Tenant Office Complex*

SUMMARY

Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office complex on a 7.52-acre portion of a larger 9.76-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.

BACKGROUND

The subject property is located at the southeast quadrant of Ranch Trail and County Line Road, zoned Commercial (C) District, and is addressed as 407 Ranch Trail. The subject property was annexed in 2004 [*Ordinance No. 04-34*] and zoned Commercial (C) District in 2013 [*Case No. Z2013-020*]. At that time, the property owner's intent for the rezoning was to develop the property as an animal boarding/kennel facility; however, a site plan was never submitted and the facility was never constructed. Currently, the subject property along with several adjacent tracts in the surrounding area are vacant.

PURPOSE

The applicant is requesting approval of a site plan for a multi-tenant office/warehouse complex on the subject property. The proposed facility consists of 11 office buildings on approximately seven (7) acres. The proposed buildings will be approximately 4,999 SF, constructed of metal, utilize roll-up doors, and have a pitched roof design. The applicant is proposing to incorporate a seven (7) foot stone and brick wainscot on all building façades that are visible from the street. The remaining buildings will be internal to the complex, be constructed of metal, and will not be visible from the street. In order to provide some variation in the building facades, the applicant is proposing to utilize a contrasting roof and trim color, and utilize metal awnings on the façades visible from the street. Additionally, the applicant is proposing to provide landscape screening adjacent to the northern property line to screen the property from the adjacent residential land uses. According to the applicant, the intent of the development is to provide offices for multiple tenants such as plumbers, contractors, or other similar uses. Staff should note, outside storage is prohibited in the Commercial (C) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast quadrant of Ranch Trail and County Line Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is County Line Road, which is identified as an MC (*minor collector, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (*i.e. Lake Rockwall Estates*), zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Following is a large tract of land that is zoned Agricultural (AG) District.

South: Directly south of the subject property is an office complex containing several metal buildings. Beyond this is a vacant tract of land that has an approved Specific Use Permit (SUP) for a mini-warehouse and additional several businesses that utilize metal buildings. These areas are zoned Commercial (C) District. South of these uses is Horizon Road [FM-3097], which is identified as a TxDOT4D (*Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. This roadway delineates the city limits of Rockwall and the beginning of the Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is a large vacant tract of land, which is zoned Agricultural (AG) District followed by a single-family residential subdivision (i.e. the Oaks at Buffalo Way). This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this are two (2) single-family homes and several vacant tracts of land that are zoned Agricultural (AG) and/or General Retail (GR) Districts. Following this is S. Goliad Street [SH-205], which is identified as a TxDOT6D (*Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is Ranch Trail, which is identified as an MC (*minor collector, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this are several businesses (i.e. Sunbelt Equipment, Jerry Kisick Custom Homes, etc.). Following this is a vacant tract of land and several businesses (i.e. Horizon Auto Care, Dog Gone Pretty, Rockwall Customer Frame Shop), which are zoned Commercial (C) 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 multi-tenant office complex) is allowed by-right in a Commercial (C) District. Excluding the exceptions being requested, the submitted site plan, landscape plan, and photometric plan, 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:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>327,554 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>~367-465-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>~455-838 SF; In Compliance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>15-Feet; In Compliance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>10-Feet; In Compliance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>10-Feet; In Compliance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>22-Feet; In Compliance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>37%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>0-35%; Not In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>209 Spaces</i>	<i>216 Spaces: In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20%</i>	<i>0-21%; Not In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>63%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-95%</i>	<i>37%; In Conformance</i>

TREESCAPE PLAN

The applicant has submitted a treescape plan showing that 38.5 caliper-inches of primary protected trees and 493 caliper-inches of secondary protected trees will be required to be removed to develop the subject property. According to Section 5, *Tree Mitigation Requirements*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), primary protected trees require mitigation calculated on an inch-for-inch basis and secondary protected trees require mitigation of ½ the total caliper inches being removed. Based on the submitted treescape plan, the total mitigation balance for

both primary and secondary protected trees is 285 caliper-inches. Since the applicant is planting 150 caliper-inches within the proposed development, the remaining balance will be 135 caliper-inches (*i.e. 47% of the total mitigation*). The Unified Development Code allows up to 20% of the total tree mitigation to be paid to the City's tree fund. The Unified Development Code (UDC) gives the City Council the ability to approve alternative tree mitigation agreements, pending a recommendation from the Planning and Zoning Commission. Since the applicant is proposing to exceed the 20% maximum allowable tree mitigation paid to the City's tree fund (*i.e. proposing 47% of total mitigation balance*), an alternative tree mitigation plan will need to be approved by the City Council, pending a recommendation by 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 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 multi-tenant office facility 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.

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, 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 County Line Road -- *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. With regard to the land use, an office complex is permitted *by-right* in a Commercial (C) District.

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), non-residential developments that are directly across the street from a residential development should incorporate a minimum ten (10) foot landscape buffer that incorporates trees on 50-foot centers. In this case, the applicant's plan does appear to meet the minimum requirements.

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) *Materials and Masonry Composition.* 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 69-100% metal*), which is considered to be a secondary material. The building façades contain between 0-35% masonry and 0-21% stone. 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 66-feet; however, the proposed buildings have walls that are between 70 and 75 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.

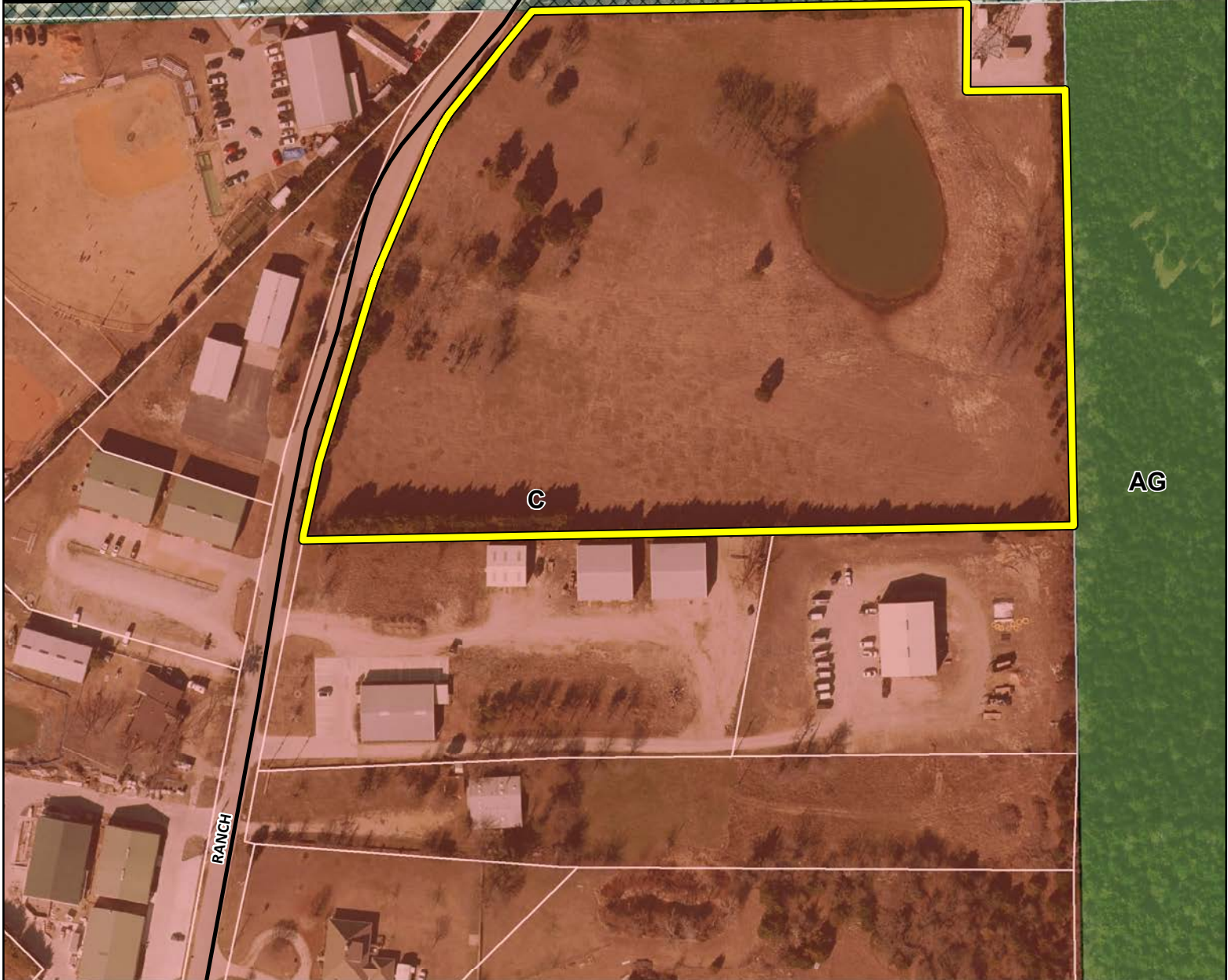
ARCHITECTURAL REVIEW BOARD (ARB):

On January 29, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide additional articulation to the building facades, utilize a combination of materials on the facades, to provide a color contrasting roof on each building, and to incorporate elements such as awnings to provide some relief on the facades. The applicant has submitted revisions that appear to be in conformance with the request from the Architectural Review Board (ARB). The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the February 12, 2019 meeting.

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

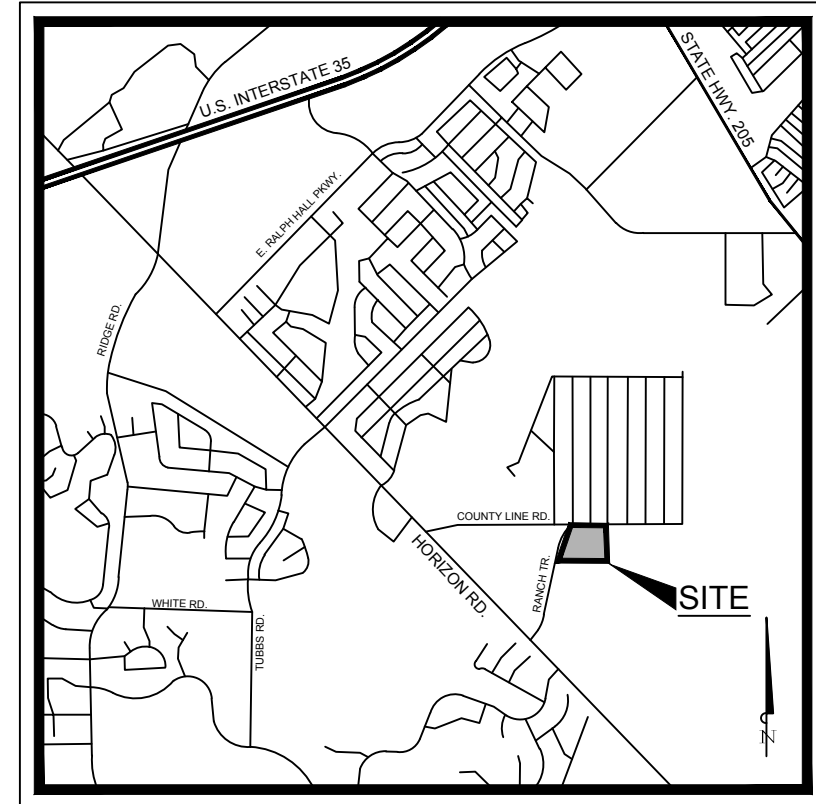
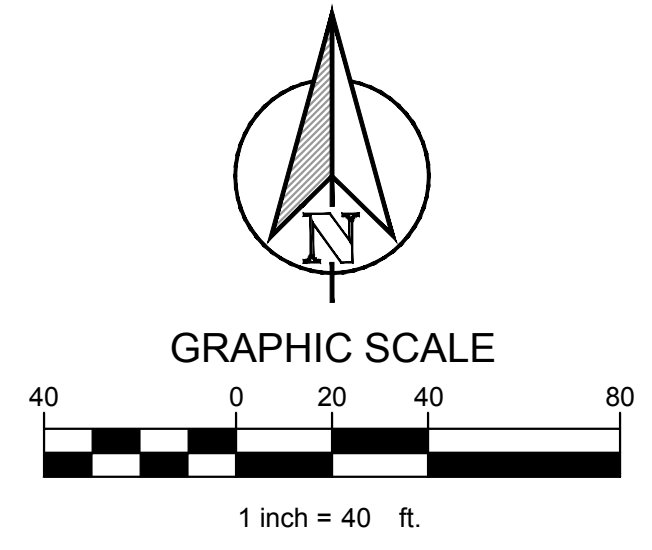
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and 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	COMMERCIAL
BUILDING SIZE	11 BLDG @ 4,999 SF 54,989 SF TOTAL
LOT COVERAGE (MAX 60%)	36.9%
FLOOR TO AREA RATIO	0.17 : 1
IMPERVIOUS (MAX 90%)	36.9%
LANDSCAPE MIN(15%)	63.1%
BUILDING HEIGHT	1 STORY

- NOTES:
- DUMPSTERS SHALL HAVE AN OPAQUE, SELF-LATCHING GATE.
 - ROLL UP DOORS SHALL NOT BE VISIBLE FROM THE STREET.

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	209 SPACES
PARKING PROVIDED	216 SPACES
ADA REQUIRED	7 SPACES
ADA PROVIDED	11 SPACES



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
[Symbol]	STANDARD DUTY (6" CONCRETE)
[Symbol]	HEAVY DUTY (6" CONCRETE)
[Symbol]	DUMPSTER PAD (7" CONCRETE)
[Symbol]	PROPOSED SIDEWALK CONCRETE
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED FIRE LANE
[Symbol]	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

**405 RANCH TRAIL
ROCKWALL, TX 75087**

LEGAL DESCRIPTION AND OR ADDRESS:
**RAINBOW ACRES,
LOT 18 & S PT OF 19,
ACRES 9.76**

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 CREEK SPARGER RD. SUITE #1
COLLEGEVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOORE.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800, Date 02/04/2019

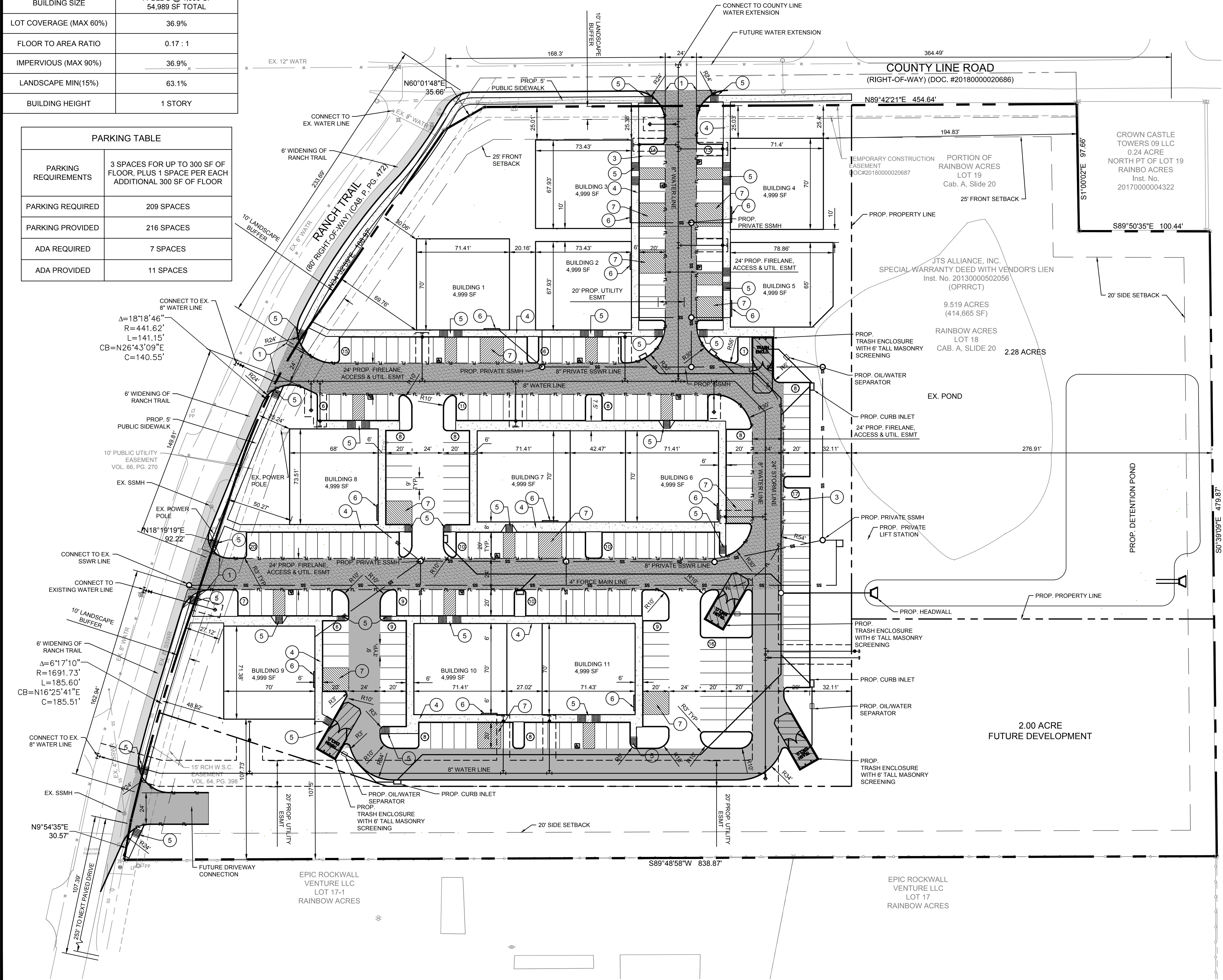
**405 RANCH TRAIL
ROCKWALL, TEXAS 75032**

NO.	DATE	REVISION	BY

CITY SITE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	02/04/2019
SHEET	
SP-1	
File No.	2019-003

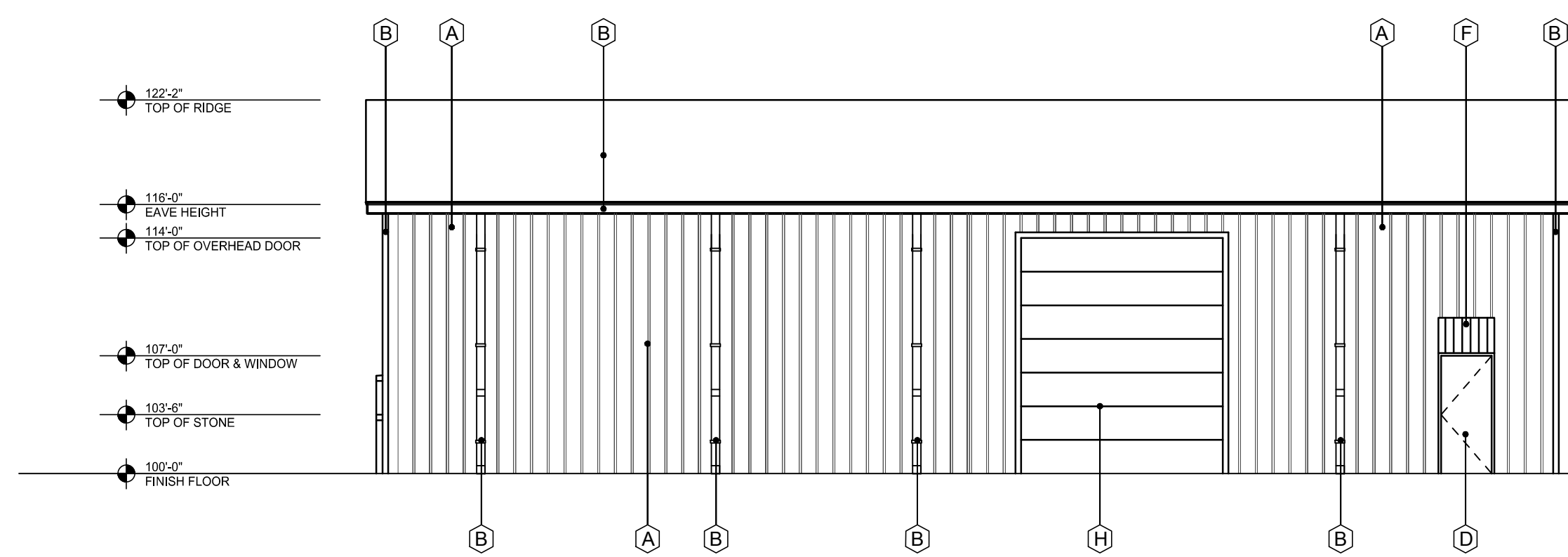
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PLOT DATE: 2/4/2019 4:17 PM
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LAST SAVED: 2/4/2019 11:59 AM



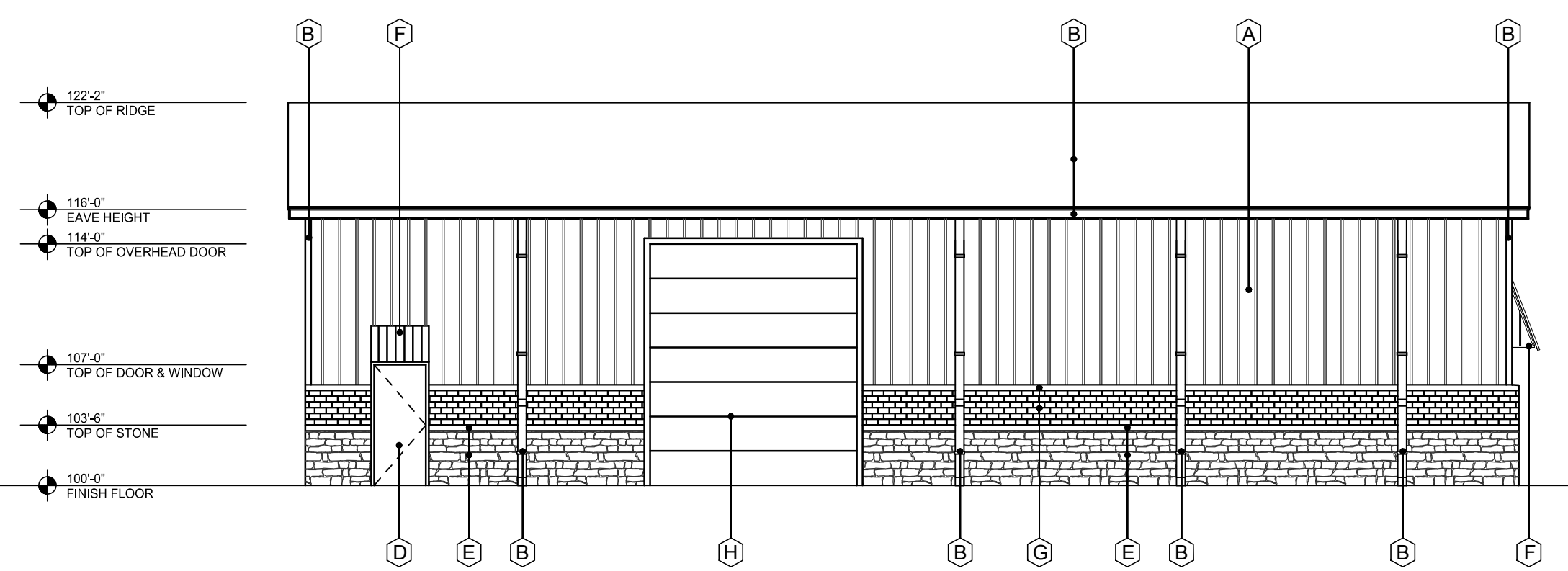
ISSUE: OWNER REVIEW: 01-18-2018

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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

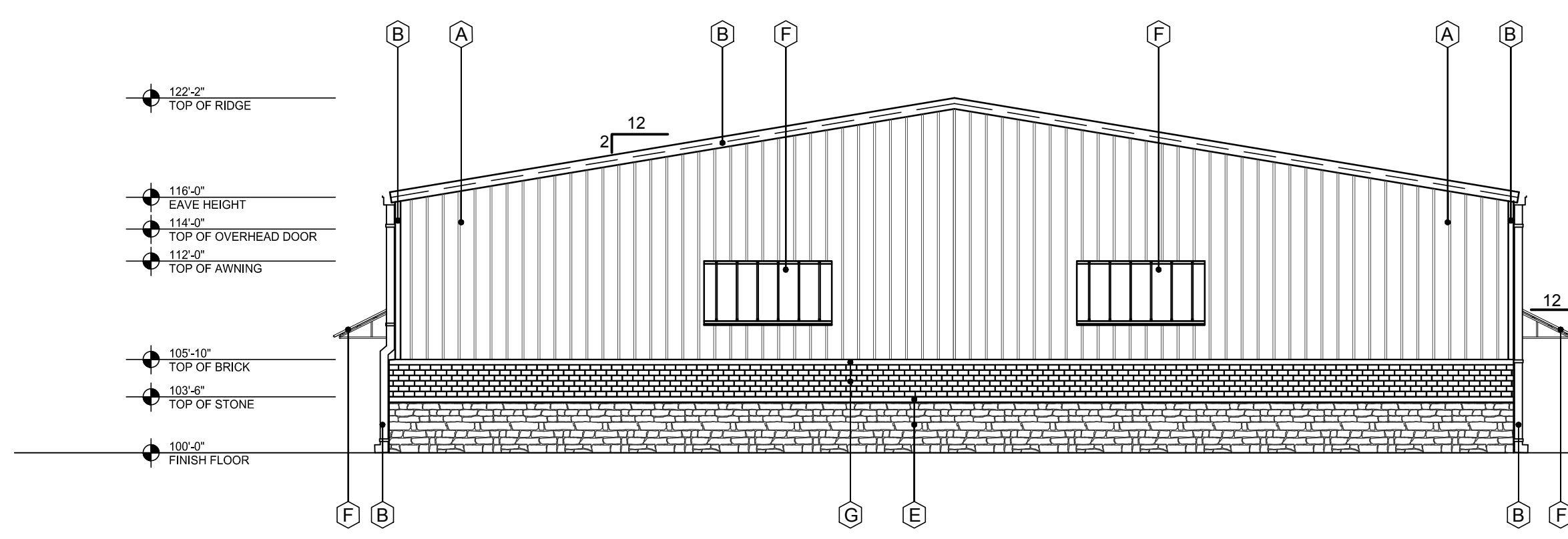


4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
MASONRY - 0%

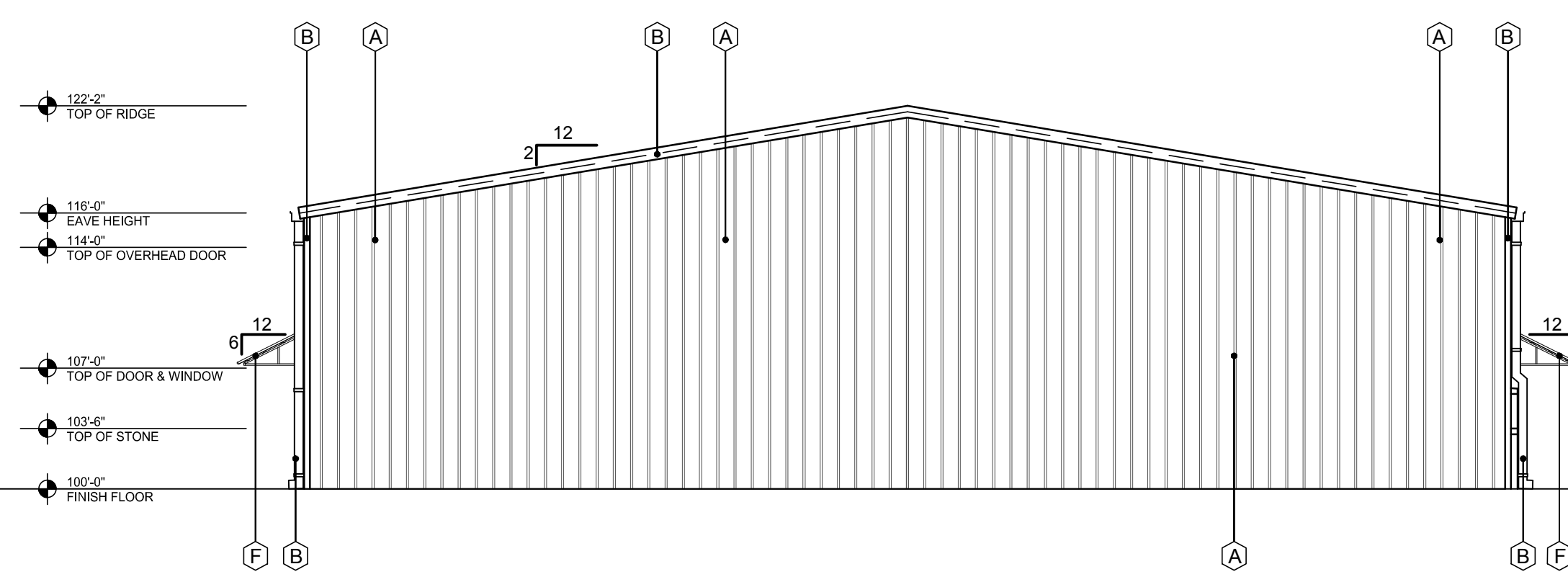


3 NORTH ELEVATION - STREET SIDE
SCALE: 3/16"=1'-0"
MASONRY -
BRICK: 12 %
STONE: 19 %
TOTAL: 31 %

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



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	

OFFICEWAREHOUSE 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

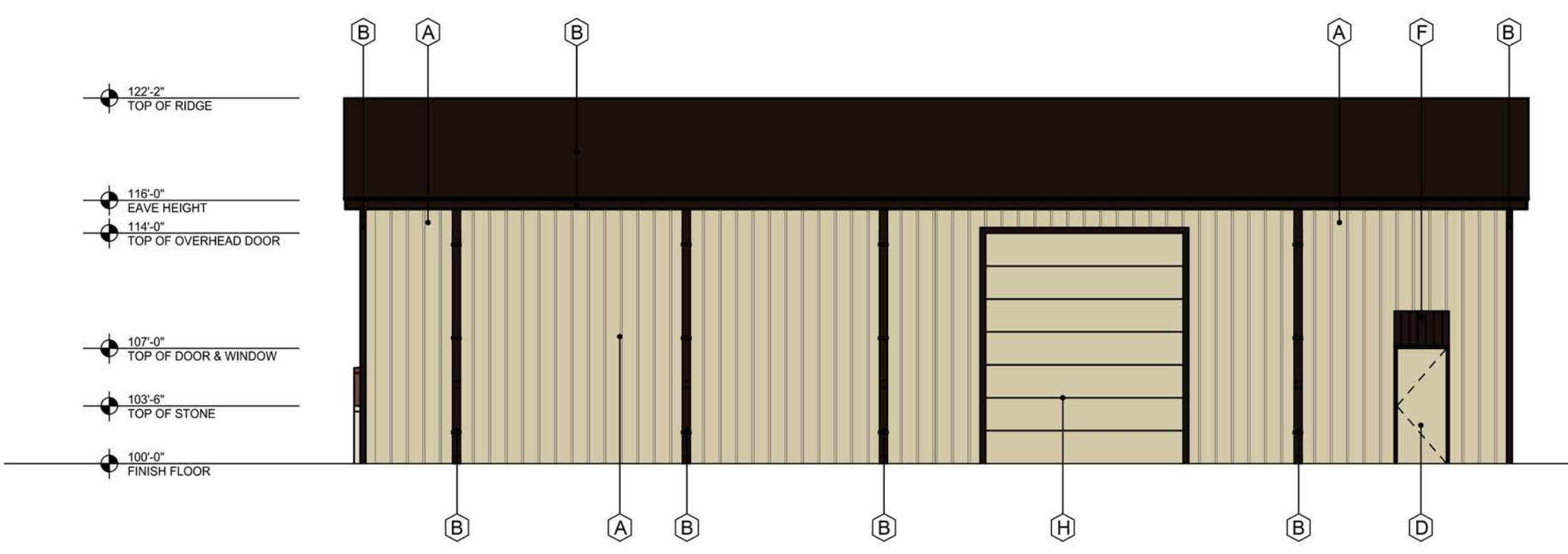
EXTERIOR ELEVATIONS

DATE: JAN 2019 SHEET NO.:
PROJECT NO: 2019001
DRAWN BY: A501
CHECKED BY:

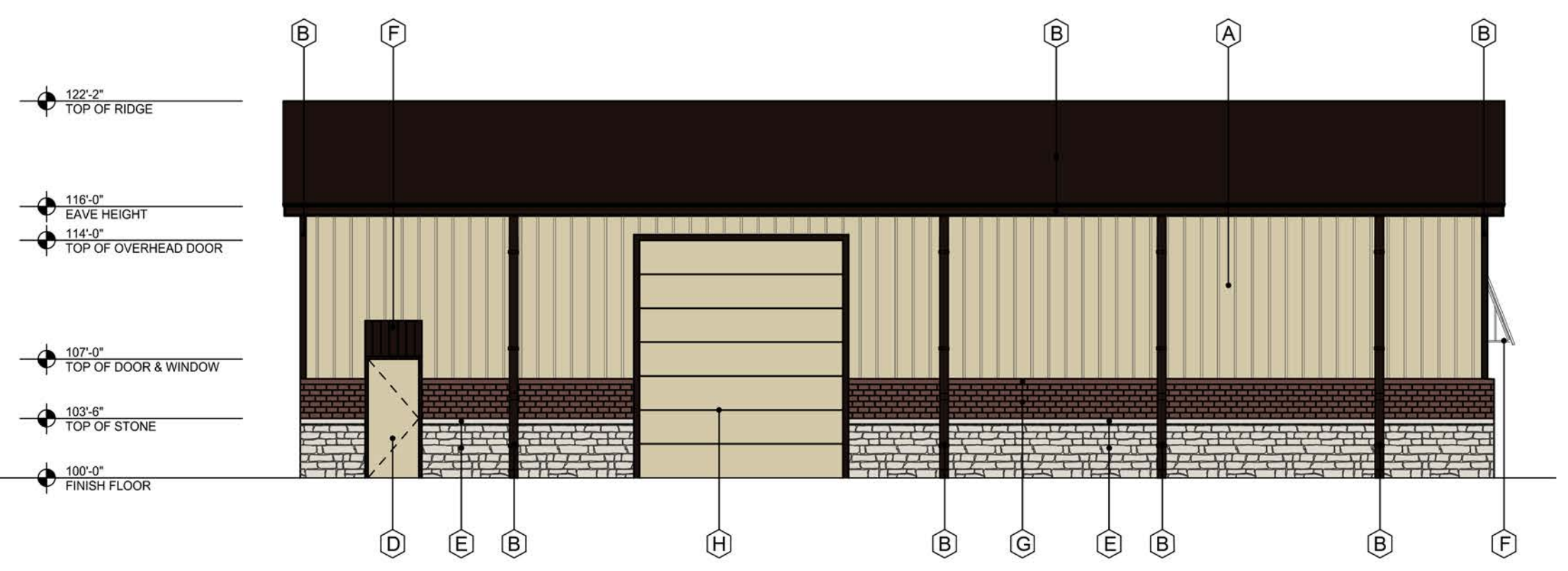
ISSUE: OWNER REVIEW: 01-18-2018

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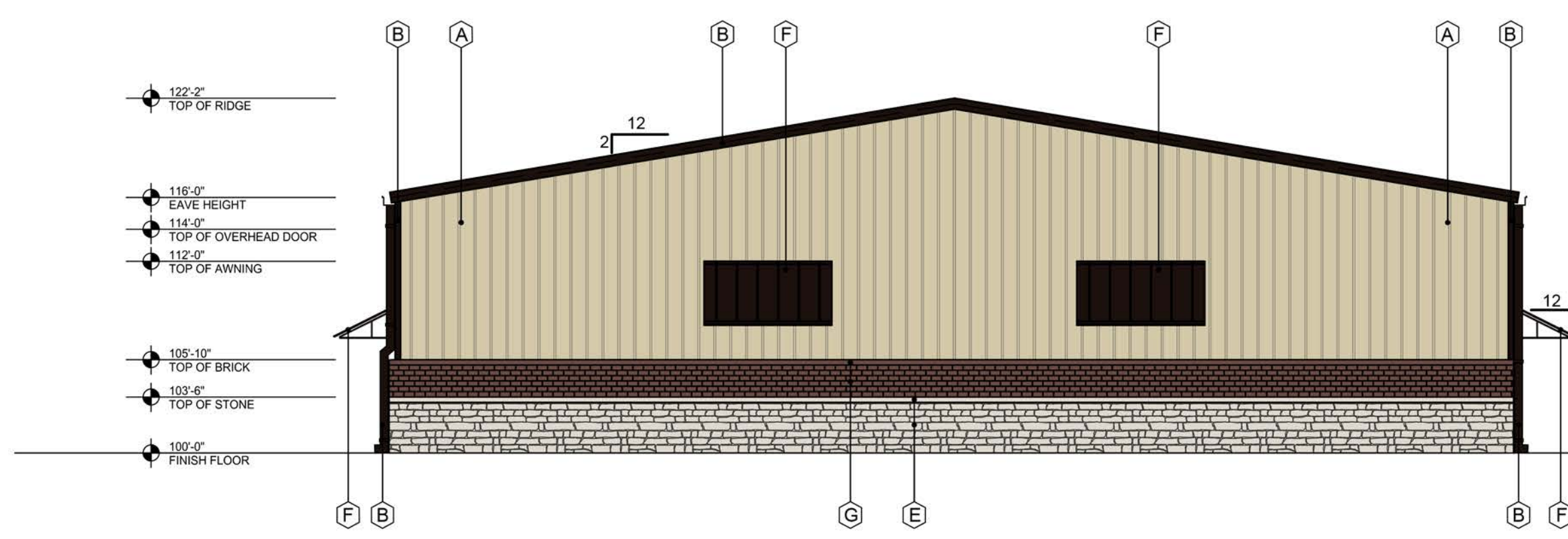


4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
MASONRY - 0%

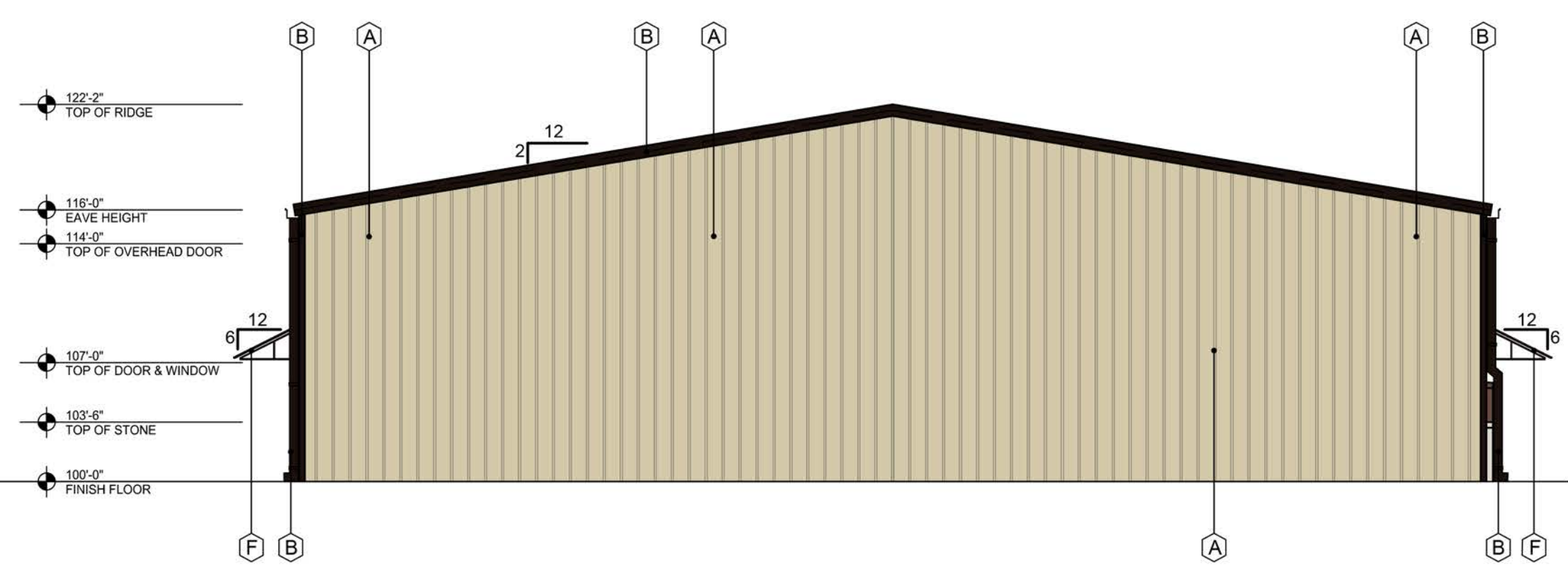


3 NORTH ELEVATION - STREET SIDE
SCALE: 3/16"=1'-0"
MASONRY -
BRICK: 12 %
STONE: 19 %
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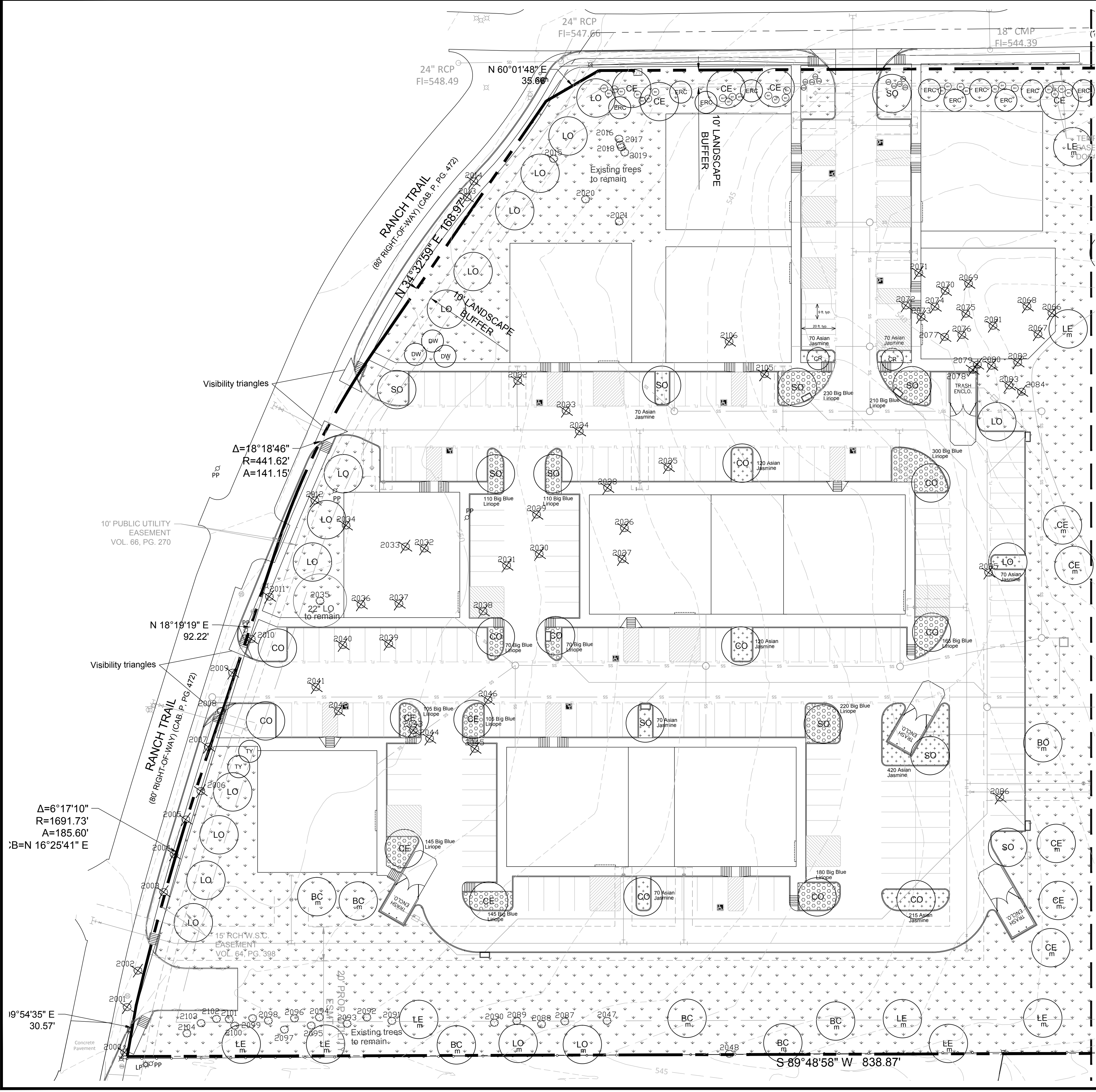
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CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
T: 972-732-6085
F: 972-732-8058

EXTERIOR ELEVATIONS

DATE: JAN 2019 SHEET NO:
PROJECT NO: 2019001
DRAWN BY: A501
CHECKED BY:

PLOTTED BY: SCOTTFULWILER
 PLOT DATE: 2/5/2019 11:35 AM
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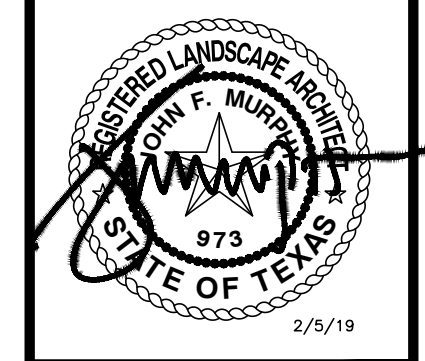


MATCHLINE - REFER TO SHEET L-2 FOR CONTINUATION OF PLAN

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
 512.589.9594 - Austin
 www.siteint.com

TEXAS REGISTRATION #14199
GLAY MOORE ENGINEERING
 PHONE: 017.28.0022
 1105 CREEK SPARGER RD. SUITE #1
 COLLEVILLE, TX 75841
 WWW.GLAYMOORE.COM



**RANCH TRAIL
 ROCKWALL, TEXAS**

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
 - CR Crapemyrtle
 - DW Desert Willow
 - TY Tree Yaupon
- Existing trees to be removed: 2021

SHRUB LEGEND

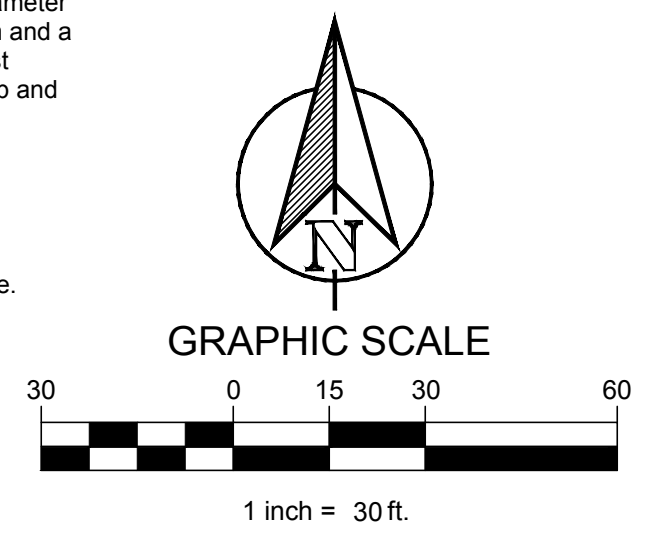
- DY Dwarf Yaupon
- DA Dwarf Abelia
- BA Barberry
- MF Mexican Feather Grass
- WM Dwarf Wax Myrtle
- RY Red Yucca
- DB Dwarf Burford Holly
- NGL New Gold Lantana
- CO Coreopsis
- DIH Dwarf Indian Hawthorne
- TC Turks Cap
- HD Harbor Dwf. Nandina
- GL Giant Liriope
- TX Texas Sage
- PM Pink Muhly
- CS Cherry Sage
- GC Green Cloud Sage
- RO Rosemary
- AJ Asian Jasmine

HATCH LEGEND

- Asian Jasmine
- Big Blue Liriope
- Solid Sod Bermuda Grass

LANDSCAPE NOTES

1. The project will have an underground 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.



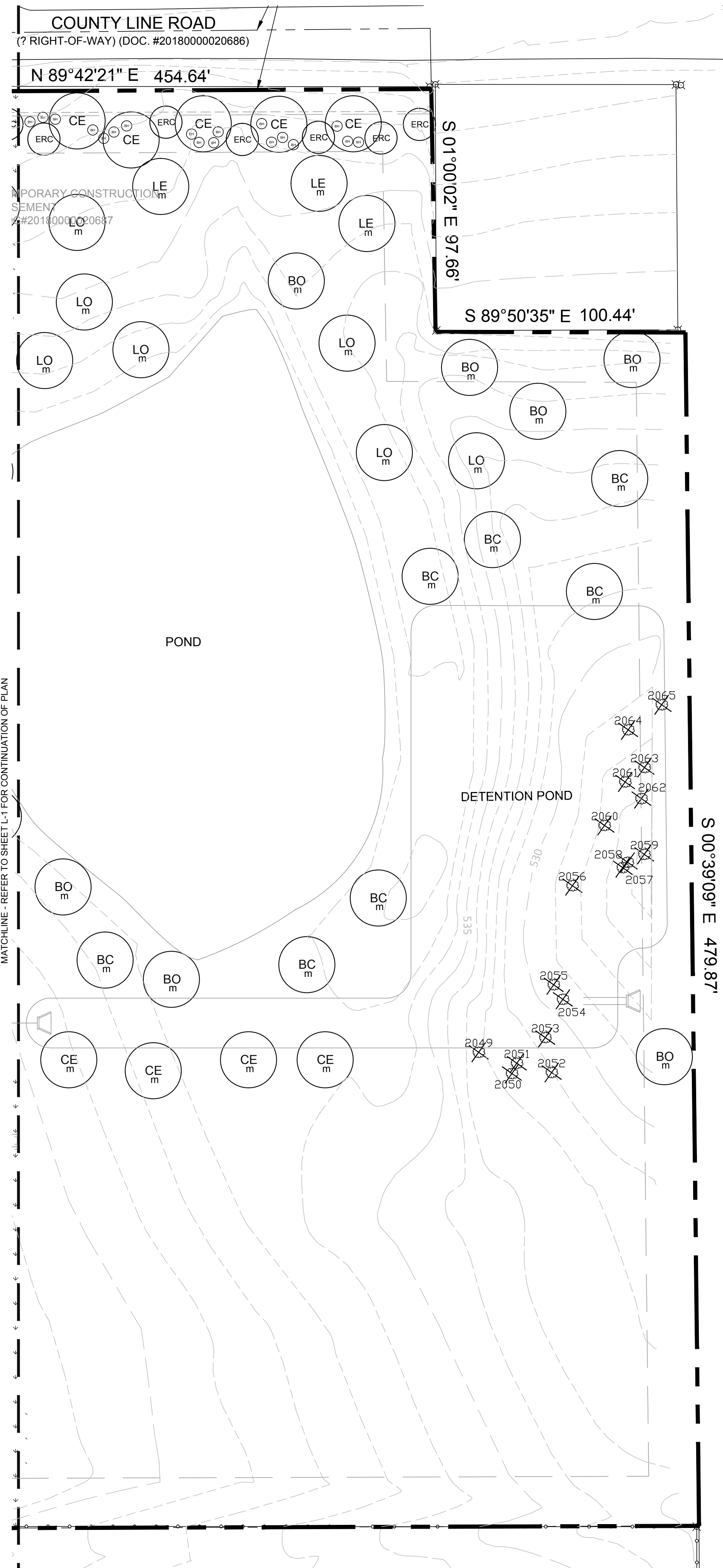
LANDSCAPE PLAN

DESIGN: CWP
 DRAWN: CWP
 CHECKED: CLC
 DATE: 02/05/2019

SHEET
L-1

File No. 2019-001

PLOTTED BY: SCOTTFULWILER
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 LAST SAVED: 2/5/2019 11:33 AM



TREE LEGEND

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 - LE Bosque Elm
 - CO Chinquapin Oak
 - LO Live Oak
 - CE Cedar Elm
 - BC Bald Cypress
 - 2021 Existing trees to be removed
 - + Mitigation trees
- Ornamental Trees
- CR Crapemyrtle
 - TY Tree Yaupon
 - DW Desert Willow

SHRUB LEGEND

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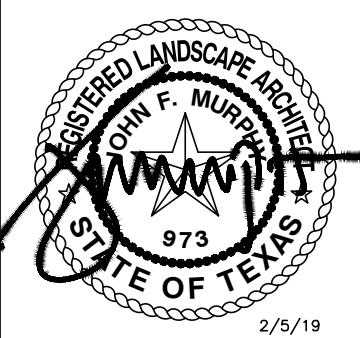
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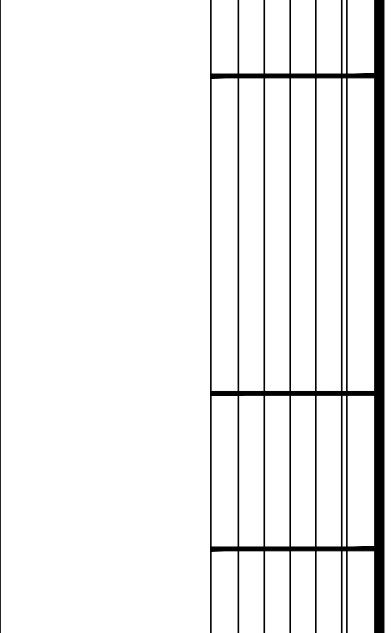
John F. Murphy, ASLA
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CLAY MOORE ENGINEERING
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 PHONE: 017.261.0072
 WWW.CLAYMOORE.COM

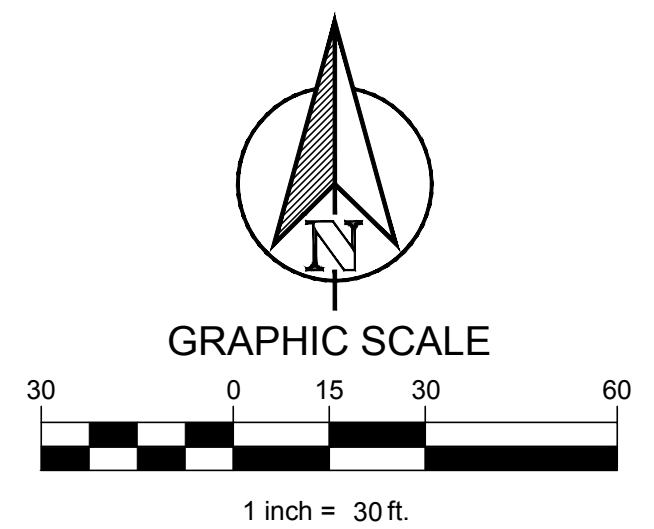


**RANCH TRAIL
ROCKWALL, TEXAS**



LANDSCAPE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	02/05/2019
SHEET	
L-2	
File No.	2019-001



PLANT LIST

CANOPY TREES				
11	LE	Lacebark Elm	Ulmus parviflora	3" cal. B&B 12' ht. 5' spread
24	LO	Live Oak	Quercus virginiana	3" cal. B&B 12' ht. 5' spread
11	CO	Chinquapin Oak	Quercus muhlenbergia	3" cal. B&B 12' ht. 5' spread
23	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
11	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				
2	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	DR	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				
45	BH	Burford Holly	Ilex cornuta burfordii	10 gal. as shown
10	WM	Dwarf Wax Myrtle	Myrica pusilla	5 gal. 36" oc
1,295	AJ	Asian Jasmine	Trachelospermum asiaticum	1 gal. 18" oc
2,165	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	135,609 SF (32%)
Street Buffer Trees			
	1 Shade tree 3" cal. per 50 LF of frontage		
Ranch Trail	618.51 LF	13	13
County Line Road	454.64 LF	10	10
Parking Lot Landscape			
Parking Spaces	238	24	26
	1 tree per 10 spaces		
Tree Mitigation			
Primary tree inches removed - 38.5"			
Secondary tree inches removed - 493" / 2 = 246.5"			
Total protected inches removed - 285"			
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 - 135" (47.3%)			

EXISTING TREE LIST

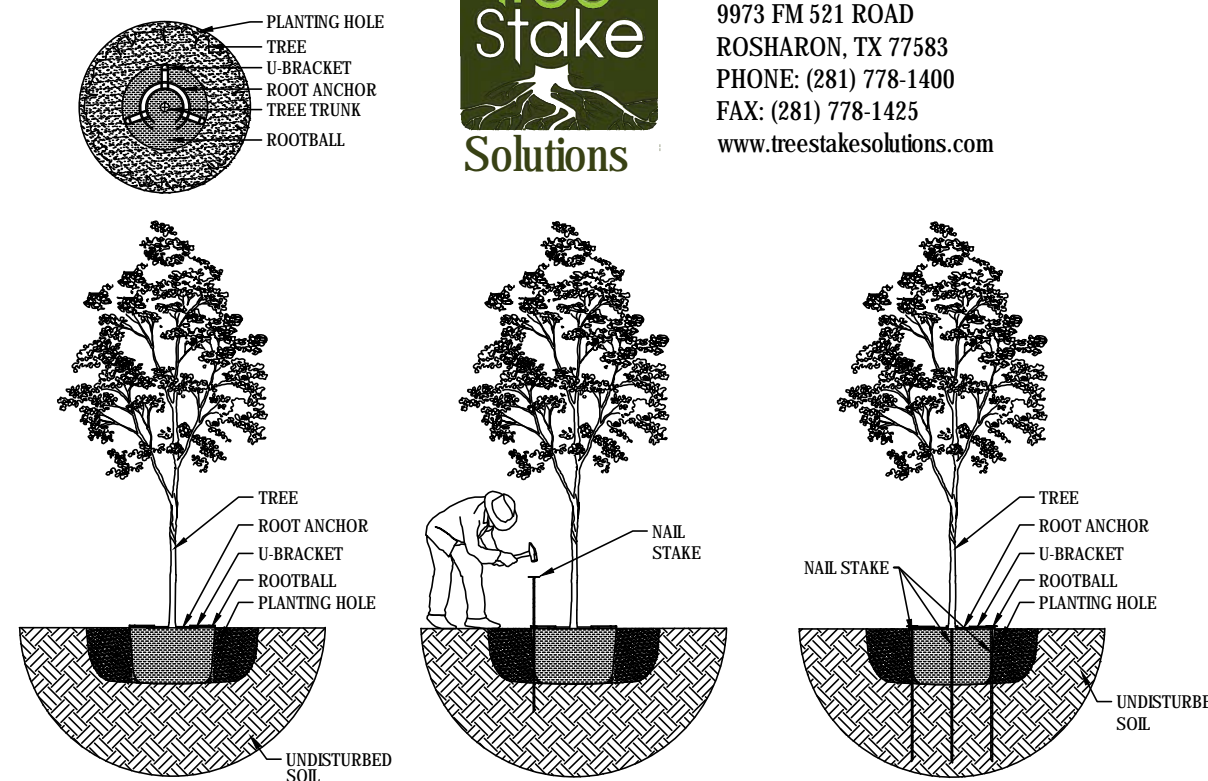
	Number	Size	Type
ROW	2000	8" 8"	Hackberry
ROW	2001	13"	Cedar
ROW	2002	7" 10" 10"	Cedar
ROW	2003	16"	Cedar
ROW	2004	17"	Cedar
ROW	2005	15"	Cedar
ROW	2006	12"	Cedar
ROW	2007	16"	Cedar
ROW	2008	26"	Cedar
ROW	2009	10" 13" 18"	Cedar
ROW	2010	10"	Cedar
	2011	8"	Oak
	2012	12"	Hackberry
ROW	2013	10"	Cedar
ROW	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
D	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
	2054	8"	Hackberry
	2055	10" 17"	Hackberry
	2056	7" 9"	Ash
	2057	11"	Hackberry
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	2064	10"	Hackberry
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	2066	16"	Hackberry
	2067	8" 8" 10"	Hackberry
	2068	16"	Hackberry
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	2076	11"	Hackberry
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	2078	9"	Hackberry
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	2081	9"	Hackberry
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	2083	8"	Hackberry
	2084	13"	Hackberry
	2085	11"	Cedar
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	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

PLOTTED BY: SCOTTJLWILLER
PLOT DATE: 2/5/2019 11:37 AM
LOCATION: C:\USERS\SCOTTJLWILLER\DOCUMENTS\AUTOCAD_LRD\RANCH TRAIL\RANCH TRAIL.LS.DWG
LAST SAVED: 2/5/2019 11:33 AM



TREE STAKE SOLUTIONS LLC
9973 FM 521 ROAD
ROSHARON, TX 77583
PHONE: (281) 778-1400
FAX: (281) 778-1425
www.treestakesolutions.com



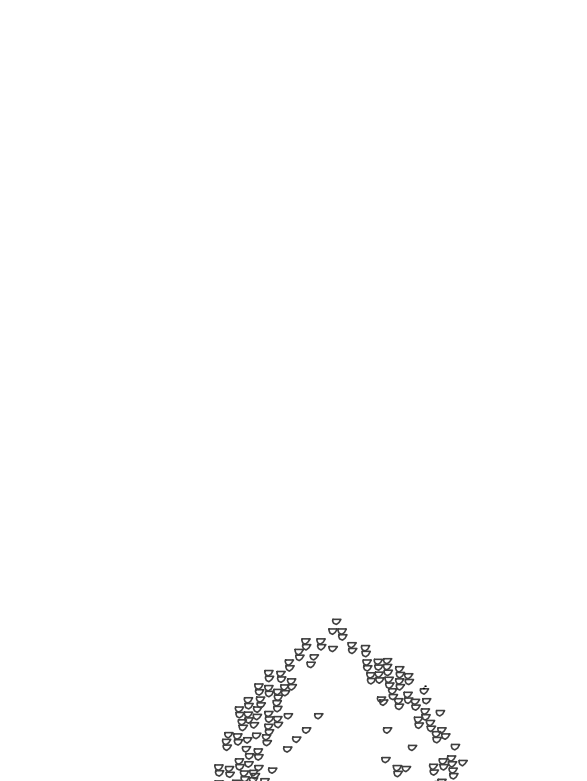
1 CANOPY TREE PLANTING
SCALE: NONE

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.

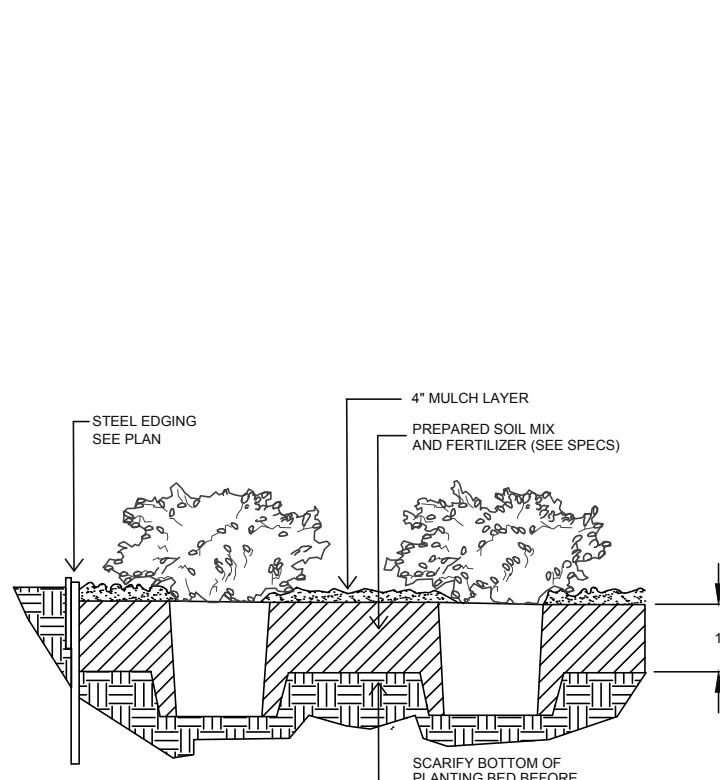
(FOR HAND OR MACHINE DIG TREES, IT MAY BE NECESSARY TO PENETRATE 1" - 4" OF OUTER AREA OF THE ROOTBALL WITH THE NAIL.)

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 HOLD THE TREE STAKE IN PLACE. A LAYER OF MULCH CAN BE ADDED OVER THE STAKE. REMOVE ROOT ANCHOR AFTER TREE IS ESTABLISHED.



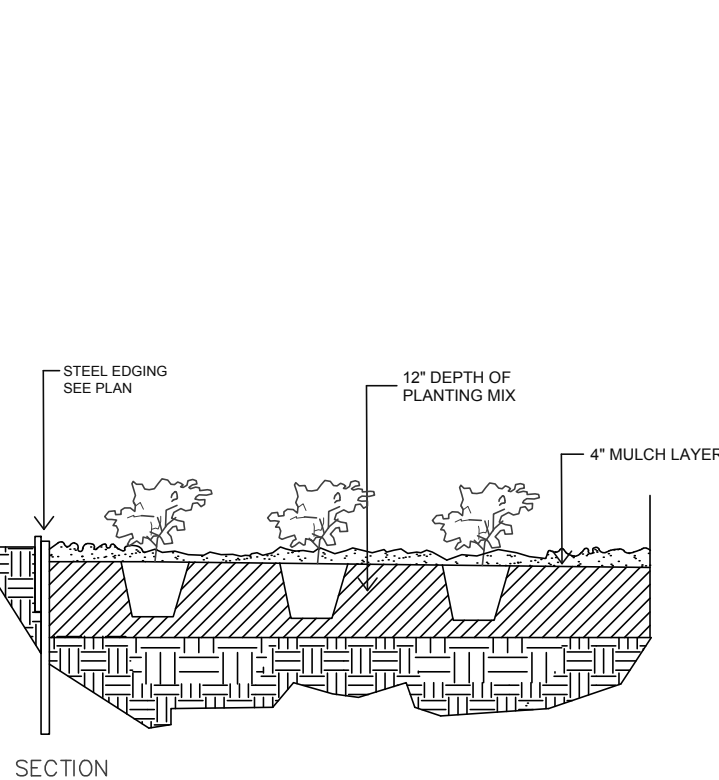
2 MULTI-TRUNK PLANTING
SCALE: NONE

TOP OF BALL OR ROOT CROWN 1" ABOVE FIN. GRADE
REFER TO ARCHITECT DETAIL FOR ANCHORING
PREPARE SOIL MIX AND FERTILIZER PER SPECS.



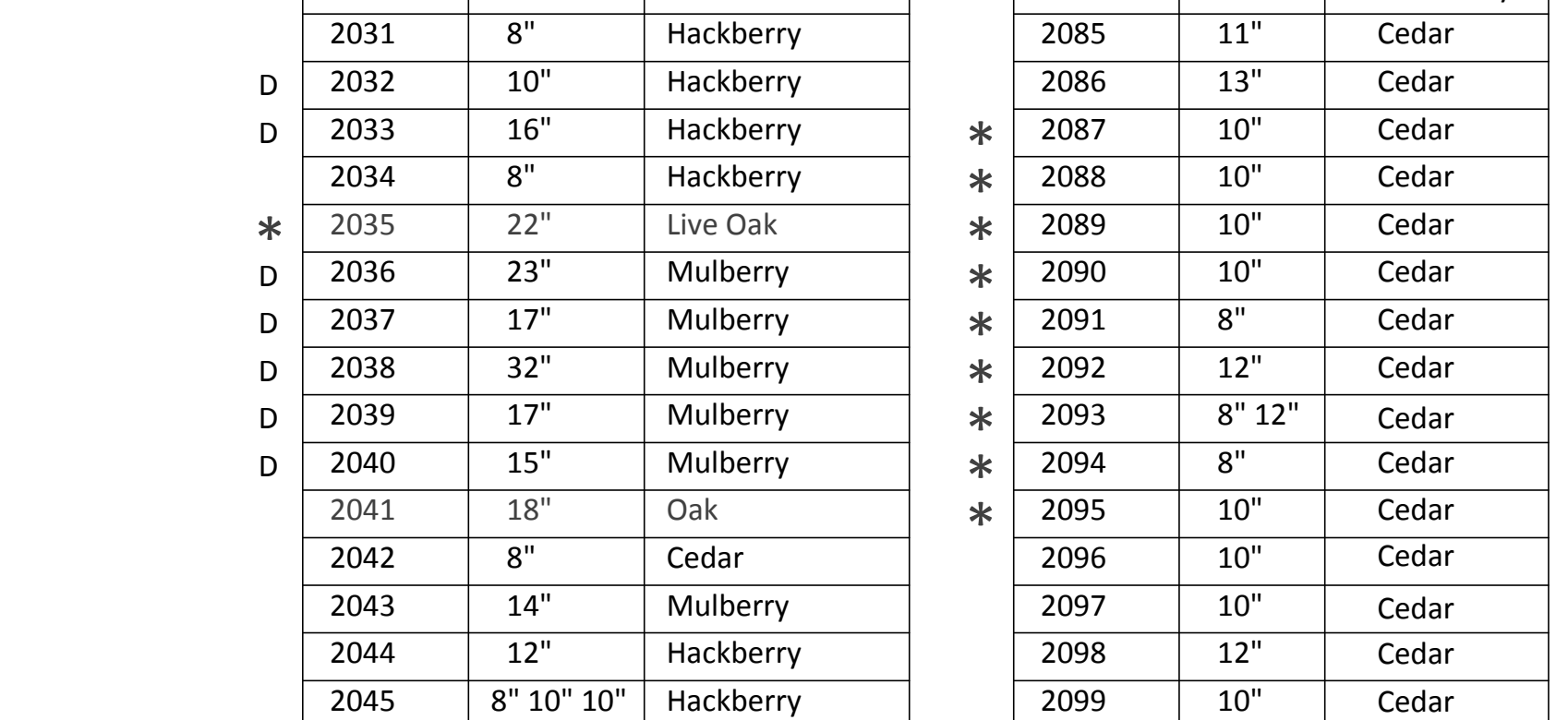
3 SHRUB PLANTING
SCALE: NONE

STEEL EDGING SEE PLAN
4" MULCH LAYER
PREPARED SOIL MIX AND FERTILIZER (SEE SPECS)
SCARIFY BOTTOM OF PLANTING BED BEFORE PLACING PREPARED MIX
12"



4 GROUNDCOVER PLANTING
SCALE: NONE

STEEL EDGING SEE PLAN
12" DEPTH OF PLANTING MIX
4" MULCH LAYER
SCARIFY BOTTOM OF PLANTING BED BEFORE PLACING PREPARED MIX
TRIANGULAR SPACING SEE PLAN



LANDSCAPE DETAILS

site integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design
John F. Murphy, ASLA
7529 Cross Gate Way
Tyler, TX 75703
john@steint.com
scott@steint.com

512.432.3822 - Tyler
512.589.9584 - Austin
www.siteint.com

TEXAS REGISTRATION #14199
GLAY MOORE ENGINEERING
PHONE: 017.28.0022
WWW.GLMENGINEERING.COM
1105 CREEK SPARGER RD. SUITE #1
COLLEGEVILLE, TX 78022

REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
STATE OF TEXAS
873
2/5/19

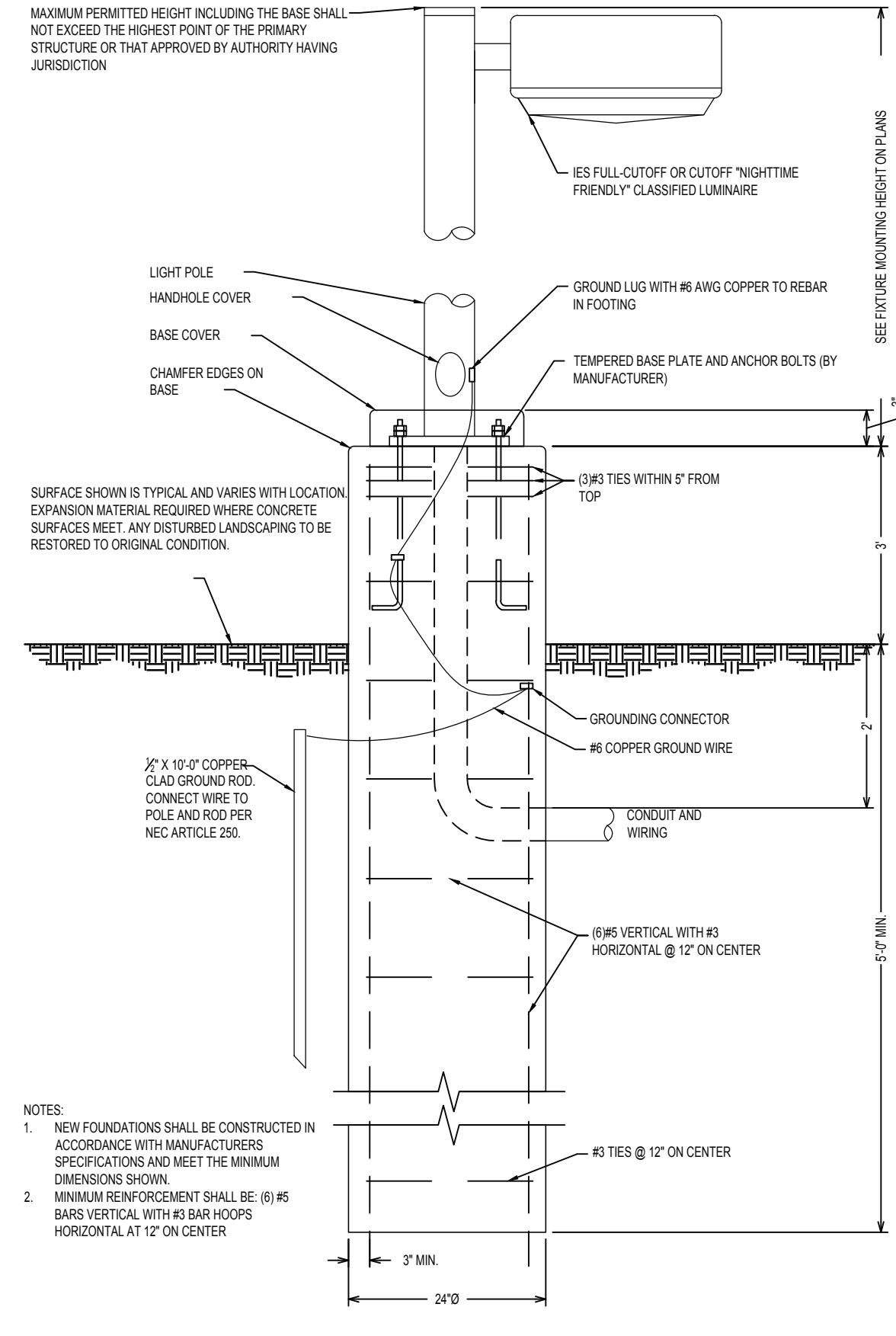
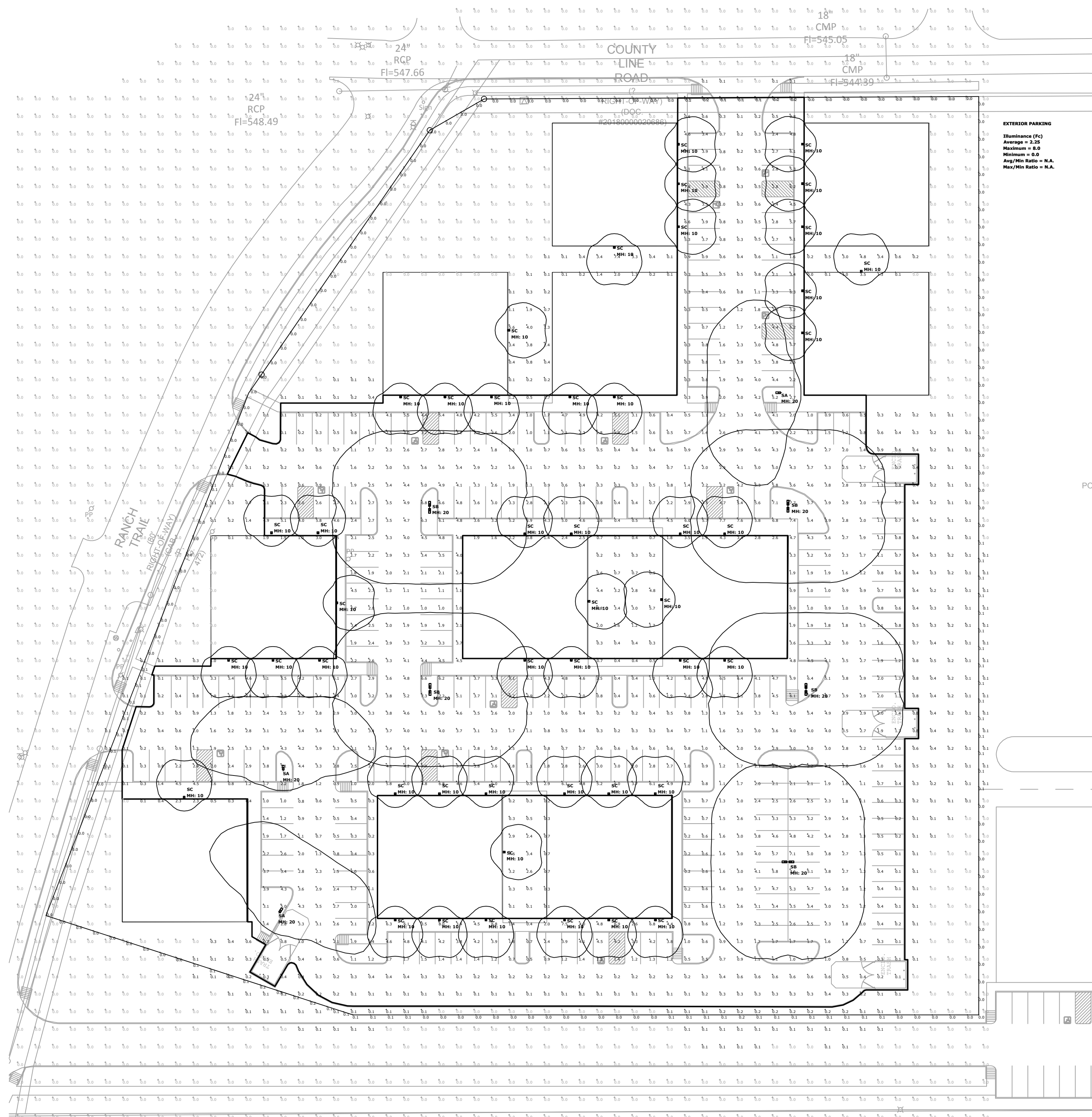
**RANCH TRAIL
ROCKWALL, TEXAS**

LANDSCAPE DETAILS

DESIGN: CWP
DRAWN: CWP
CHECKED: CLC
DATE: 02/05/2019

SHEET
L-3

File No. 2019-001



1 TYPICAL LIGHT POLE AND BASE
NOT TO SCALE

SITE PHOTOMETRIC NOTES

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND IS ALSO RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO THE START OF WORK.
2. THE PHOTOMETRIC ZONE IS CALCULATED AT 3 FEET ABOVE FINISH GRADE LEVEL AND SPACED EVERY 10FTx10FT
3. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL LIGHTING SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR CONTRIBUTION FROM OTHER (NEW/EXISTING) LIGHT SOURCES IN ADJACENT PROPERTIES.

AME Engineering, Inc.
 TEXAS FIRM F-16469
 mail@ameengineer.com | ofc 817-653-4122 | fax 817-754-6615
 3825 W Green Oaks Blvd Suite 200, Arlington TX 76016-2700



The seal appearing on this document was authorized by Jessica J. Kilgore, P.E. 100706 on JANUARY 18, 2019.

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

RANCH TRAIL ROCKWALL, TX 75087	
LEGAL DESCRIPTION AND OR ADDRESS:	
RAINBOW ACRES, LOT 18 & S PT OF 19, 9.76 ACRES	
<u>OWNER</u>	
JT Alliance, Inc. 16 Meadowlake Drive Heath, TX 75032	
<u>APPLICANT</u>	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jc@carrollarch.com	
<u>CASE NUMBER</u> 2018XXX	

- ELECTRICAL LIGHTING AND POWER NOTES**
1. ALL WORK SHALL MEET CURRENTLY ADOPTED IBC, IECC AND NEC CODE REQUIREMENTS AS WELL AS ANY CITY ADOPTED AMENDMENTS.
 2. LOADING AND BREAKER LAYOUT SHOWN IS BASED ON BEST AVAILABLE DATA. SPECIALTY, MEDICAL OR IT EQUIPMENT AND APPLIANCES, ETC MAY NEED SEPARATE CIRCUITS. INSTALLING ELECTRICIAN TO VERIFY ACTUAL EQUIPMENT WATTS AND SUPPLY CORRECT EQUIPMENT AS NEEDED.
 3. ALL RECEPTACLES SHALL BE GFCI PROTECTED IF REQUIRED BY NEC OR AHJ.
 4. ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED WITH WEATHERPROOF IN-USE COVERS.
 5. ALL RECEPTACLES IN AREAS GENERALLY OCCUPIED BY CHILDREN INCLUDING CLASSROOMS, PATIENT EXAM ROOMS, WAITING ROOMS, RESTROOMS, HALLWAYS AND GYMS TO BE TAMPER-RESISTANT.
 6. ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX FOR BUILDING SIGNAGE AND PHOTOCELL WITH TIME CLOCK NEXT TO BREAKER PANEL.
 7. ALL LIGHTING AND CONTROLS SHALL CONFORM TO CURRENT IECC SECTION C405.2
 8. EMERGENCY ELECTRICAL SYSTEM AS LOCATED ON THIS PLAN SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND AN INITIAL ILLUMINATION OF AN AVERAGE 1 FOOTCANDLE. EMERGENCY POWER SYSTEM TO BE IN COMPLIANCE WITH IBC SECTION 1006.
 9. ALUMINUM CONDUCTORS GREATER THAN 2/0 (APPROX 200 AMPS) CAN BE USED FOR THE INDIVIDUAL SERVICE.
 10. OWNER MAY CHANGE EQUIPMENT MANUFACTURER BUT SHALL KEEP MINIMUM SPECIFICATIONS, UNLESS NOTED OTHERWISE.
 11. CONTRACTOR TO CONTACT UNDERDESIGNED ENGINEER WITH ANY DESIGN PLAN CHANGES.

- MEP GENERAL NOTES**
1. ALL CONSTRUCTION TO CONFORM TO INTERNATIONAL, STATE AND LOCAL CODES AND ORDINANCES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
 2. CONTRACTORS TO CONFIRM ALL SPECIFICATIONS HEREIN WITH ACTUAL EQUIPMENT IN FIELD PRIOR TO INSTALLATION.
 3. REVIEW PLAN SHEET "MEP0 - MEP NOTES" PRIOR TO PERMITTING, BIDDING AND CONSTRUCTION.
 4. THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
 5. SEE CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL FIXTURES AND STRUCTURES.
 6. SEE ARCHITECTURAL FINISH OUT SCHEDULES FOR SPECIFIC MODELS, COLORS AND DESIGN NOT DEFINED HEREIN.
 7. WITH OWNER APPROVAL, CONTRACTOR MAY CHANGE SPECIFIED EQUIPMENT BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
 8. CONTRACTOR TO CONTACT AME ENGINEERING, INC. AT 817-653-4122 PRIOR TO ANY SIGNIFICANT DESIGN REVISIONS.
 9. DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATION OCCURRING ON THE PROJECT THAT ARE OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.

ISSUE: OWNER REVIEW: 01-18-2018

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DATE: JAN 2019 SHEET NO:
 PROJECT NO: 2019001
 DRAWN BY:
 CHECKED BY: