

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 30, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. Approval of Minutes for the March 26, 2019 Planning and Zoning Commission meeting.
2. **P2019-018 (Korey)**
Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a replat for the Park Place West, Phase III Addition containing 85 single-family lots on a 24.439-acre tract of land being located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.
3. **P2019-019 (David)**
Consider a request by Mike Samples for the approval of a final plat for Lot 11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.
4. **SP2019-008 (David)**
Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a site plan for a parking area adjacent to an existing public school on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.
5. **SP2019-011 (David)**
Consider a request by Phil Craddock of Craddock Architecture on behalf of the Michael Fisher of 1306 Summer Lee, LLC for the approval of an amended site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

APPOINTMENTS

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

PUBLIC HEARING ITEMS

7. **Z2019-005 (Ryan) [REQUEST TO WITHDRAW]**
Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

ACTION ITEMS

8. **MIS2019-004 (Korey)**
Discuss and consider a request by Lonnie and Amy Herbst for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.33-acre parcel of land identified as Lot 8,

Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1509 S. Alamo Drive, and take any action necessary.

9. MIS2019-005 (David)

Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 28.011-acre parcel of land identified as a Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

DISCUSSION ITEMS

10. Z2019-009 (David)

Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a *restaurant less than 2,000 SF without a drive-through or drive-in* on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

11. Z2019-010 (Korey)

Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit and barn or agricultural accessory building* on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.

12. Z2019-011 (Korey)

Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [*Ordinances 99-17 & 07-04*] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road, and take any action necessary.

13. P2019-017 (Korey)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

14. SP2019-009 (Korey)

Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

15. SP2019-012 (David)

Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.

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

- ✓ P2019-010: Final Plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition [*Approved*]
- ✓ P2019-013: Replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition [*Approved*]

- ✓ P2019-016: Replat for Lot 2 of the Cain Properties #1 Addition [*Approved*]
- ✓ Z2019-005: Zoning Change (AG to PD) for Heritage Park [*Postponed to May 20, 2019*]
- ✓ Z2019-006: SUP for a Structure Exceeding 60-Feet in a Light Industrial (LI) District (*1st Reading*) [*Approved*]
- ✓ Z2019-007: SUP for Outdoor Commercial Amusement/Recreation (*1st Reading*) [*Approved*]
- ✓ Z2019-008: Amended PD Development Plan for Planned Development District 32 (PD-32) (*1st Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 26th day of April 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
April 30, 2019
5:00 PM

CALL TO ORDER

CONSENT AGENDA

1. SP2019-008 (David)

Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a site plan for a parking area adjacent to an existing public school on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

2. SP2019-009 (Korey)

Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

3. SP2019-011 (David)

Consider a request by Phil Craddock of Craddock Architecture on behalf of the Michael Fisher of 1306 Summer Lee, LLC for the approval of an amended site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

ACTION ITEMS

4. SP2019-012 (David)

Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 26th day of April 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
March 26, 2019
6:00 P.M.

I. CALL TO ORDER

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

II. CONSENT AGENDA

1. Approval of Minutes for the February 26, 2019 Planning and Zoning Commission meeting.

2. P2019-006

Discuss and consider a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of a replat for Lots 6 & 7, Market Center East Addition being a 9.012-acre tract of land identified as Lot 1, Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 823 & 845 E. IH-30, and take any action necessary.

3. P2019-014

Discuss and consider a request by Mike Whittle and Randall Noe of Rockwall Rental Properties, LLC for the approval of a replat for Lots 16 & 17, Block 2, Alliance Addition, Phase 2 being a 0.98-acre tract of land identified as Lots 14 & 15, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 & 6530 Alliance Addition, and take any action necessary.

4. P2019-015

Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of the Rockwall Economic Development Corporation for the approval of a replat for Lot 4, Block E, Rockwall Technology Park Addition being a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 5-0 with Commissioners Chodun and 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.

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

IV. ACTION ITEMS

6. SP2017-025

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of land

64 identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas,
65 zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed
66 as 1565 Airport Road, and take any action necessary.
67

68 Senior Planner, Korey Brooks, provided a brief explanation and background of the case. In August
69 2017, the applicant submitted a request for approval of a site plan for an approximately 21,600
70 square foot house of worship. While reviewing the proposed site plan, landscape plan, treescape
71 plan, photometric plan, and building elevations, staff notified the applicant of the variances
72 required to construct the building. At the time of this review, it appeared that the rear of the
73 building did not have a parapet wall providing screening from the mechanical equipment that was
74 thought to be mounted on the roof. In response to this, staff requested that the applicant provide
75 the height of the parapet wall, and indicate how the equipment would be screened. In addition,
76 staff requested that the applicant provide a dash line on the building elevations indicating where
77 the equipment would be located. The applicant submitted revised comments noting that the
78 rooftop units (RTU's) were to be screened utilizing a six foot tall masonry wall matching the
79 exterior materials used on the building; however, the applicant intended for the HVAC system to
80 be on the ground and screened by a six foot wing wall (despite indicating RTU's on the provided
81 comments as opposed to noting HVAC's). Staff was under the impression that the intent of the
82 applicant's comment was to provide a six foot tall masonry wall on the rear of the building where
83 there was no parapet wall. The revised building elevations depicted a sloped dash line on the east
84 and west building elevations, but did not indicate the provision of a parapet wall. At the time of
85 building permit, a comment was made indicating a need to show the parapet wall, but this was
86 never followed up on and a building permit was issued. Based on this issuance the applicant felt
87 like they had addressed all of staff's comments, and the applicant commenced construction of the
88 building. Currently, the building shell has been erected. Recently, it was discovered by staff that
89 the building did not incorporate the required parapet in accordance with the requirements of the
90 Unified Development Code, and that the variance was not requested by the applicant as part of
91 the original case nor was it approved as part of this case. Based on this, staff notified the applicant
92 that this would need to be rectified prior to the City giving final acceptance to the project.
93

94 Mr. Brooks further noted that since this notification, the applicant has stated that they do not wish
95 to construct the parapet wall citing the cost required to retrofit the building as being the main
96 reason. Based on this, the applicant has submitted an application requesting the approval of a
97 variance for this issue. As a compensatory measure the applicant is requesting that the Planning
98 and Zoning Commission accept one of the following alternatives: (1) Grant a variance to the
99 requirement and leave the building as-is since the City issued a permit in error; (2) Grant a
100 variance to utilize trees to partially screen the parapet walls at the rear; or (3) Grant a variance to
101 paint the back of the parapet walls that are visible from John King Boulevard a color to match the
102 stucco on the front façades and provide the additional trees mentioned in Option 2 above. The
103 rear of this building is highly visible from John King Boulevard and both staff and the applicant
104 have provided pictures of the visibility of the building. The Planning and Zoning Commission is
105 not limited to approving the variance as presented, and retains discretion with regard to the
106 request. Based on the requirements of the Unified Development Code, since the four sided
107 parapet wall is a requirement of the overlay district it will require a super-majority vote of the
108 Planning and Zoning Commission for approval. If the request is approved, the applicant would be
109 required to amend the existing site plan and provide staff with new documents reflecting the
110 changes required by the Planning and Zoning Commission.
111

112 Mr. Brooks advised the Commission that the applicant was present and available for questions as
113 well as staff.
114

115 Chairman Lyons asked the applicant to come forward and speak.
116

117 Wayne Mershawn
118 2313 Ridge Road
119 Rockwall, TX
120

121 Greg Wallis
122 2313 Ridge Road
123 Rockwall, TX
124

125 Mr. Mershawn came forward and provided additional comments in regards to the case. He shared
126 that they received the quote for the price of parapet wall and it is very cost prohibitive to the
127 project and is the reason they are proposing other options. He added that they are currently 65%
128 complete on the project which also adds to it being even more problematic to try and add the
129 parapet wall at this point.

130
131 Mr. Wallis came forward and shared during the comments that were given to them by staff the
132 main focus was in regards to screening the HVAC mechanical system which they addressed and
133 responded to. They feel the intent of the parapet wall was met.

134
135 Chairman Lyons brought the item back to the Commission for further discussion or action.

136
137 General discussion took place between the Commission in regards to the options that were
138 provided by the applicant and which would better suited.

139
140 Commissioner Womble made a motion to approve SP2017-025 to include the recommendations
141 of the Architectural Review Board to paint the back of the parapets and provide landscape
142 screening as presented. Commissioner Logan seconded the motion which passed by a vote of 5-
143 0 with Commissioners Chodun and Fishman absent.

144
145
146 V. DISCUSSION ITEMS

147
148 7. Z2019-004

149 Hold a public hearing to discuss and consider a request by Sandie Wood for the approval of a Specific
150 Use Permit (SUP) for a *guest quarters/secondary living unit* that does not meet the minimum requirements
151 as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 3.574-acre
152 parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County,
153 Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, and take any action
154 necessary.

155
156 Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would
157 provide details of the case.

158
159 Mike Reed
160 Reed Homes
161 307 S. Nash
162 Rockwall, TX

163
164 Mr. Reed came forward and indicated he is the builder working on the project. He shared that the
165 property being discussed had been used as a dump for many years and they have been hauling
166 large amounts of trash and items left behind as well as trimmed trees.

167
168 Sandy Wood
169 8718 Clearlake Drive
170 Rowlett, TX

171
172 Ms. Wood came forward and provided a brief explanation of the request. She shared
173 her son has down syndrome and the area they are trying to get the Specific Use Permit approved
174 for would serve as an area that her son and his friends with special needs could use as an
175 additional independent space to allow independence for her son.

176
177 Mr. Brooks added that the request contains two uses, it contains a detached garage use and also
178 a living quarter's use which are two different uses. For the detached garage if it exceeds the
179 maximum square footage for that district it is required to go before the Board of Adjustments first
180 to request a variance to the maximum square footage. Following that it would come before the
181 Planning and Zoning Commission for a masonry exception if it does not meet the masonry
182 requirement which would be an SUP process. In this case, the guest quarters is an SUP process
183 however the detached garage is not. The Commission would be looking at separating the two uses
184 because it would be hard to regulate in the future to ensure compliance with the SUP if all is in
185 one building.

186
187 Chairman Lyons brought the item back to the Commission for questions or discussion.

188 Commissioner Womble asked for clarification as to what is being proposed. Ms. Wood stated it is
189 for a house and a garage that will contain the secondary living quarters that she intends to use
190 for a play area for her son.

191
192 Commissioner Moeller asked in regards to the material of the main structure. Mr. Reed indicated
193 it would be stone and hardyboard. Commissioner Moeller asked if they have considered those
194 same materials for the secondary quarter's space rather than metal which is what they are
195 proposing. Mr. Reed shared that they had looked into it, would rather not due to the cost, but
196 would go with that option if they had to. Commissioner Moeller shared he does not have a problem
197 with the concept however there are rules that need to be abided by, that being one of them.
198

199 Mr. Brooks added that should the request be approved for the use, it would then have to go before
200 the Board of adjustments for a variance for the maximum size of the entire structure and would
201 then come back to the Planning and Zoning Commission for a masonry exception.
202

203 There being no further questions Chairman Lyons indicated the case will return to the
204 Commission for action at the next scheduled meeting.
205

206

207 8. Z2019-005
208 Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development
209 Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an
210 Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses
211 on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15
212 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of
213 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205
214 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.
215

216 Planning Director, Ryan Miller, indicated that the applicant was present and would provide
217 information in regards to the request.
218

219 Kent Donahue
220 15443 Noel Trail
221 Dallas, TX
222

223 Mr. Donahue came forward and provided a brief explanation of the case. He shared the subject
224 property is a unique site with a beautiful creek in the shape of the state of Texas. He has been
225 working with Planning and Parks staff on ideas to not only add amenities to the creek area but
226 also do a regional park which the south side of town is in great need of. The original plan had 39
227 acres of creek area with hike and bike trails and the lake area with 15 acres of high and dry land
228 however as they got into it they understood that there was a need for a regional park which has a
229 minimum requirement of 50 acres. This allowed them to propose a much bigger park by combining
230 the floodplain area along with 55 acres of high and dry areas. He went on to share that they have
231 been working diligently with staff and will be discussing three different plans with the Parks
232 Department to get their feedback as to which plan they prefer. He provided a brief power point
233 presentation that detailed the concept plan of their proposal for the park amenities as well as the
234 balance of the property which would be residential land use for a subdivision. He indicated they
235 have reviewed staff's comments and are in agreement with the majority of those, he feels they
236 have met all the base standards the City of Rockwall has.
237

238 Mr. Miller added that staff checked for conformance against the newly adopted Comprehensive
239 Plan and for the most part the majority of the plan does conform to it as well as the Future Land
240 Use and the Land Use Plan, however staff made a few recommendations to the applicant.
241

242 Chairman Lyons brought the item back to the Commission for questions or discussion.
243

244 Commissioner Welch asked if it would be developed in two different phases with the creek dividing
245 the two where one couldn't drive all the way across it. Mr. Donahue indicated there will be
246 pedestrian access with pedestrian bridges but no vehicular.
247

248 Commissioner Logan asked if there would be multiple entrances coming off of SH-205. Mr.
249 Donahue indicated there will be two points of entry. Mr. Miller added that they will be required to
250 do a traffic impact study.

251 There being no further questions Chairman Lyons indicated the case will return to the
252 Commission for action at the next scheduled meeting.

253
254
255 9. Z2019-006

256 Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc.
257 on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit
258 (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land
259 identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard
260 Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of
261 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of
262 Aluminum Plant Road, and take any action necessary.

263
264 Planning Manager, David Gonzales, advised the Commission that the applicant was present and
265 would be presenting the case and added that a site plan was approved last month and part of that
266 site plan was a landscape screening plan that was approved as well.

267
268 Chairman Lyons asked the applicant to come forward.

269
270 Ignacio Echavarri
271 President of SPR Packaging
272 1480 Justin Road
273 Rockwall, TX

274
275 Mr. Echavarri came forward and stated that they are requesting a Specific Use Permit for a height
276 variance on the three tracts of land that they own north of the railroad track. He shared that they
277 met with neighboring Park Place residents and discussed with them in great detail what they are
278 proposing. Mr. Echavarri then provided a lengthy power point presentation that detailed SPR's
279 background, their vision for their business expansion plans for the future, visual mitigation and
280 renderings of what they plan to provide, what the company is about and what they do, their
281 development plans and the reason for the need of the height variance that they are requesting.

282
283 Chairman Lyons brought the item back to the Commission for discussion/questions.

284
285 Commissioner Womble asked if the rooflines vary with the phases as they are developed or will
286 they keep a continuous roof line throughout the whole thing. Mr. Echavarri indicated that
287 technically they will vary. Commissioner Womble asked if there would be any steam or smoke
288 coming out of the facilities. Mr. Echavarri explained that they are very careful with what they emit
289 and their systems are energy efficient state of the art and do not emit any type of steam or smoke.

290
291 Commissioner Welch asked if this would be the largest company that currently is in Rockwall. Mr.
292 Gonzales indicated that it would be the largest of its kind there are big facilities within the
293 Technology Park but not nearly of this size. Commissioner Welch shared his appreciation to the
294 applicant for providing the master plan for the development in its entirety. Commissioner Logan
295 asked if there are any air quality issues with EPA. Mr. Echavarri explained that they have a very
296 clean record with TECQ who regulates air quality for the State.

297
298 Commissioner Moeller asked in regards to the FFA requirements since they are in proximity of the
299 airport. Mr. Echavarri shared that they have done their due diligence and are in compliance with
300 FFA requirements.

301
302 There being no further questions Chairman Lyons indicated the case will return to the
303 Commission for action at the next scheduled meeting.

304
305 Chairman Lyons called a recess at 7:55 p.m.

306
307 Chairman Lyons called the meeting back to order at 8:04 p.m.

308
309 10. Z2019-007

310 Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf
311 of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial*
312 *amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land
313 identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light

314 Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy
315 Lane, and take any action necessary.

316
317 **Planning Manager, David Gonzales, advised the Commission that the applicant was present and**
318 **would be discussing the case.**

319
320 **Chairman Lyons asked the applicant to come forward and speak.**

321
322 **Mike Rictor**
323 **Mingling Mouth**
324 **Rockwall, TX**

325
326 **Mr. Rictor came forward and shared he provides the food for the brewery. He added that the events**
327 **they host have been gaining popularity and they've outgrown the area on the inside. They would**
328 **like to have the stage in the back which will be fenced in to allow additional entertainment area for**
329 **their patrons.**

330
331 **Brandon Mullins**
332 **2015 Kristy Lane**
333 **Rockwall, TX**

334
335 **Mr. Mullins came forward and provided a brief explanation of the request. They are requesting a**
336 **Specific Use Permit for an outdoor amusement area. They hold events such as trivia, open mic**
337 **and karaoke as well as charity events. They would like to get a small stage in the back area of the**
338 **brewery to for the entertainment events they host.**

339
340 **Ruben Garcia**
341 **2015 Kristy Lane**
342 **Rockwall, TX**

343
344 **Mr. Garcia came forward and shared that with the numerous charity events they host as well as**
345 **other events they've outgrown the area they're in currently and by opening and fencing in the back**
346 **area would give them the much needed space to continue hosting and providing entertainment**
347 **for the patrons as well as their numerous charity events.**

348
349 **Chairman Lyons brought the item back to the Commission for questions or discussion.**

350
351 **Commissioner Welch asked if the parking requirement would be impacted by expanding to the**
352 **backyard where they will have more capacity. Mr. Gonzales explained that since it is just**
353 **concerning a use for the outdoor area it does not require any additional parking built in the**
354 **ordinance.**

355
356 **There being no further questions Chairman Lyons indicated the case will return to the**
357 **Commission for action at the next scheduled meeting.**

358
359 11. Z2019-008
360 Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall
361 Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 17-64 and in
362 accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-
363 Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall
364 County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay
365 District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail,
366 and take any action necessary.

367
368 **Planning Director, Ryan Miller, provided a brief explanation and background of the request. He**
369 **shared that recently the applicants purchased the Harbor Retail and they came before the**
370 **Commission and got a site plan approved for the property. It is tied to a PD Development Plan that**
371 **has certain time limits associated with it and upon finding out that the particular site plan hindered**
372 **some circulation to other properties in the District, Mr. Ziegler has chosen to come back and**
373 **amend the PD Development Plan to incorporate a roadway that would provide access to those**
374 **properties. He advised the Commission that the applicant was present and available for questions**
375 **as well as staff.**

376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437

Chairman Lyons asked the applicant to come forward.

Jim Ziegler
8222 Douglas Ave.
Dallas, TX

Mr. Ziegler came forward and provided a brief explanation of the request. He shared that currently they own the Harbor retail and have the adjoining site, north of the fountain, under contract for a multi-family project for which a site plan has been approved. In going thru that process they realized that with the construction of the IH-30 expansion at the road coming down onto the lake will turn into a one way road going back to the east causing anybody going into their adjoining properties to have to go back on IH-30 to the Dalrock exit and make a U-turn and back to be able to get into the property. The view corridor to the fountain is a wide open area and in the approved site plan had that as an emergency access point for fire trucks to be able to get around the entire project however in looking at how they can help the circulation to allow better access, they are asking to make that an actual drive that the public could access those other properties without having to go back across the lake and turn around and come back. He added that it will be a private drive not a public street and will have landscape to it to allow the visual of it to look pedestrian as well as possibly adding sidewalk between the project and that drive with identified crosswalks in the pavement such as pavers that would allow pedestrians to cross safely. Mr. Miller added that one other aspect of this case is since the applicant has had to change the plan it puts them out past their timelines and will be requesting a year extension.

Chairman Lyons brought the item back to the Commission for discussion/questions.

Commissioner Womble asked for clarification if it would be a one way street. Mr. Ziegler indicated that it would be a one way coming from the east coming down the drive and going back out to the service road. He added that they feel the overall traffic will be minor.

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

12. P2019-010

Discuss and consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the case. The only purpose the case is coming before the Commission is because it has to go before the Parks Board.

Michael Duval
111 Hillside Drive
Lewisville, TX

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

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

13. P2019-013

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

438 Senior Planner, Korey Brooks, provided a brief explanation of the request. The case is coming
439 before the Commission because it has to go before the Parks Board to access fees and in addition
440 since it is going from two lots to three lots, a residential replat increasing the number of lots
441 requires a public hearing and notifications were sent out to properties 200 feet within the subject
442 property.
443

444 There being no further questions Chairman Lyons indicated the case will return to the
445 Commission for action at the next scheduled meeting.
446

447
448 14. SP2019-006

449 Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve
450 Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a
451 commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as
452 Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned
453 Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-
454 30, and take any action necessary.
455

456 Chairman Lyons asked the applicant to come forward and speak in regards to the case.
457

458 Steve Russell
459 233 S. Wacker
460 Chicago, Ill
461

462 Mr. Russell came forward and provided a brief explanation of the case. They are proposing a 9,800
463 square foot building. Current uses include proposed restaurants and a soft goods retailer.
464

465 Senior Planner, Korey Brooks, provided additional information pertaining to the request. There
466 are a couple of variances associated with the request for horizontal and vertical articulation as
467 well as some material variances however those are in order to match the surrounding buildings.
468 A site plan was approved for the tract of land in 2007 and an area between the two buildings was
469 placed for the purpose of a large park and in 2010 the site plan was amended making the park
470 smaller and into more of an alley. This proposed site plan shows that area more narrow however
471 the applicant is proposing a small park area off to the side. The applicant met with the Architectural
472 Review Board and it was discussed how to make it wider to not have the entire walkway eliminated
473 with this development. Mr. Russell added that in the ARB discussion the Board requested some
474 modifications to the alleyway which included movement of some existing trees into tree wells
475 inside the alley way and some relocating of some lighting as well as some realignment of some of
476 the side walls. He indicated they are exploring those options and generally agreeable to making.
477 Mr. Brooks stated that the applicant will be bringing revised elevations as well as renderings of
478 the proposed alleyway modifications at the next scheduled meeting after having addressed both
479 staff and the ARB's comments.
480

481 Chairman Lyons brought the item back to the Commission for discussion/questions.
482

483 There being no further questions Chairman Lyons indicated the case will return to the
484 Commission for action at the next scheduled meeting.
485

486 15. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
487

488 Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced
489 case at the City Council meeting.
490

- 491
492 ✓ P2019-008: Replat for Lots 1 & 2, Block A, N. E. & J. O. Addition [Approved]
493 ✓ P2019-009: Replat for Lot 1, Block A, Brakes Plus Addition [Approved]
494 ✓ SP2019-004: Alternative Tree Mitigation Plan for SPR [Approved]
495 ✓ Z2019-003: SUP for a Private Sports Arena, Stadium or Track (1st Reading) [Approved]
496
497
498
499

500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518

VI. ADJOURNMENT

Chairman Lyons adjourned the meeting at 8:31 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: April 30, 2019
APPLICANT: Bill Bricker, *Columbia Development Company, LLC*
CASE NUMBER: P2019-018; *Park Place West, Phase III Addition*

SUMMARY

Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a replat for the Park Place West, Phase III Addition containing 85 single-family lots on a 24.439-acre tract of land being located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat Park Place West, Phase III Addition for the purpose of combining four (4) lots (*i.e. Lots 13 & 14, Block C and Lots 7 & 8, Block D*) into two (2) lots (*i.e. Lots 25, Block C, and Lot 14, Block D*), and to adjust various drainage and sanitary sewer easements (*i.e. re-align the easements*) in the subdivision.
- On October 18, 2004, the City Council approved *Ordinance 04-59 [Case No. Z2004-034]*, which established the development standards for the Park Place Subdivision (*i.e. Planned Development District 59 (PD-59)*). This was amended on December 11, 2006, by *Ordinance 06-51 [Case No. Z2006-023]*.
- On April 16, 2018, the City Council approved a final plat laying out 82 lots and establishing the Park Place West, Phase III Addition.
- The proposed replat generally conforms to the concept plan approved by the City Council on December 11, 2006 under *Case No. Z2006-023 [Ordinance No. 06-51]*.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *replat* for *Park Place West, Phase III Addition*, staff would propose the following conditions of approval:

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

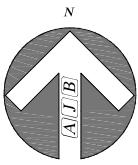
City of Rockwall Project Plan Review History



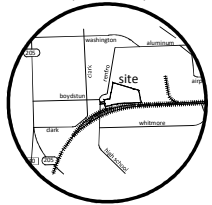
Project Number P2019-018	Owner COLUMBIA, EXTRUSION CORP	Applied 4/12/2019	LM
Project Name Park Place West III Addition	Applicant	Approved	
Type PLAT		Closed	
Subtype FINAL		Expired	
Status Staff Review		Status	
 Site Address 1200 E WASHINGTON		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision INDALLOY ADDITION	Tract 31	Block	Lot No 31
			Parcel No 0029-0000-0031-00-OR
			General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	COMMENTS	(4/18/2019 11:31 AM SH) - Too much of the easements are being removed. Only abandon the part of the easement that is no longer needed. See markup. - Need cross sections for floodplain and the detention easement. - Sheet 4 of 4 - Note 7 should read, "Property owner is responsible for maintenance, repair and reconstruction of all detention and drainage facilities in easements." Note 7 must be moved down under the paragraph that starts with "Until an escrow deposit..."
FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	APPROVED	
GIS	Lance Singleton	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
PLANNING	Korey Brooks	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>P2019-018 Park Place West, Phase III Addition</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is a request by Bill Bricker of Columbia Development Company, LLC for the approval of a replat for the Park Place West, Phase III Addition containing 85 single-family lots on a 24.439-acre tract of land being located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard.</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (P2019-018) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please provide a note of the purpose of the replat.</p> <p>M.5 Please provide a clouded version of the replat that indicate the changes in a cloud around each specific change.</p> <p>M.6 Please revise Note 1 on page 2 to provide more details of the purpose of the replat (i.e. which lots are being combined, what block, what type and number of easements being abandoned and created)</p> <p>I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Meeting for this case is April 30, 2019 and the City Council Meeting is May 6, 2019.</p> <p>I.8 This is scheduled to be on the Consent Agenda; however, any consent item has the possibility of being pulled for discussion.</p>						



Vicinity Map
(Not to Scale)



0' 30' 60' 120'
Scale: 1" = 60'

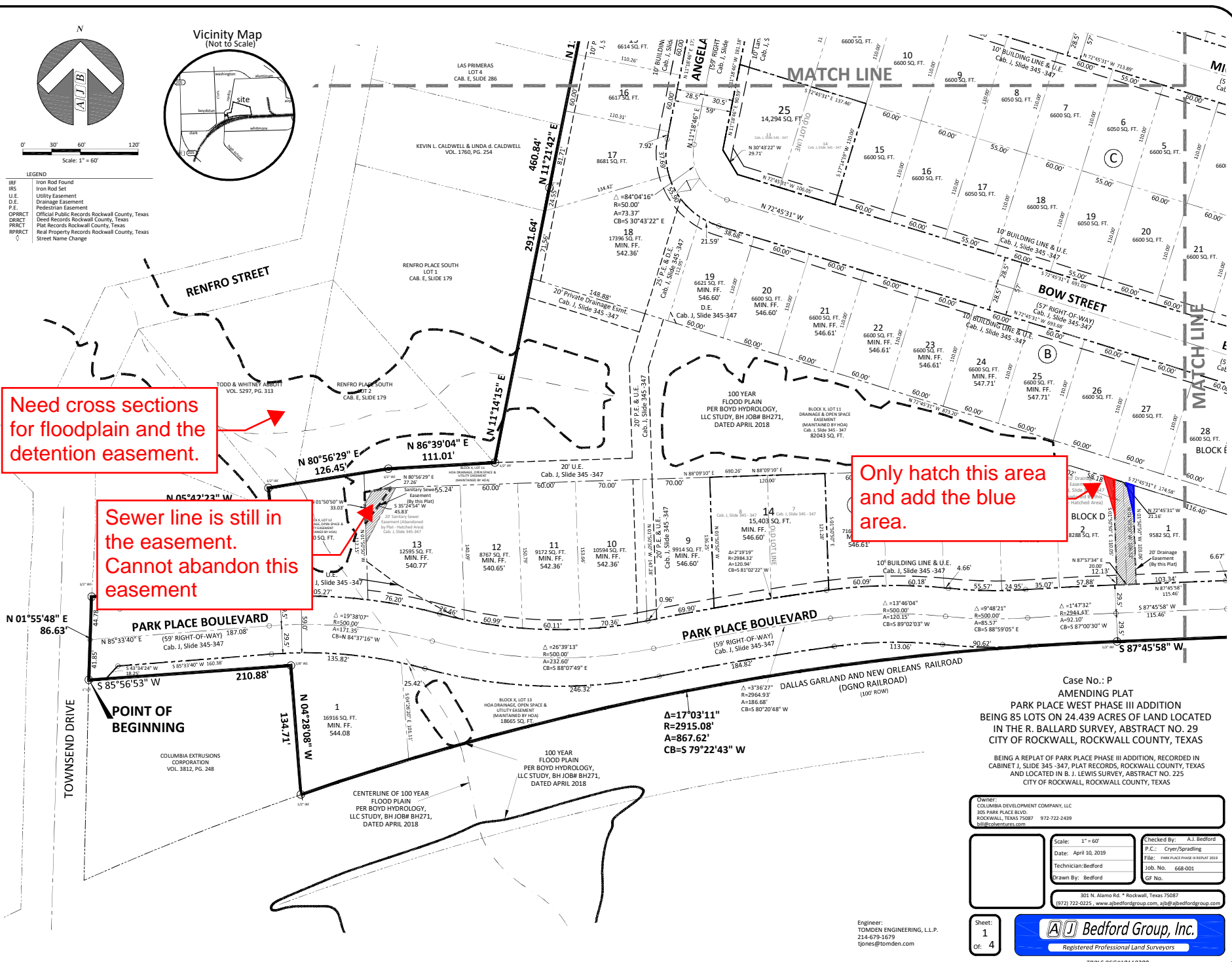
LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Protection Easement
OPRRCT	Official Public Records Rockwall County, Texas
DIRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
?	Street Name Change

Need cross sections for floodplain and the detention easement.

Sewer line is still in the easement. Cannot abandon this easement

Only hatch this area and add the blue area.



Case No.: P
 AMENDING PLAT
 PARK PLACE WEST PHASE III ADDITION
 BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
 COLUMBIA DEVELOPMENT COMPANY, LLC
 305 PARK PLACE BLVD.
 ROCKWALL, TEXAS 75087 972-722-2459
 www.bedfordgroup.com

Scale: 1" = 60'
 Date: April 10, 2019
 Technician: Bedford
 Drawn By: Bedford

Checked By: A.J. Bedford
 P.E.: Crysie Spaulding
 File: 20190410PARK PLACE WEST 2019
 Job No. 668-001
 GF No.

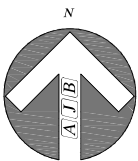
301 N. Alamo Rd. * Rockwall, Texas 75087
 (972) 722-0225, www.a BedfordGroup.com, ajb@a BedfordGroup.com

Sheet:
 of: 4



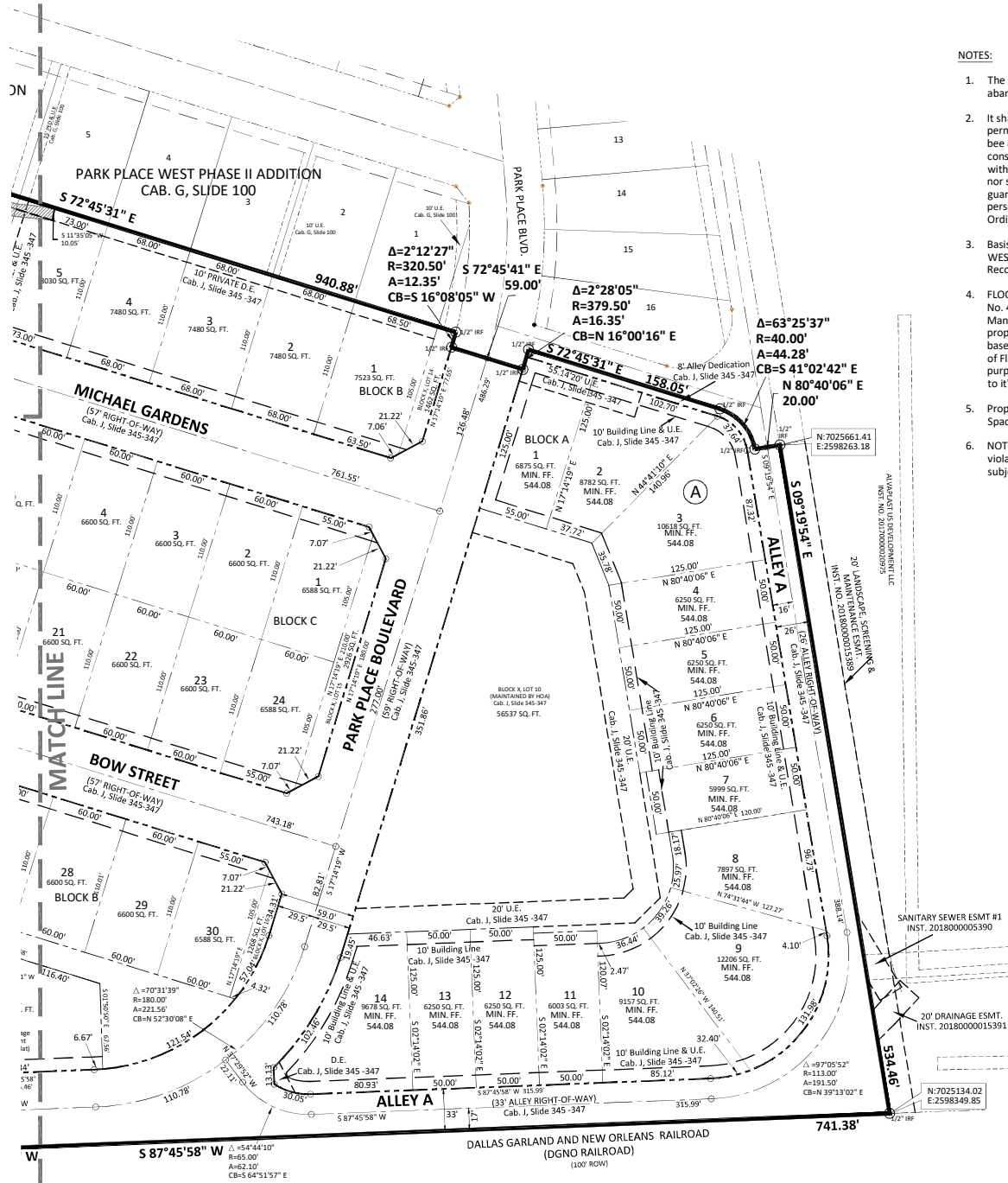
Engineer:
 TOMDEN ENGINEERING, L.L.P.
 214-679-1679
 tjones@tomden.com

N:\ALL FILE\STUDIOS\ENR\ENR\Rockwall\Park Place\PHASE III AMENDING PLAT.PAGES: 4-17-2019 8:48:30 AM



0' 30' 60' 120'
Scale: 1" = 60'

LEGEND
 IRF Iron Rod Found
 IRS Iron Rod Set
 U.E. Utility Easement
 D.E. Drainage Easement
 P.E. Pedestrian Easement
 ORP/RC Official Public Records Rockwall County, Texas
 ORP/CR Official Public Records Rockwall County, Texas
 PRP/CT Real Property Records Rockwall County, Texas
 PRP/CR/CT Real Property Records Rockwall County, Texas
 Street Name Change



NOTES:

1. The purpose of this Amending Plat is to combine 4 lots into 2 lots, abandon easement and dedicate easement.
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE III ADDITION recorded in Cabinet J, Slide 345 - 347, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to its accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

Case No.: P
 AMENDING PLAT
 PARK PLACE WEST PHASE III ADDITION
 BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN
 CABINET J, SLIDE 345 - 347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
 COLUMBIA DEVELOPMENT COMPANY, LLC
 309 PARK PLACE BLVD.
 ROCKWALL, TEXAS 75087 972-722-2439
 info@columbiadev.com

Scale: 1" = 60'
 Date: April 10, 2019
 Technician: Bedford
 Drawn By: Bedford

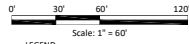
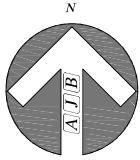
Checked By: A.J. Bedford
 P.C.: Cryer/Spalding
 File: PARK PLACE PHASE III REPLAT 2019
 Job No. 668-001
 CF No.

301 N. Alamo Rd., Rockwall, Texas 75087
 (972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com



Engineer:
 TOMDEN ENGINEERING, L.L.P.
 214-679-1679
 tjones@tomden.com

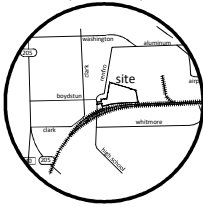
Sheet:
 2
 Of: 4



LEGEND

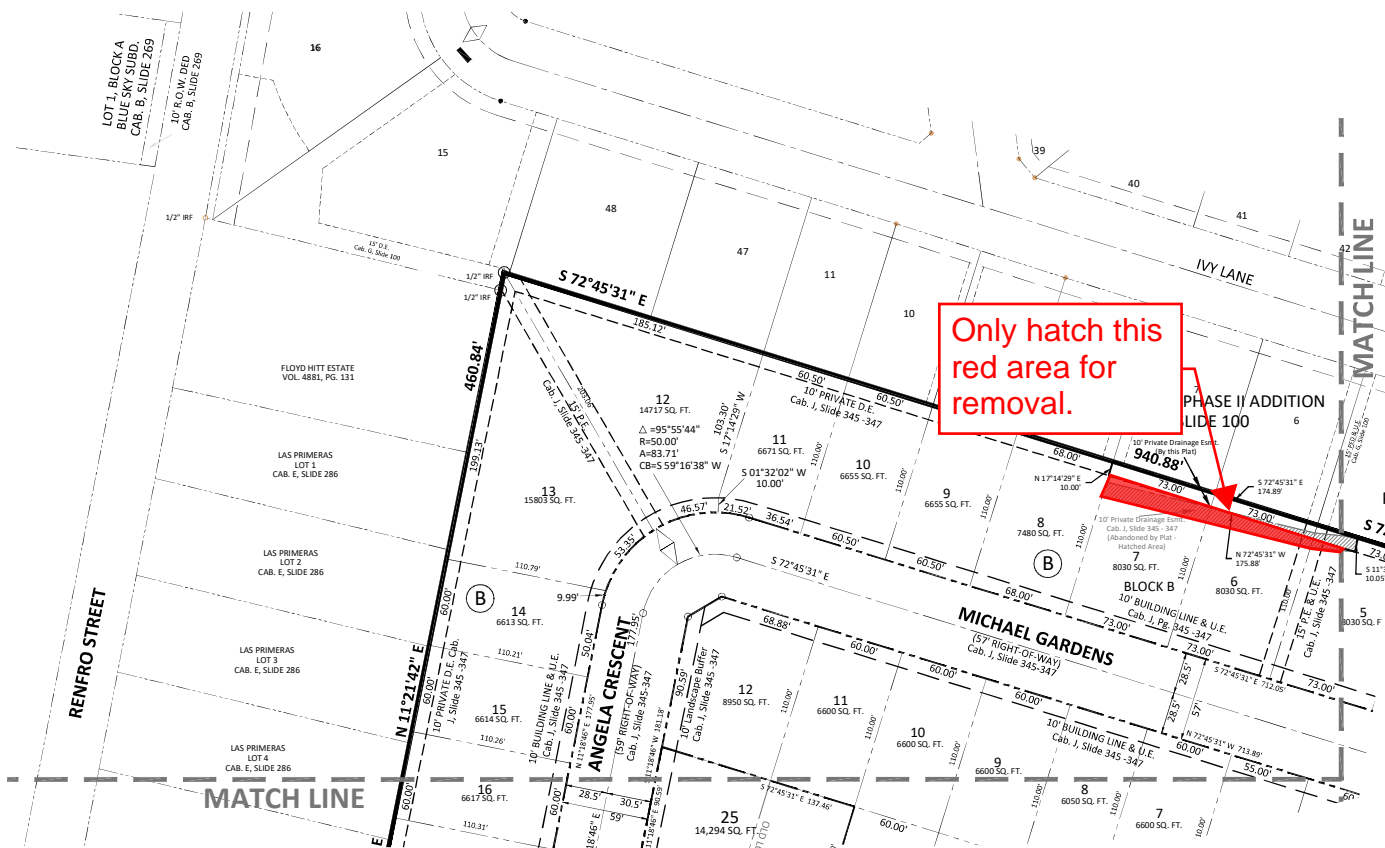
IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Pedestrian Easement
OPRRC	Official Public Records Rockwall County, Texas
DRRC	Deed Records Rockwall County, Texas
PRRC	Plat Records Rockwall County, Texas
RPRRC	Real Property Records Rockwall County, Texas
+	Street Name Change

Vicinity Map
(Not to Scale)



BLOCK "X" LOT AREAS

LOT #	AREA	DESCRIPTION
LOT 10	56,532 SQ. FT. 1.298 AC	HOA PARK AREA
LOT 11	82,045 SQ. FT. 1.883 AC	DRAINAGE & OPEN SPACE ESMT
LOT 12	14,713 SQ. FT. 0.338 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 13	18,666 SQ. FT. 0.428 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 14	1,462 SQ. FT. 0.034 AC	HOA LANDSCAPE AREA
LOT 15	2,926 SQ. FT. 0.067 AC	HOA LANDSCAPE AREA
LOT 16	1,267 SQ. FT. 0.029 AC	HOA LANDSCAPE AREA



Case No.: P
 AMENDING PLAT
 PARK PLACE WEST PHASE III ADDITION
 BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 COLUMBIA DEVELOPMENT COMPANY, LLC
 309 PARK PLACE BLVD.
 ROCKWALL, TEXAS 75087 972-722-2439
 info@columbiadev.com

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: April 10, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: PARK PLACE PHASE III REPLAT 2019
Drawn By: Bedford	Job No. 668-001
	SP No.

301 N. Alamo Rd. • Rockwall, Texas 75087
 (972) 722-0225 • www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 3
 Of: 4

Engineer:
 TOMDEN ENGINEERING, L.L.P.
 214-679-1679
 tjones@tomden.com

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\Rockwall\Phase III\REPLAT 2019.dwg, AMENDING PLAT PAGES, 4/12/2019 8:49:32 AM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC, are the owners of a 24.439 acre tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas and being all of the FINAL PLAT for PARK PLACE WEST PHASE III ADDITION according to the plat recorded in Cabinet J, Slide 348 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for the westerly southwest corner of said PARK PLACE WEST PHASE III ADDITION and being located in the east line of T. L. TOWNSEN DRIVE (variable width);

THENCE along the east line of said T.L. TOWNSEND DRIVE, NORTH 01°55'48" EAST a distance of 86.63 feet to a ½ inch iron rod found for corner;

THENCE departing the east line of said T.L. TOWNSEND DRIVE, NORTH 85°33'40" EAST a distance of 182.12 feet to a ½ inch iron rod found for the southeast corner of Lot 1, Block A of Richard Harris Subdivision No. 6 recorded in Cabinet B, Slide 340, Official Public Records of Rockwall County, Texas;

THENCE NORTH 04°30'38" WEST a distance of 69.54 feet to a ½ inch iron rod found for corner;

THENCE NORTH 05°42'23" WEST a distance of 29.95 feet to a ½ inch iron rod found for corner;

THENCE NORTH 80°56'29" EAST a distance of 126.45 feet to a ½ inch iron rod found for corner;

THENCE NORTH 86°39'04" EAST a distance 111.01 feet to a ½ inch iron rod found for corner;

THENCE NORTH 11°14'14" EAST a distance of 291.65 feet to a ½ inch iron rod found for corner;

THENCE NORTH 11°11'42" EAST a distance of 460.84 feet to a ½ inch iron rod found for the westerly northwest corner of said PARK PLACE WEST PHASE III, ADDITION;

THENCE along the north line of said PARK PLACE WEST PHASE III, ADDITION as follows:

SOUTH 72°45'31" EAST a distance of 940.88 feet to a ½ inch iron rod found for the beginning of a non-tangent curve to the right having a radius of 320.50 feet and a chord bearing of South 16°08'05" West;

Continuing said non-tangent curve to the right through a central angle of 02°12'27" for an arc length of 12.35 feet to a ½ inch iron rod found for corner;

NORTH 17°08'59" EAST a distance of 59.00 feet to a ½ inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 379.50 feet and a chord bearing of North 16°00'16" East;

Continuing with said non-tangent curve to the left through a central angle of 02°28'02" for an arc length of 16.35 feet to a ½ inch iron rod found in the south line of an alley dedication for PARK PLACE PHASE III;

THENCE along the south line of said alley dedication, SOUTH 72°45'31" EAST a distance of 158.05 feet to a ½ inch iron rod found for the beginning of a curve to the right having radius of 40.00 feet and a chord bearing of South 41°02'42" East;

THENCE with said curve to the right through a central angle of 63°25'37" for an arc length of 44.28 feet to a ½ inch iron rod found for corner;

THENCE NORTH 80°40'06" EAST a distance of 20.00 feet to ½ inch iron rod found for corner;

THENCE SOUTH 09°19'54" EAST a distance of 534.46 feet to a ½ inch iron rod found for the southeast corner of said PARK PLACE PHASE III and being located in the north line of DALLAS GARLAND AND NEW ORLEANS RAILROAD (100' wide);

THENCE along the south line of said PARK PLACE PHASE III and the north line of said DALLAS GARLAND AND NEW ORLEANS RAILROAD, SOUTH 87°45'58" WEST a distance of 741.38 feet to ½ inch iron rod found for the beginning of a curve to the left having a radius of 2915.08 and a chord bearing of South 79°22'43" West;

THENCE continuing with the south line of said PARK PLACE PHASE III and the north line of said DALLAS GARLAND AND NEW ORLEANS RAILROAD said curve to the left through a central angle of 17°03'11" for an arc length of 867.62 feet to a ½ inch iron rod found for the southerly southwest corner of said PARK PLACE PHASE III;

THENCE departing the north line of said DALLAS GARLAND AND NEW ORLEANS RAILROAD and continuing with the south line of said PARK PLACE PHASE III, NORTH 04°28'08" WEST a distance of 134.71 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the south line of said PARK PLACE PHASE III, SOUTH 85°56'53" WEST a distance of 210.88 feet to the PLACE OF BEGINNING;

CONTAINING within these metes and bounds 24.439 acres or 1,064,546 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, COLUMBIA DEVELOPMENT COMPANY, LLC, the undersigned owners of the land shown on this plat, and designated herein as PARK PLACE PHASE III ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the PARK PLACE PHASE III ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

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

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

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

COLUMBIA DEVELOPMENT COMPANY, LLC

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2019

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2019.

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

WITNESS OUR HANDS, this ____ day of _____, 2019.

Mayor, City of Rockwall City Secretary City Engineer

Note 7 should read, "Property owner is responsible for maintenance, repair and reconstruction of all detention and drainage facilities in easements." Note 7 must be moved down here.

THESE PRESENTS:

I certify that I prepared this plat for the land, and that the corner is properly placed under my

Recorded
Elected or
Not

No. 4132

ROCKWALL, TEXAS 75087

Case No.: P
AMENDING PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN CABINET J, SLIDE 345 -347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
info@cdcoffices.com

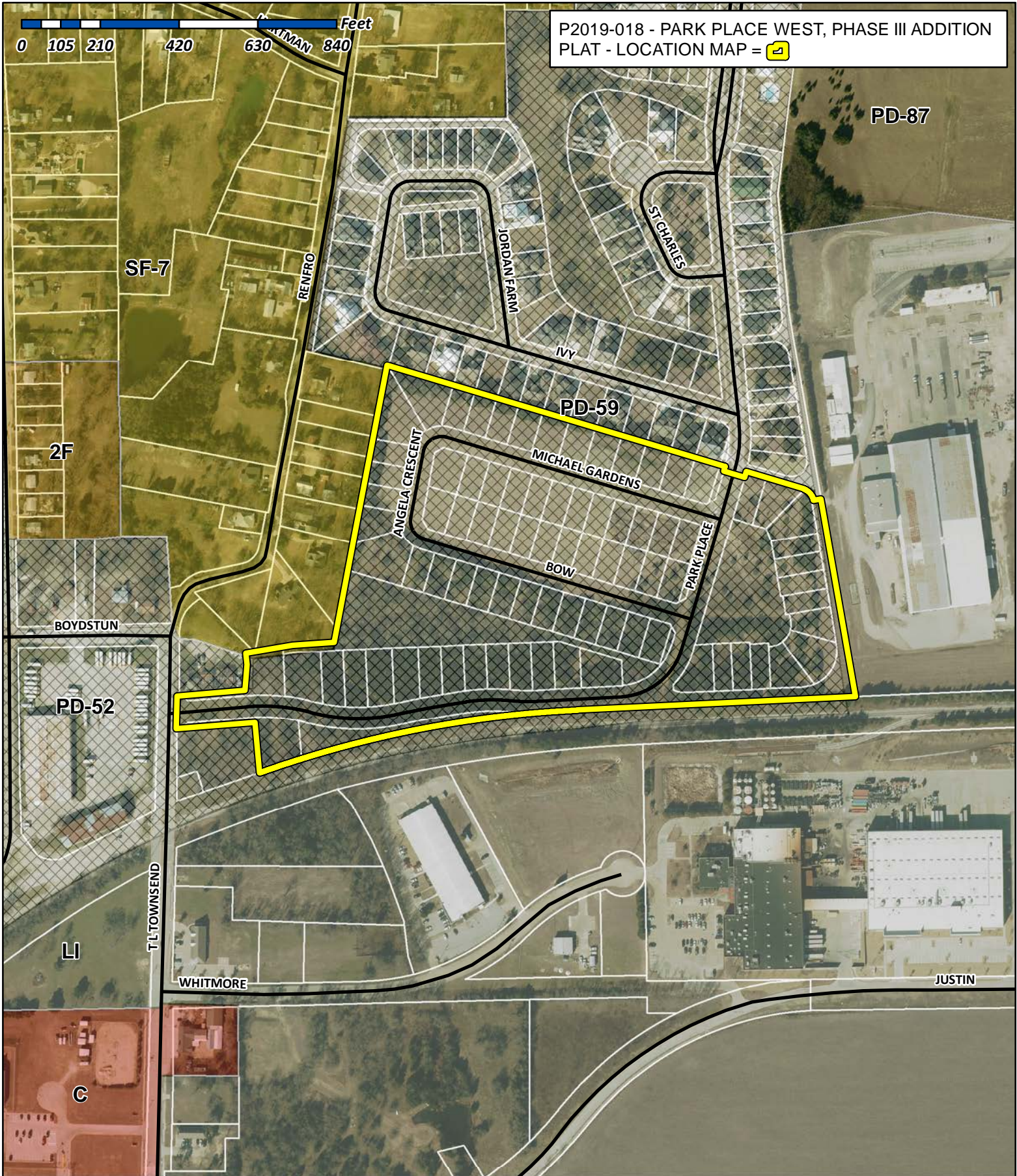
Scale: 1" = 60'
Date: April 10, 2019
Technician: Bedford
Drawn By: Bedford
Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: PARK PLACE PHASE III REPLAT 2019
Job No. 668-001
GF No.

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225 • www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
4
Of: 4



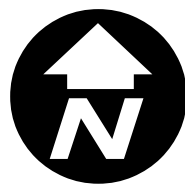
Engineer:
TOMDEN ENGINEERING, L.L.P.
214-479-1679
tjones@tomden.com

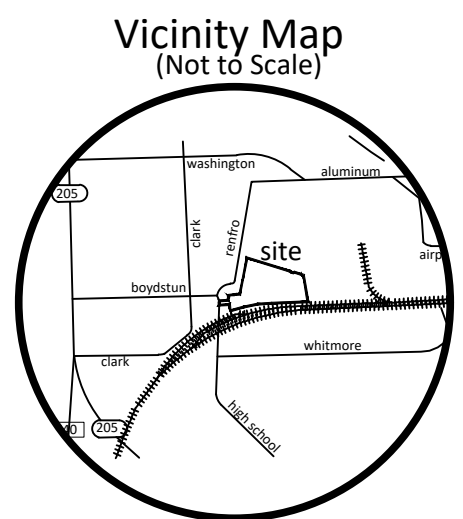
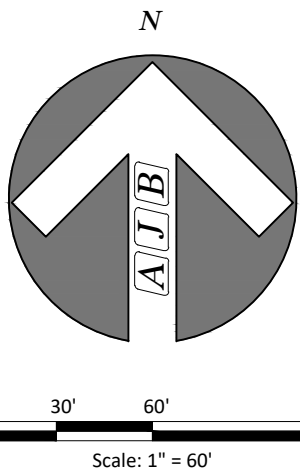


City of Rockwall

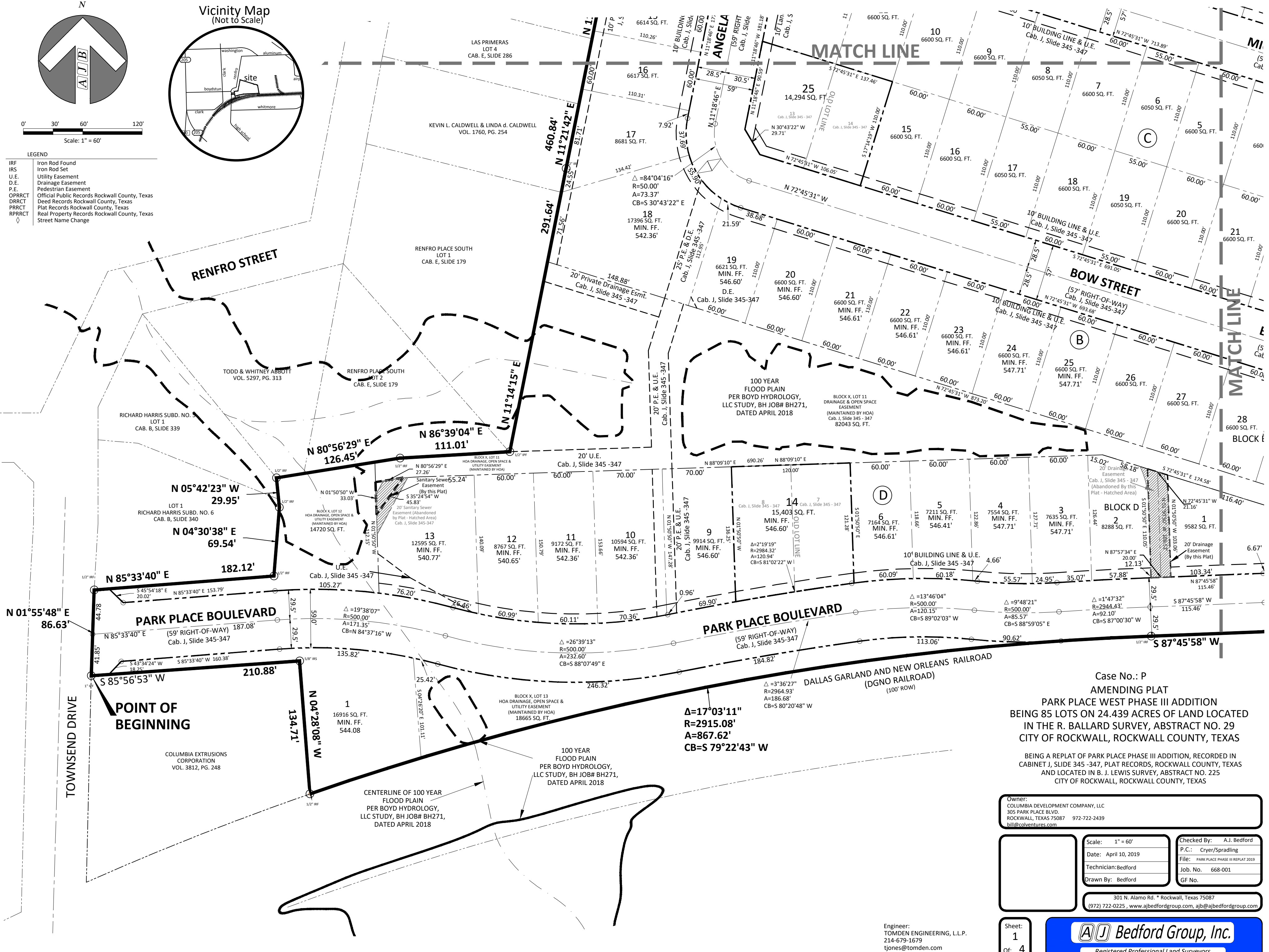
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





- LEGEND**
- IRF Iron Rod Found
 - IRS Iron Rod Set
 - U.E. Utility Easement
 - D.E. Drainage Easement
 - P.E. Pedestrian Easement
 - OPRRCT Official Public Records Rockwall County, Texas
 - DRRCT Deed Records Rockwall County, Texas
 - PRRCT Plat Records Rockwall County, Texas
 - RPRRCT Real Property Records Rockwall County, Texas
 - Street Name Change



Case No.: P
 AMENDING PLAT
 PARK PLACE WEST PHASE III ADDITION
 BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
 COLUMBIA DEVELOPMENT COMPANY, LLC
 305 PARK PLACE BLVD.
 ROCKWALL, TEXAS 75087 972-722-2439
 bill@colventures.com

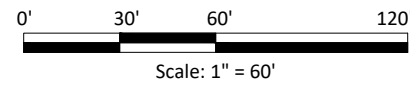
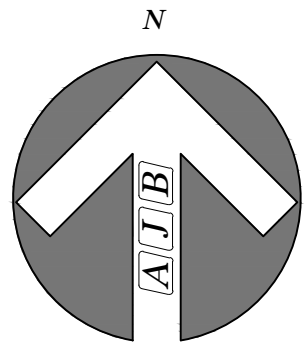
Scale: 1" = 60'	Checked By: A.J. Bedford
Date: April 10, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: PARK PLACE PHASE III REPLAT 2019
Drawn By: Bedford	Job. No. 668-001
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
 (972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com



Engineer:
 TOMDEN ENGINEERING, L.L.P.
 214-679-1679
 tjones@tomden.com

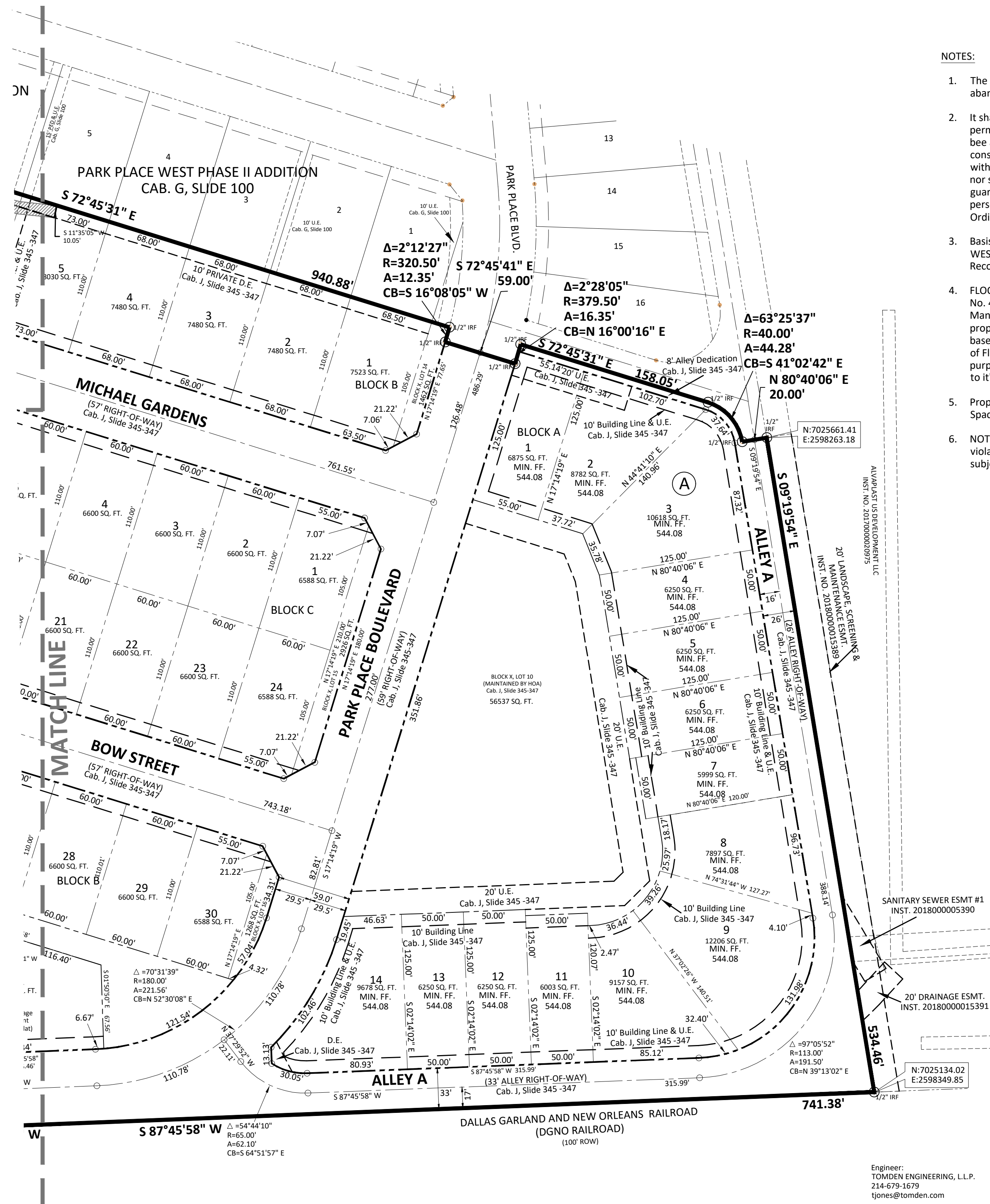
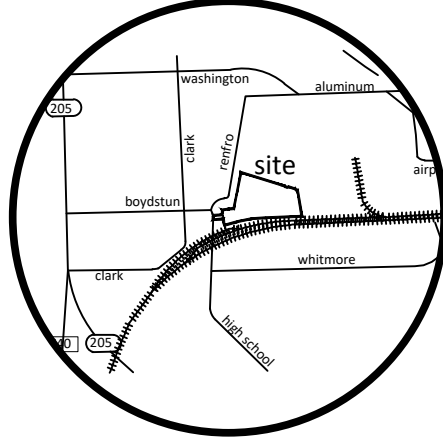
Sheet:
 1
 Of: 4



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Pedestrian Easement
OPRRCT	Official Public Records Rockwall County, Texas
DRRRCCT	Deed Records Rockwall County, Texas
PRRCCT	Plat Records Rockwall County, Texas
RPRRCCT	Real Property Records Rockwall County, Texas
↕	Street Name Change

Vicinity Map (Not to Scale)



NOTES:

- The purpose of this Amending Plat is to combine 4 lots into 2 lots, abandon easement and dedicate easement.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE III ADDITION recorded in Cabinet J, Slide 345 - 347, Plat Records Rockwall County, Texas.
- FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to its accuracy.
- Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

Case No.: P
 AMENDING PLAT
 PARK PLACE WEST PHASE III ADDITION
 BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: COLUMBIA DEVELOPMENT COMPANY, LLC
 305 PARK PLACE BLVD.
 ROCKWALL, TEXAS 75087 972-722-2439
 bill@colventures.com

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: April 10, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: PARK PLACE PHASE III REPLAT 2019
Drawn By: Bedford	Job No. 668-001
	GF No.

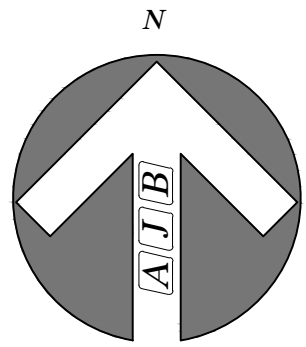
301 N. Alamo Rd. * Rockwall, Texas 75087
 (972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
2
Of: 4

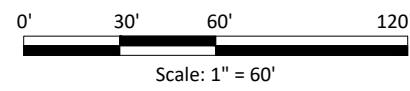
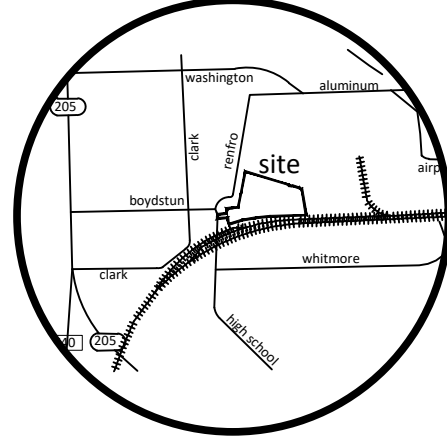


Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place West - Phase III\PHASE III REPLAT 2019.dwg, AMENDING PLAT PAGES, 4/12/2019 8:48:54 AM



Vicinity Map
(Not to Scale)

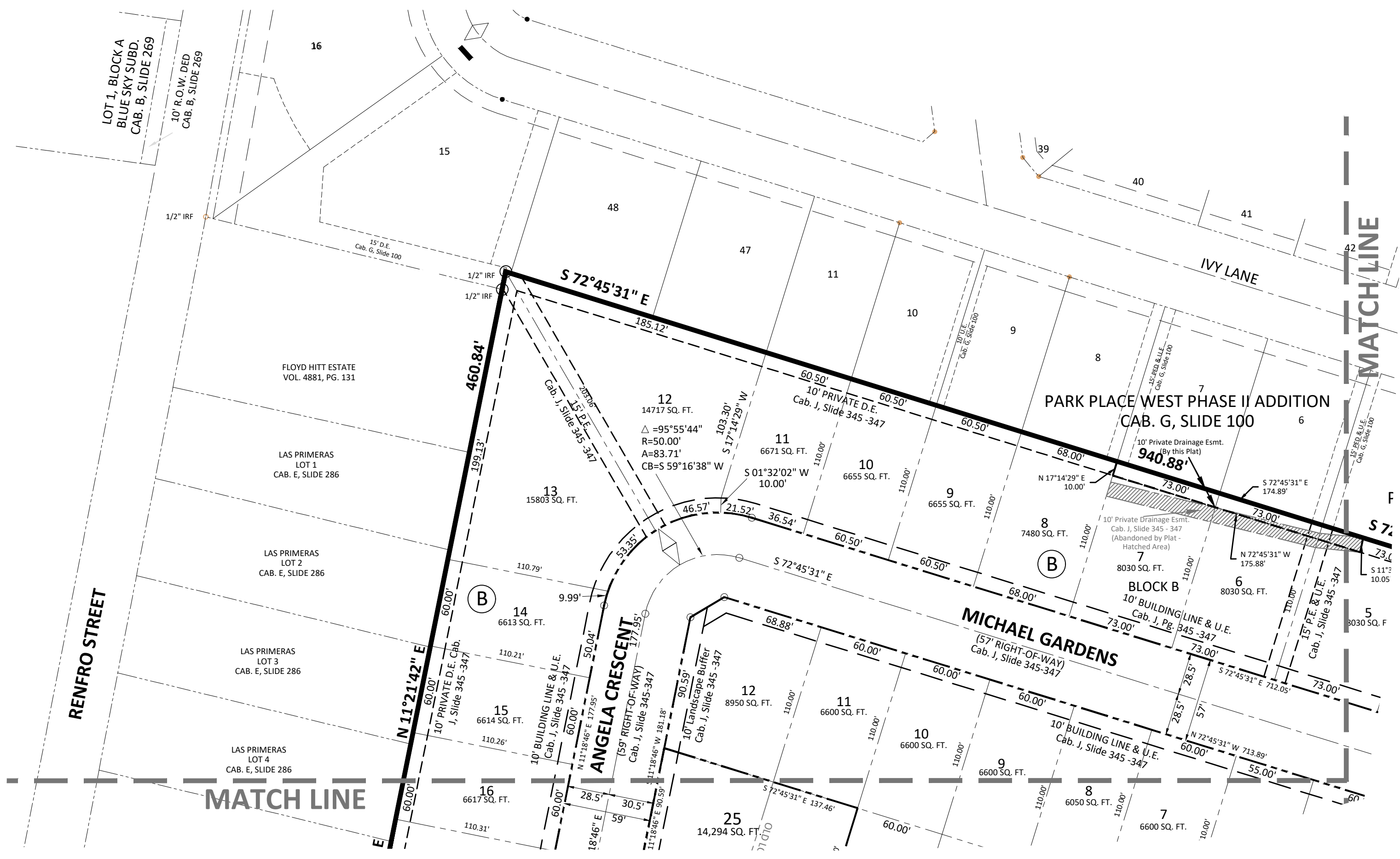


Scale: 1" = 60'

LEGEND

- IRF Iron Rod Found
- IRS Iron Rod Set
- U.E. Utility Easement
- D.E. Drainage Easement
- P.E. Pedestrian Easement
- OPRRCT Official Public Records Rockwall County, Texas
- DRRCT Deed Records Rockwall County, Texas
- PRRCT Plat Records Rockwall County, Texas
- RPRRCT Real Property Records Rockwall County, Texas
- Street Name Change

BLOCK "X" LOT AREAS		
LOT #	AREA	DESCRIPTION
LOT 10	56,532 SQ. FT. 1.298 AC	HOA PARK AREA
LOT 11	82,045 SQ. FT. 1.883 AC	DRAINAGE & OPEN SPACE ESMT
LOT 12	14,713 SQ. FT. 0.338 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 13	18,666 SQ. FT. 0.428 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 14	1,462 SQ. FT. 0.034 AC	HOA LANDSCAPE AREA
LOT 15	2,926 SQ. FT. 0.067 AC	HOA LANDSCAPE AREA
LOT 16	1,267 SQ. FT. 0.029 AC	HOA LANDSCAPE AREA



Case No.: P
 AMENDING PLAT
 PARK PLACE WEST PHASE III ADDITION
 BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 COLUMBIA DEVELOPMENT COMPANY, LLC
 305 PARK PLACE BLVD.
 ROCKWALL, TEXAS 75087 972-722-2439
 bill@colventures.com

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: April 10, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: PARK PLACE PHASE III REPLAT 2019
Drawn By: Bedford	Job No. 668-001
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
 (972) 722-0225 • www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
 3
 Of: 4



Engineer:
 TOMDEN ENGINEERING, L.L.P.
 214-679-1679
 tjones@tomden.com

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\PHASE III REPLAT 2019.dwg, AMENDING PLAT PAGES, 4/12/2019 8:49:32 AM

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC, are the owners of a **24.439 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas and being all of the FINAL PLAT for PARK PLACE WEST PHASE III ADDITION according to the plat recorded in Cabinet J, Slide 348 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for the westerly southwest corner of said PARK PLACE WEST PHASE III ADDITION and being located in the east line of T. L. TOWNSEN DRIVE (variable width);

THENCE along the east line of said T.L. TOWNSEND DRIVE, **NORTH 01°55'48" EAST** a distance of **86.63** feet to a ½ inch iron rod found for corner;

THENCE departing the east line of said T.L. TOWNSEND DRIVE, **NORTH 85°33'40" EAST** a distance of **182.12** feet to a ½ inch iron rod found for the southeast corner of Lot 1, Block A of Richard Harris Subdivision No. 6 recorded in Cabinet B, Slide 340, Official Public Records of Rockwall County, Texas;

THENCE NORTH 04°30'38" WEST a distance of **69.54** feet to a ½ inch iron rod found for corner;

THENCE NORTH 05°42'23" WEST a distance of **29.95** feet to a ½ inch iron rod found for corner;

THENCE NORTH 80°56'29" EAST a distance of **126.45** feet to a ½ iron rod found for corner;

THENCE NORTH 86°39'04" EAST a distance **111.01** feet to a ½ inch iron rod found for corner;

THENCE NORTH 11°14'14" EAST a distance of **291.65** feet to a ½ inch iron rod found for corner;

THENCE NORTH 11°11'42" EAST a distance of **460.84** feet to a ½ inch iron rod found for the westerly northwest corner of said *PARK PLACE WEST PHASE III, ADDITION*;

THENCE along the north line of said *PARK PLACE WEST PHASE III, ADDITION* as follows:

SOUTH 72°45'31" EAST a distance of **940.88** feet to a ½ inch iron rod found for the beginning of a non-tangent curve to the right having a radius of 320.50 feet and a chord bearing of South 16°08'05" West;

Continuing said non-tangent curve to the right through a central angle of **02°12'27"** for an arc length of **12.35** feet to a ½ inch iron rod found for corner;

NORTH 17°08'59" EAST a distance of **59.00** feet to a ½ inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 379.50 feet and a chord bearing of North 16°00'16" East;

Continuing with said non-tangent curve to the left through a central angle of **02°28'02"** for an arc length of **16.35** feet to a ½ inch iron rod found in the south line of an alley dedication for *PARK PLACE PHASE III*;

THENCE along the south line of said alley dedication, **SOUTH 72°45'31" EAST** a distance of **158.05** feet to a ½ inch iron rod found for the beginning of a curve to the right having radius of 40.00 feet and a chord bearing of South 41°02'42" East;

THENCE with said curve to the right through a central angle of **63°25'37"** for an arc length of **44.28** feet to a ½ inch iron rod found for corner;

THENCE NORTH 80°40'06" EAST a distance of **20.00** feet to ½ inch iron rod found for corner;

THENCE SOUTH 09°19'54" EAST a distance of **534.46** feet to a ½ inch iron rod found for the southeast corner of said *PARK PLACE PHASE III* and being located in the north line of DALLAS GARLAND AND NEW ORLEANS RAILROAD (100' wide);

THENCE along the south line of said *PARK PLACE PHASE III* and the north line of said *DALLAS GARLAND AND NEW ORLEANS RAILROAD*, **SOUTH 87°45'58" WEST** a distance of **741.38** feet to ½ inch iron rod found for the beginning of a curve to the left having a radius of 2915.08 and a chord bearing of South 79°22'43" West;

THENCE continuing with the south line of said *PARK PLACE PHASE III* and the north line of said *DALLAS GARLAND AND NEW ORLEANS RAILROAD* said curve to the left through a central angle of **17°03'11"** for an arc length of **867.62** feet to a ½ inch iron rod found for the southerly southwest corner of said *PARK PLACE PHASE III*;

THENCE departing the north line of said *DALLAS GARLAND AND NEW ORLEANS RAILROAD* and continuing with the south line of said *PARK PLACE PHASE III*, **NORTH 04°28'08" WEST** a distance of **134.71** feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the south line of said *PARK PLACE PHASE III*, **SOUTH 85°56'53" WEST** a distance of **210.88** feet to the *PLACE OF BEGINNING*;

CONTAINING within these metes and bounds **24.439 acres** or **1,064,546** square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, **COLUMBIA DEVELOPMENT COMPANY, LLC**, the undersigned owners of the land shown on this plat, and designated herein as **PARK PLACE PHASE III ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE III ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

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

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

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

COLUMBIA DEVELOPMENT COMPANY, LLC

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2019

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2019.

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

WITNESS OUR HANDS, this ____ day of _____, 2019.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P
AMENDING PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
bill@colventures.com

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: April 10, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: PARK PLACE PHASE III REPLAT 2019
Drawn By: Bedford	Job No. 668-001
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
4
Of: 4



Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\PARK PLACE WEST - PHASE III\PHASE III 2019\PHASE III 2019\PHASE III 2019\REPLAT 2019.dwg, AMENDING PLAT PAGES, 4/12/2019 8:49:58 AM



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 30, 2019
APPLICANT: Mike Samples
CASE NUMBER: P2019-019; *Lot 11, Block A, 205 Business Park Addition*

SUMMARY

Consider a request by Mike Samples for the approval of a final plat for Lot 11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

PLAT INFORMATION

- The objective of this request is to final plat Lot 11, Block A, of the 205 Business Park Addition for the purpose of constructing a 4,837 SF metal building, and to add the necessary drainage easements for the development of this site. The subject property is a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128 and is addressed as 125 National Drive. According to the City's historic zoning maps, the property has been zoned Heavy Commercial (HC) District since at least April 5, 2005.
- On August 31, 1999, the City Council approved an ordinance [*i.e. Ordinance No. 99-33*] annexing the subject property, and other properties along National Drive.
- On July 10, 2018, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-018*] and forwarded a recommendation of approval for certain variances associated with the material composition and articulation of the structure. These variances were approved by the City Council on July 16, 2018.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *- conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 11, Block A, 205 Business Park Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall Project Plan Review History



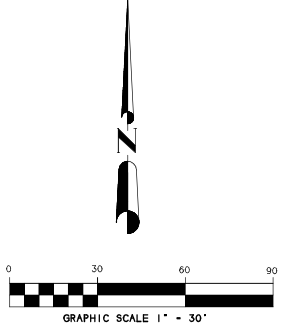
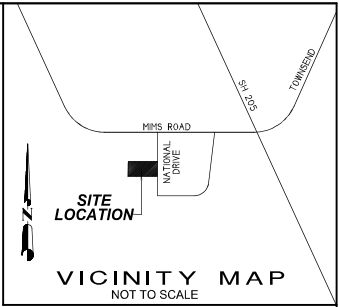
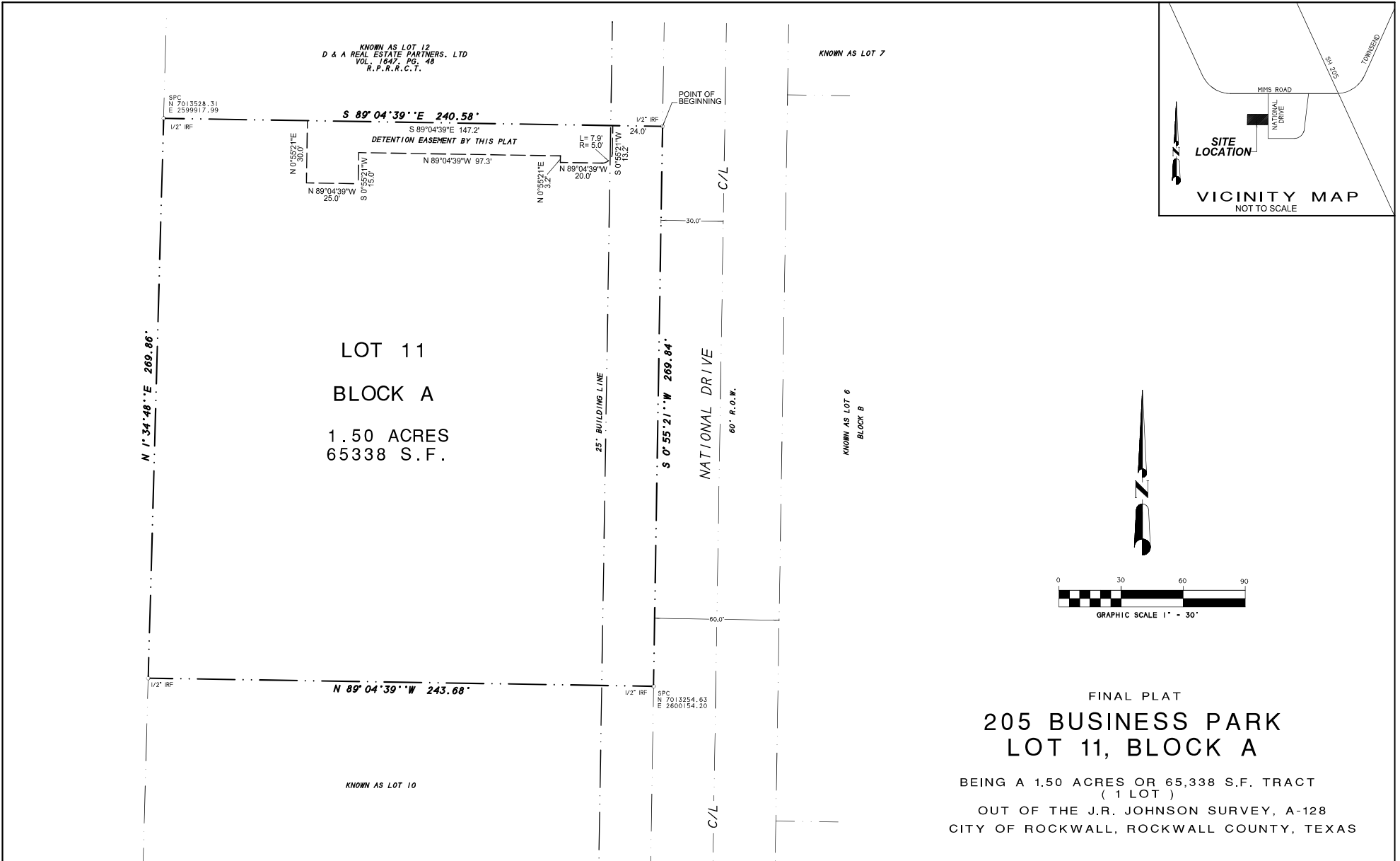
Project Number P2019-019	Owner RACK, PARTNERS LTD	Applied 4/16/2019 LM
Project Name Lot 11, Block A, 205 Business Park	Applicant MIKE SAMPLES	Approved
Type PLAT		Closed
Subtype FINAL		Expired
Status P&Z HEARING		Status 4/25/2019 DG

Site Address 125 NATIONAL DR	City, State Zip ROCKWALL, TX 75032	Zoning
--	--	---------------

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	2-16		2-16	0128-0000-0002-16-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/16/2019	4/23/2019	4/18/2019	2	APPROVED	
ENGINEERING (4/18/2019 11:36 AM SH)	Sarah Hager	4/16/2019	4/23/2019	4/18/2019	2	COMMENTS	Note 4 should read, "Property owner shall be responsible for all maintenance, repair, and reconstruction of all drainage and detention systems in easements."
FIRE	Ariana Hargrove	4/16/2019	4/23/2019	4/22/2019	6	APPROVED	
GIS	Lance Singleton	4/16/2019	4/23/2019	4/18/2019	2	APPROVED	
PLANNING	David Gonzales	4/16/2019	4/23/2019	4/25/2019	9	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Mike Samples for the approval of a final plat for Lot11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:</p>						
<p>** Planning Department General Comments to be addressed:</p>						
<ol style="list-style-type: none"> 1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning Engineering, Building Inspection, and Fire Departments as indicated in this Project Plan Review document 2. Provide a label indicating "Case No. P2019-019" on the lower right corner on all pages of the revised final plat submittal 3. Correct Title Block to read as follows: 						
<p>Final Plat Lot 11, Block A, 205 Business Park Addition being a 1.50-acres or 65,338 SF (1-Lot), Identified as Tract 2-16 of the J.R. Johnson Survey, A-128 An Addition to the City of Rockwall, Rockwall County, Texas</p>						
<p>**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes **</p>						
<p>Although this case is scheduled for consent, staff recommends that a representative be present for the meetings as listed below. If you have any questions regarding this case, please feel free to contact David Gonzalez, AICP with the Planning Department at 972-771-7745.</p>						
<p>Scheduled Meeting Dates to Attend</p>						
<p>Planning - Consent Agenda: April 30, 2019 (Tuesday at 6:00p.m.)</p>						
<p>City Council - Consent Agenda: May 6, 2019 (Monday at 6:00 p.m.)</p>						



FINAL PLAT
**205 BUSINESS PARK
 LOT 11, BLOCK A**
 BEING A 1.50 ACRES OR 65,338 S.F. TRACT
 (1 LOT)
 OUT OF THE J.R. JOHNSON SURVEY, A-128
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND	
	ADJACENT PROPERTY
	ADJACENT PROPERTY
	ADJACENT PROPERTY
	ADJACENT PROPERTY
	ADJACENT PROPERTY
	ADJACENT PROPERTY
	ADJACENT PROPERTY
	ADJACENT PROPERTY
	ADJACENT PROPERTY

OWNER:
 RACK PARTNERS LTD
 3021 RIDGE ROAD, SUITE A
 ROCKWALL, TEXAS 75032

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

Note 4 should read, "Property owner shall be responsible for all maintenance, repair, and reconstruction of all drainage and detention systems in easements."

- NOTES
- 1) According to F E M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION AND DRAINAGE EASEMENT STRUCTURES.

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RACK PARTNERS LTD, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.R. JOHNSON SURVEY, ABSTRACT NO. 126, City of Rockwall, Rockwall County, Texas, and being known as Lot 11, Block A of ROCKWALL 205 BUSINESS PARK ADDITION and being the same tract of land as described in a Warranty deed to RACK PARTNERS LTD, dated September 14, 2006 and being recorded in Volume 4757, Page 139 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner in the west right-of-way line of National Drive, a 60 foot right-of-way at the northeast corner of Lot 11, Block A, said Rack Partners LTD tract;

THENCE S. 00 deg. 55 min. 21 sec. W. along said right-of-way line, a distance of 269.84 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 04 min. 39 sec. W. along the south line of Lot 11, a distance of 243.68 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 11;

THENCE N. 01 deg. 34 min. 48 sec. E. a distance of 269.86 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 11;

THENCE S. 89 deg. 04 min. 39 sec. E. along the north line of Lot 3, a distance of 240.58 feet to the POINT OF BEGINNING and containing 65,338 square feet or 1.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as 205 BUSINESS PARK, LOT 11, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

DAVID OSBORN
FOR RACK PARTNERS LTD

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of 205 BUSINESS PARK, LOT 11, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____.

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

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

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT

205 BUSINESS PARK
LOT 11, BLOCK A

BEING A 1.50 ACRES OR 65,338 S.F. TRACT
(1 LOT)
OUT OF THE J.R. JOHNSON SURVEY, A-128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊙	WATER
⊙	SEWER
⊙	STORM
⊙	UTILITY
⊙	STREET
⊙	ALLEY
⊙	RIGHT-OF-WAY
⊙	ENCLOSURE
⊙	ADJACENT PROPERTY
⊙	ADJACENT TRACT
⊙	ADJACENT BLOCK
⊙	ADJACENT LOT
⊙	ADJACENT SECTION
⊙	ADJACENT TOWNSHIP
⊙	ADJACENT COUNTY
⊙	ADJACENT STATE
⊙	ADJACENT FEDERAL
⊙	ADJACENT NATIONAL
⊙	ADJACENT INTERNATIONAL

OWNER:
RACK PARTNERS LTD
3021 RIDGE ROAD, SUITE A
ROCKWALL, TEXAS 75032


H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE trac@hdfetty.com

SURVEY DATE APRIL 15, 2019
SCALE 1" = 30' FILE # 20180300-RP
CLIENT RACK

0 25 50 100 150 200 Feet

P2019-019 - LOT 11, BLOCK A, 205 BUSINESS PARK
FINAL PLAT - LOCATION MAP = 



AG

HC

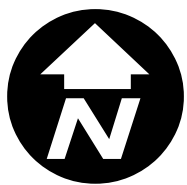
NATIONAL

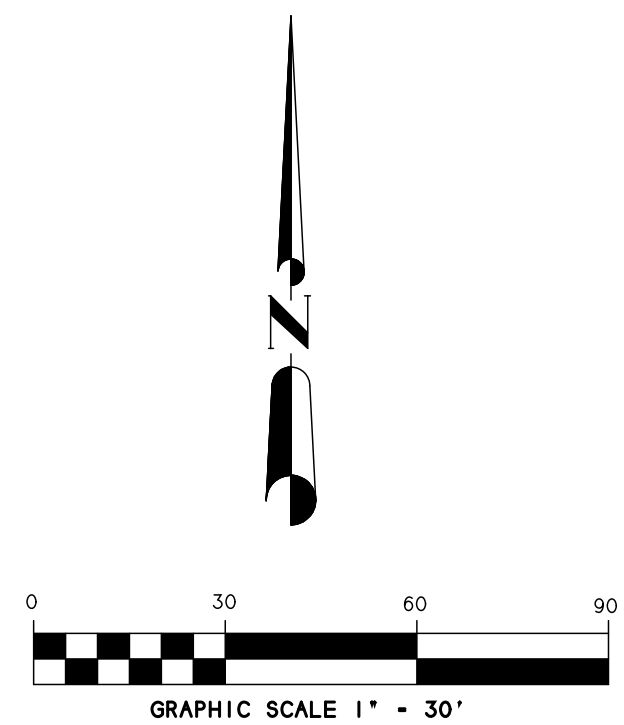
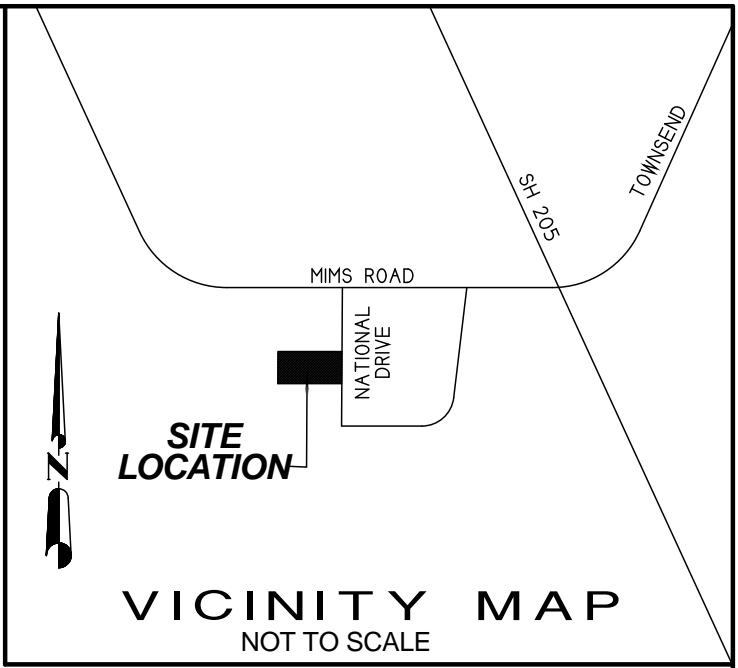
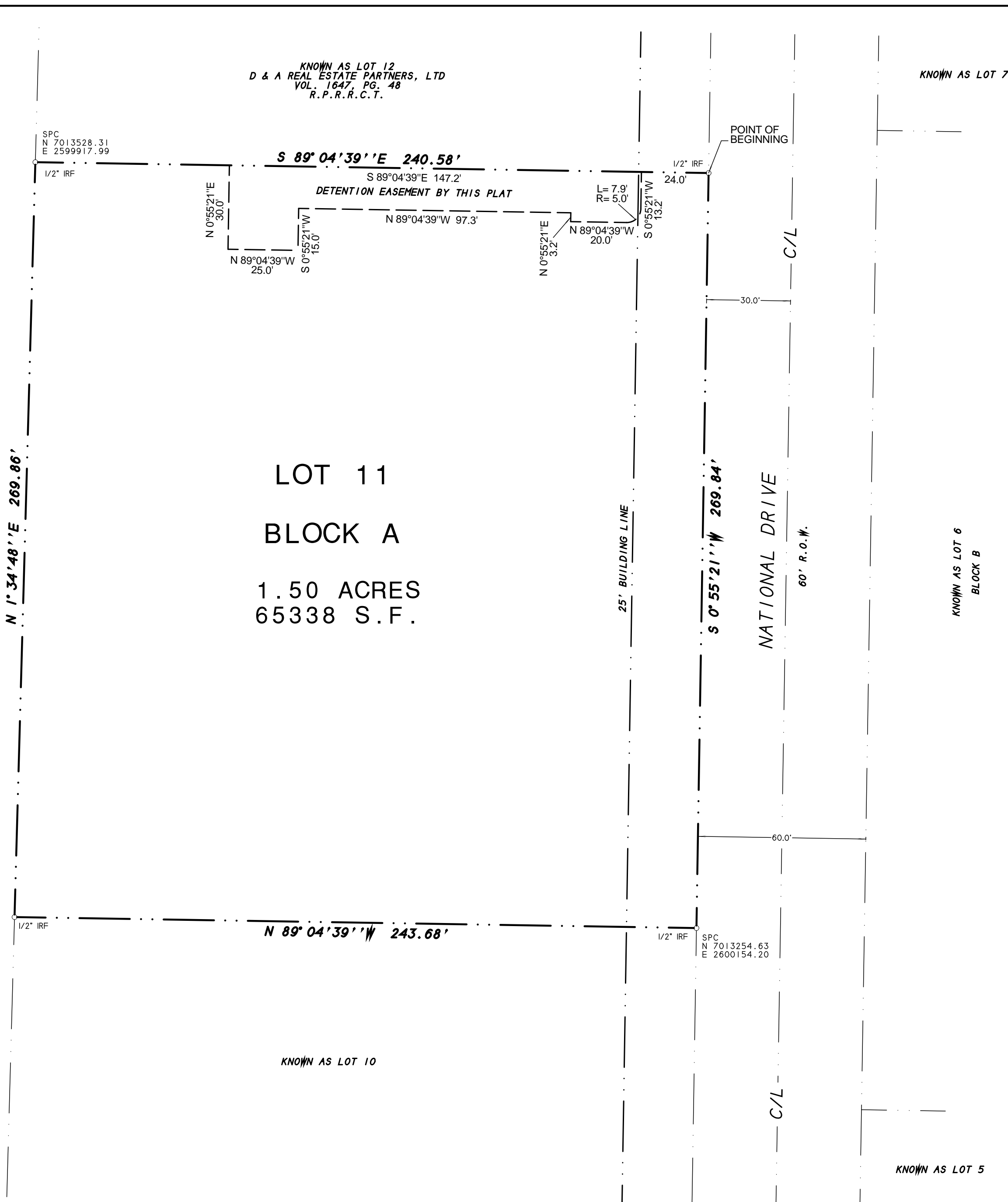


City of Rockwall

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

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





FINAL PLAT
205 BUSINESS PARK
LOT 11, BLOCK A
 BEING A 1.50 ACRES OR 65,338 S.F. TRACT
 (1 LOT)
 OUT OF THE J.R. JOHNSON SURVEY, A-128
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND	
	TELEVISION
	GAS
	CABLE
	ELECTRIC
	SUBSURFACE
	FENCE
	ITEL
	PHONE
	ELECTRIC
	SUBSURFACE
	ELECTRIC
	WATER
	JUNCTION BOX
	EASEMENT LINE
	PROPERTY LINES
	FIRE HYDRANT
	ELECTRIC
	WATER
	LIGHT POLE
	ELECTRIC
	WATER
	AIR COND. UNIT
	PROTAN TANK

OWNER:
 RACK PARTNERS LTD
 3021 RIDGE ROAD, SUITE A
 ROCKWALL, TEXAS 75032

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

SURVEY DATE APRIL 15, 2019
 SCALE 1" = 30' FILE # 20180300-RP
 CLIENT RACK

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION AND DRAINAGE EASEMENT STRUCTURES.

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RACK PARTNERS LTD, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.R. JOHNSON SURVEY, ABSTRACT NO. 126, City of Rockwall, Rockwall County, Texas, and being known as Lot 11, Block A of ROCKWALL 205 BUSINESS PARK ADDITION, and being the same tract of land as described in a Warranty deed to RACK PARTNERS LTD, dated September 14, 2006 and being recorded in Volume 4757, Page 139 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner in the west right-of-way line of National Drive, a 60 foot right-of-way at the northeast corner of Lot 11, Block A, said Rack Partners LTD tract;

THENCE S. 00 deg. 55 min. 21 sec. W. along said right-of-way line, a distance of 269.84 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 04 min. 39 sec. W. along the south line of Lot 11, a distance of 243.68 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 11;

THENCE N. 01 deg. 34 min. 48 sec. E. a distance of 269.86 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 11;

THENCE S. 89 deg. 04 min. 39 sec. E. along the north line of Lot 3, a distance of 240.58 feet to the POINT OF BEGINNING and containing 65,338 square feet or 1.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as 205 BUSINESS PARK, LOT 11, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

DAVID OSBORN
FOR RACK PARTNERS LTD

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of 205 BUSINESS PARK, LOT 11, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

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

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

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date _____

FINAL PLAT
205 BUSINESS PARK
LOT 11, BLOCK A

BEING A 1.50 ACRES OR 65,338 S.F. TRACT
(1 LOT)
OUT OF THE J.R. JOHNSON SURVEY, A-128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
RACK PARTNERS LTD
3021 RIDGE ROAD, SUITE A
ROCKWALL, TEXAS 75032

SYMBOL LEGEND	
TELEVISION CABLE	OAS
GAS	TEL
ELECTRIC	FIRE
ELECTRIC	HYDRANT
SUBURFACE	POWER
JUNCTION	POLE
WATER	LP
METER	CORNER
EASEMENT	PROPANE
FENCE	AIR
PROPERTY	TANK

SURVEY DATE APRIL 15, 2019
SCALE 1" = 30' FILE # 20180300-RP
CLIENT RACK

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2019-



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Ronny Klingbeil, *RLK Engineering, Inc.*

DATE: April 30, 2019

SUBJECT: SP2019-008; *Site Plan for Rockwall High School Parking Area*

On April 20, 2019, the applicant -- *William Salee of Rockwall ISD* -- submitted an application requesting approval of a site plan for the purpose of expanding the existing parking lot for Rockwall High School. The proposed 36 parking space addition will have access from two (2) points of entry (*i.e. ingress/egress*) along W. Yellow Jacket Lane. The subject property is zoned Commercial (C) District, located within the IH-30 Overlay (IH-30 OV) District, and is addressed as 901 W. Yellow Jacket Lane.

The site plan submitted by the applicant could have been approved administratively; however, the plan required the removal of primary protected trees that require approval from the Planning and Zoning Commission prior to removal. The treescape plan indicates a total of 77-caliper inches to be removed from the site, which consists of Live Oak, Red Oak, and Eastern Red Cedar trees. As a note, primary protected trees are any tree that has a diameter of four (4)-inch caliper dbh or greater, with the exception of Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry. The applicant has provided a landscape plan indicating 20, four (4)-inch trees [*i.e. six (6) Live Oak, eleven (11) Pistachio, and three (3) Red Oak trees*] totaling 80-caliper inches being provided on site in order to satisfy the mitigation balance. No additional mitigation is required. According to Section 3.4, *Treescape Plan Review Process*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), the Planning and Zoning Commission is responsible for reviewing and approving or disapproving the treescape plan. The decision of the Planning and Zoning Commission may be appealed to the City Council.

With the exception of the discretionary approval for the treescape plan, the site plan, landscape plan, and photometric plan conform to the technical requirements and standards of the IH-30 Overlay (IH-30) District and the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the *April 30, 2019* meeting.

City of Rockwall Project Plan Review History



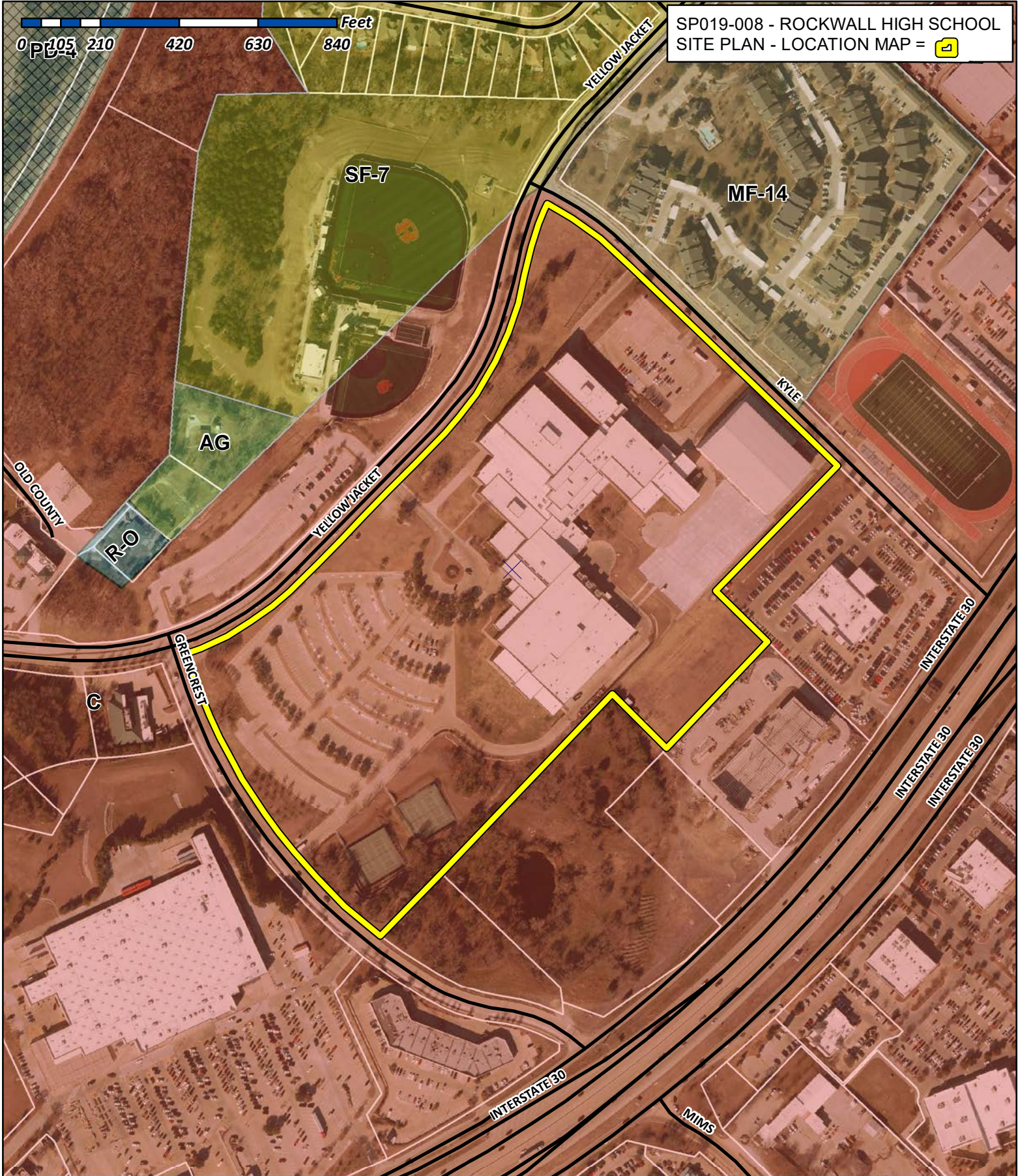
Project Number SP2019-008	Owner ROCKWALL, I S D	Applied 4/5/2019 LM
Project Name Rockwall High School	Applicant RLK ENGINEERING, INC.	Approved
Type SITE PLAN		Closed
Subtype ADMINISTRATIVE		Expired
Status P&Z HEARING		Status 4/25/2019 DG

Site Address 901 YELLOWJACKET RD	City, State Zip ROCKWALL, TX 75087	Zoning
--	--	---------------

Subdivision ROCKWALL HIGH SCHOOL	Tract 1	Block A	Lot No 1	Parcel No 4823-000A-0001-00-0R	General Plan
--	-------------------	-------------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/5/2019	4/12/2019	4/5/2019		APPROVED	
ENGINEERING (4/5/2019 11:22 AM AW) Contingent on following Rockwall Engineering Standards of Design and Construction	Amy Williams	4/5/2019	4/12/2019	4/5/2019		APPROVED	Contingent
FIRE	Ariana Hargrove	4/5/2019	4/12/2019	4/12/2019	7	APPROVED	
GIS	Lance Singleton	4/5/2019	4/12/2019	4/18/2019	13	APPROVED	
PLANNING	David Gonzales	4/5/2019	4/12/2019	4/25/2019	20	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a site plan for a parking area adjacent to an existing public school on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:</p>						
<p>** Planning Department General Comments to be addressed:</p>						
<ol style="list-style-type: none"> 1. Adherence to Engineering and Fire Department standards shall be required 2. Submittal and approval of a building permit prior to construction of the parking lot. 3. Provide lighting cut sheets for proposed light fixtures 						
<p>** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p>						
<p>Meeting Dates to Attend</p>						
<p>Planning - Consent Agenda: April 30, 2019 (6:00p.m.) [P&Z to take action]</p>						

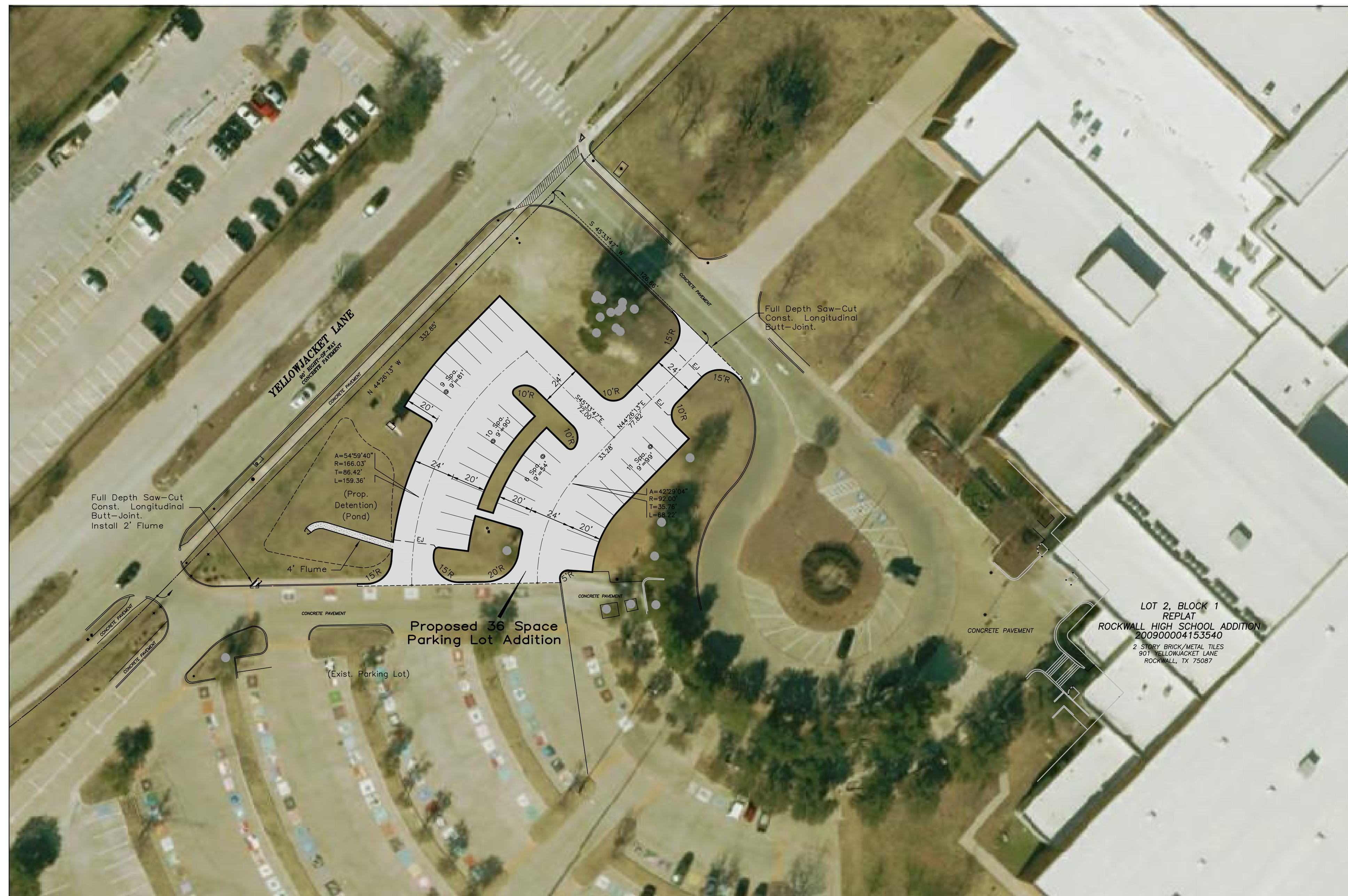
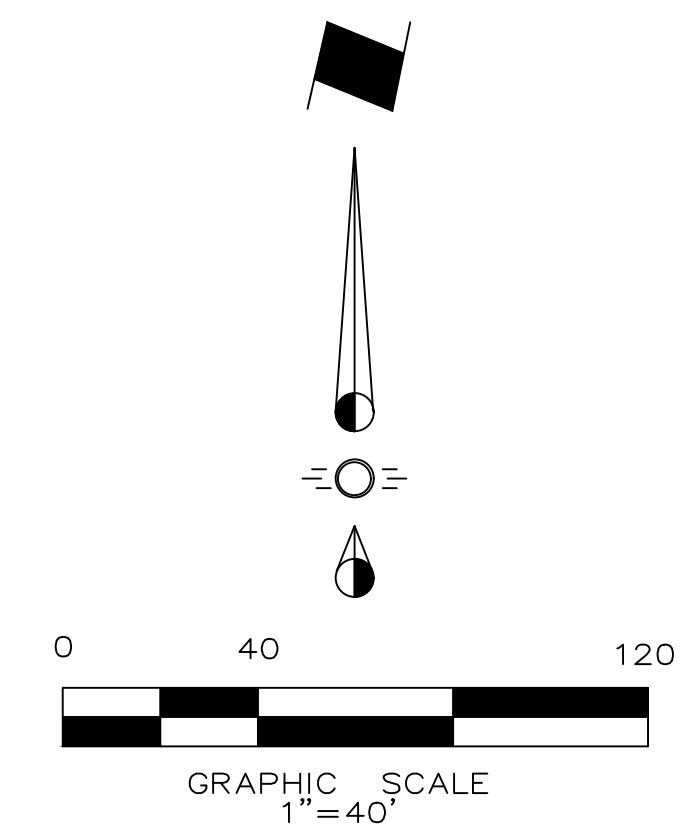


City of Rockwall

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.





This Plan is To Be Used For Reference Only. Not To Be Used For Construction Or Engineering Purposes.

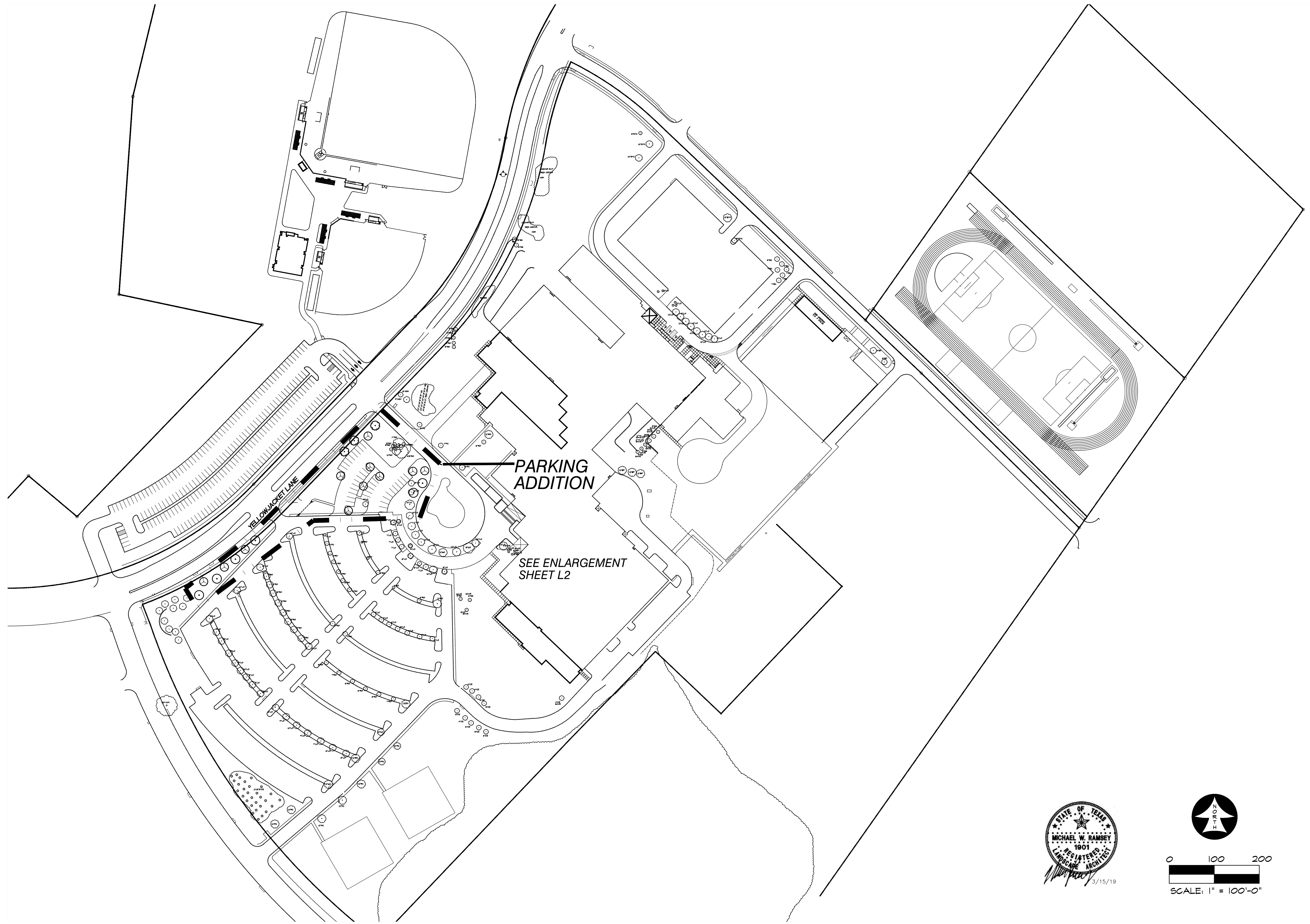
LEGEND	
	7" 3,600 PSI Reinf. Conc. Pavement (Min. 6.5 Sack Mix) No. 3 Bars 18" OCEW With 6" Compacted Subgrade

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			



RLK ENGINEERING, INC.
 111 West Main
 Allen, Texas 75013
 (972) 359-1733 Off
 (972) 359-1833 Fax
 Texas Registration No. 579

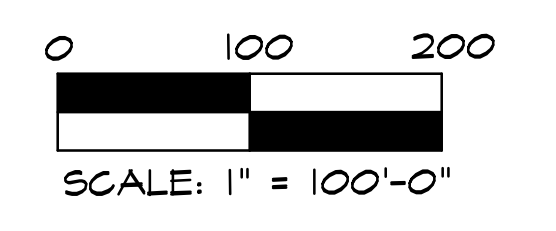
SITE PLAN				
ROCKWALL HIGH SCHOOL				
ROCKWALL, TEXAS				
DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 18108 Site Plan.dwg	DRAWING SCALE: As Noted	SHEET:
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 4-2-19	PROJECT NUMBER: RLK-18108	



PARKING
ADDITION

SEE ENLARGEMENT
SHEET L2

YELLOWJACKET LANE

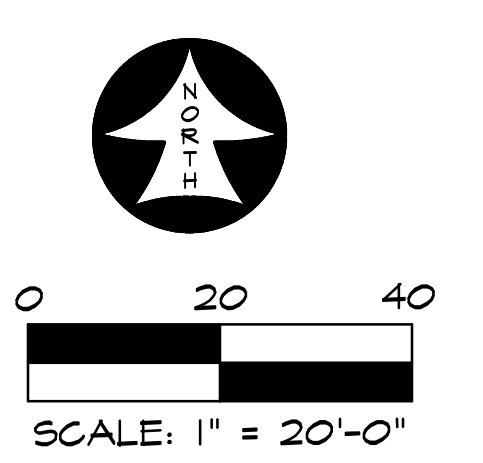
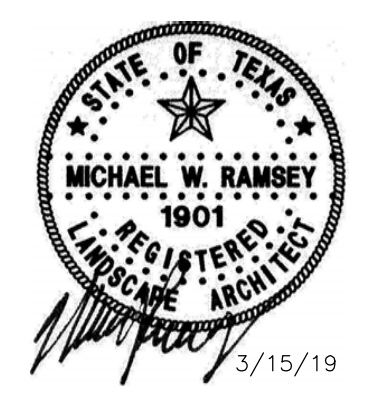
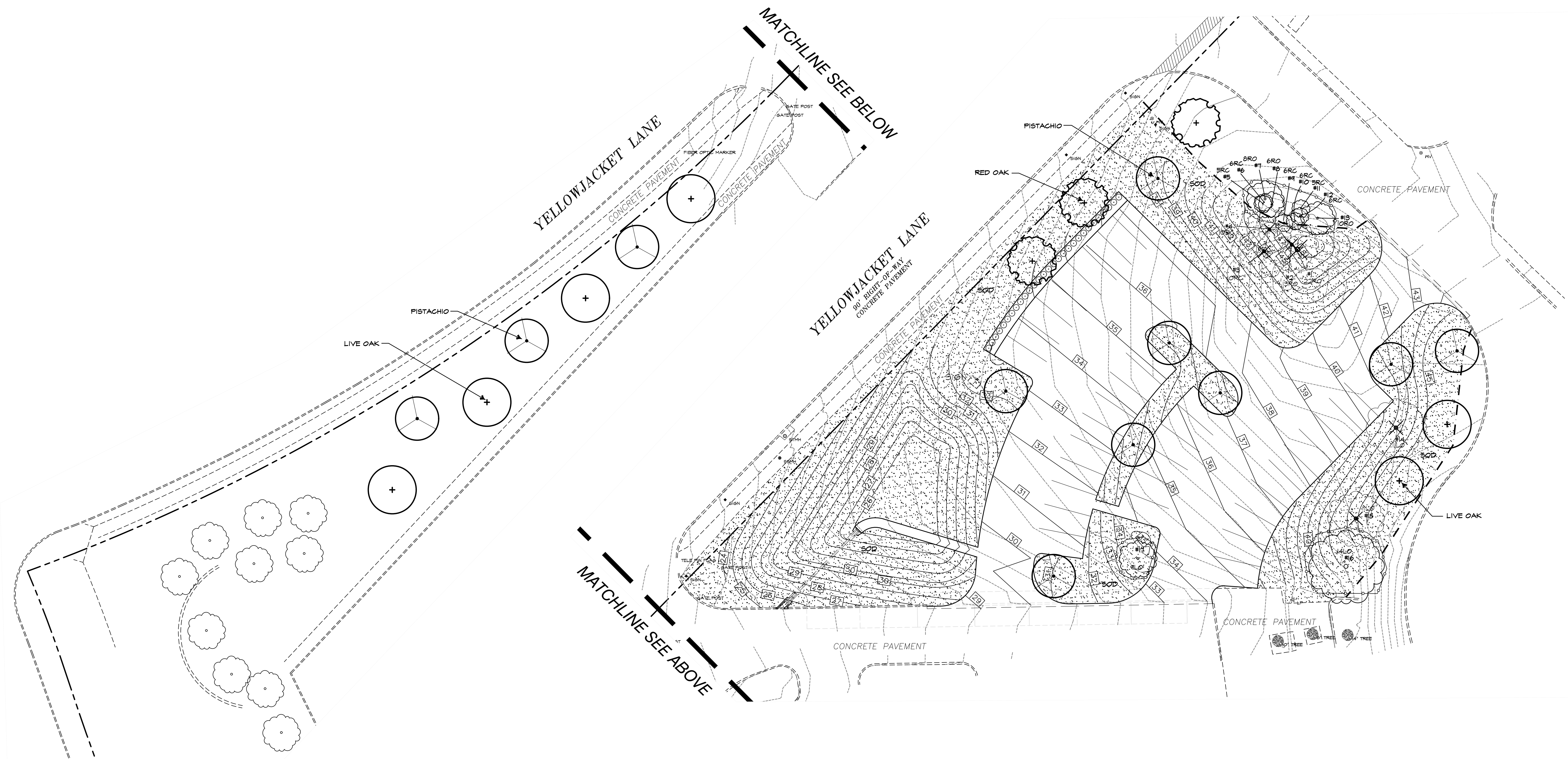


REVISION	DATE	DESCRIPTION
	3/15/2019	BID AND CONSTRUCTION

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

OVERALL LANDSCAPE PLAN
ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

DESIGNED BY: RLA	DRAWING SCALE: 1" = 100'	SHEET: L1 OF
DRAWN BY: RLA	DRAWING DATE: 3/15/2019	



REVISION	DATE	DESCRIPTION
	3/15/2019	BID AND CONSTRUCTION

RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889

LANDSCAPE PLAN
ROCKWALL HIGH SCHOOL
 ROCKWALL, TEXAS

DESIGNED BY: ALA	DRAWING SCALE: 1" = 20'	SHEET: L2 OF
DRAWN BY: ALA	DRAWING DATE: 3/15/2019	

EXISTING TREE CHART						
TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	22	RED OAK	DEMO	-22	-	-22
2	13	RED OAK	DEMO	-13	-	-13
3	10	RED CEDAR	DEMO	-10	-	-10
4	10	RED CEDAR	DEMO	-10	-	-10
5	5	RED CEDAR	SAVE	-	-	0"
6	6	RED CEDAR	SAVE	-	-	0"
7	8	RED OAK	SAVE	-	-	0"
8	6	RED OAK	SAVE	-	-	0"
9	6	RED CEDAR	SAVE	-	-	0"
10	6	RED CEDAR	SAVE	-	-	0"
11	5	RED CEDAR	SAVE	-	-	0"
12	6	RED CEDAR	SAVE	-	-	0"
13	10	RED OAK	SAVE	-	-	0"
14	11	LIVE OAK	DEMO	-11	-	-11
15	11	LIVE OAK	DEMO	-11	-	-11
16	14	LIVE OAK	SAVE	-	-	0"
17	4	LIVE OAK	SAVE	-	-	0"
				MITIGATE	CREDIT	MITIGATE
				-77	0"	-77
PROPOSED TREES (20 X 4" =)						+80

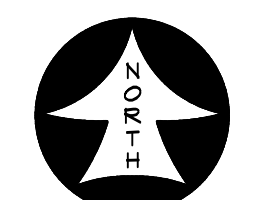
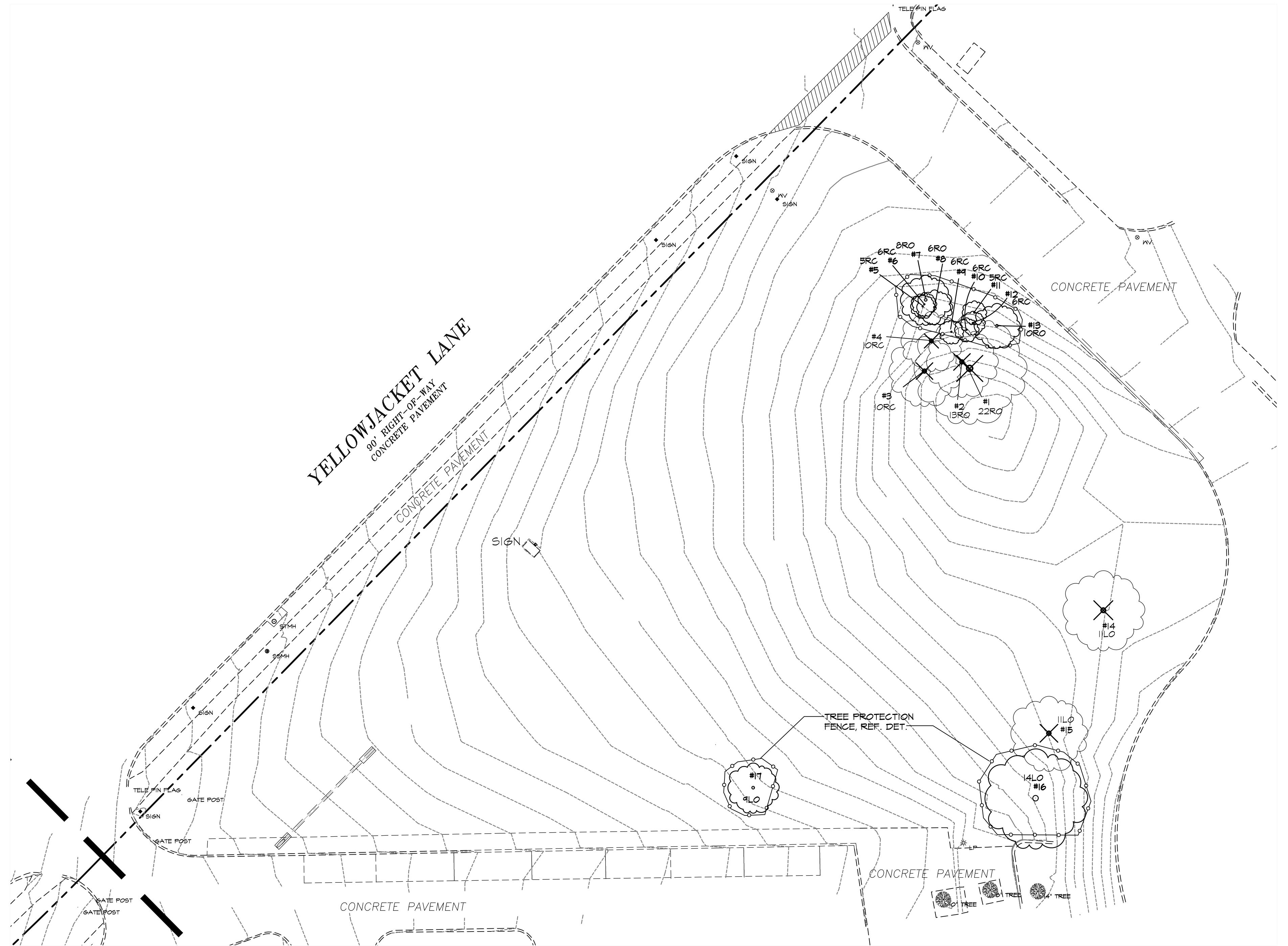
4' HIGH ORANGE PLASTIC FENCING W/ T-POSTS AT 8'-0" O.C. MAX.

LOCATE FENCE MIN. 2'-0" FROM DRIPLINE OF TREE.

EXISTING TREES

- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.



REVISION	DATE	DESCRIPTION
	3/15/2019	BID AND CONSTRUCTION

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

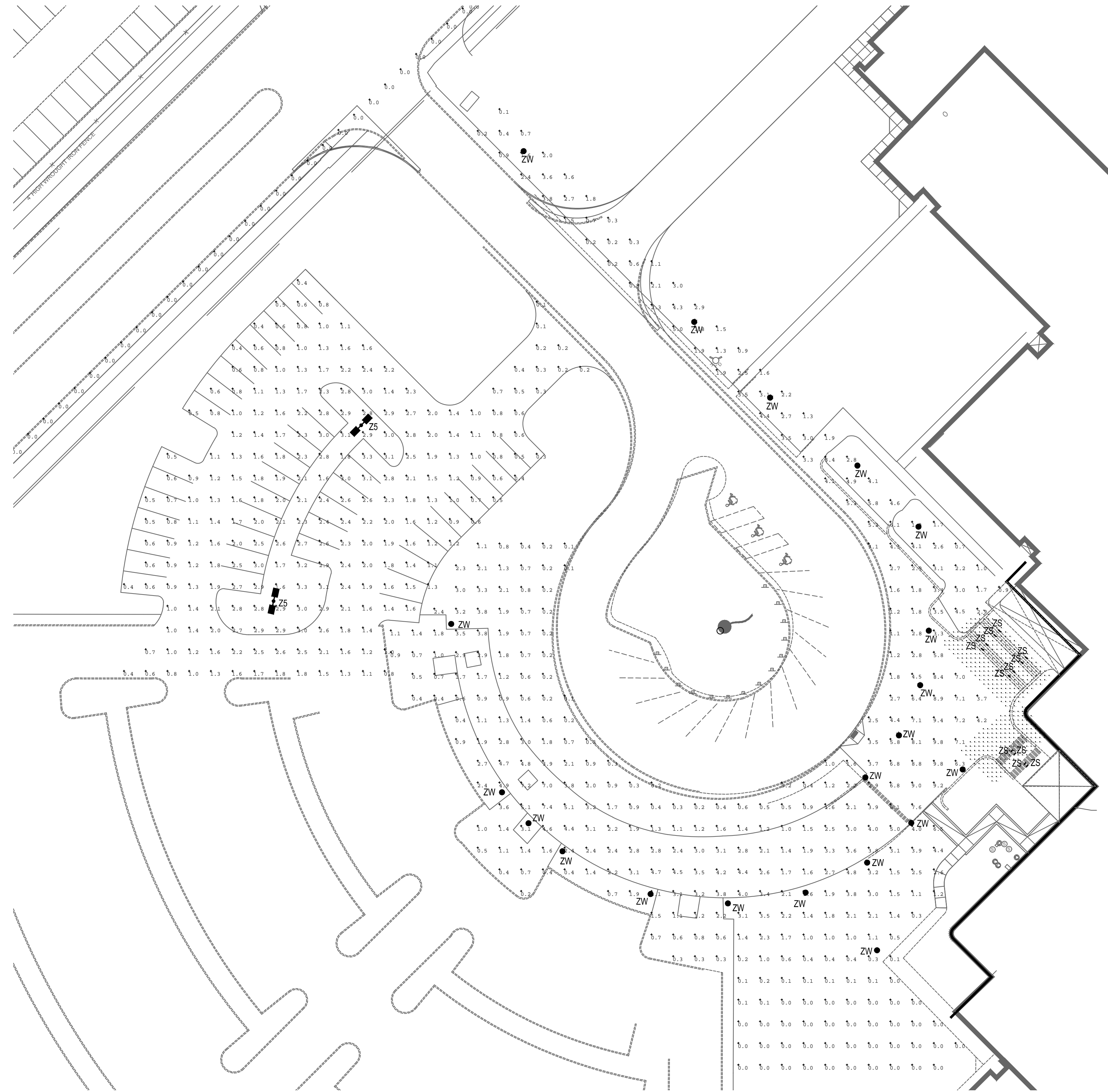
TREESCAPE PLAN
ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

DESIGNED BY: RLA
DRAWING SCALE: 1" = 20'
DRAWN BY: RLA
DRAWING DATE: 3/15/2019

SHEET:
L3 OF

PHOTOMETRIC CALCULATIONS GENERAL NOTES
(SOME NOTES MAY NOT BE USED)

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
East Stair	Illuminance	Fc	3.10	21.7	0.4	54.25
North Stair	Illuminance	Fc	5.02	86.3	0.1	863.00
Parking Lot	Illuminance	Fc	1.59	3.3	0.1	33.00
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.
Walkway	Illuminance	Fc	2.14	9.8	0.0	N.A.

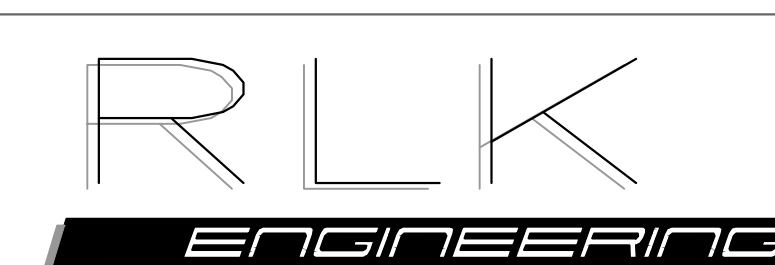
1 LIGHTING PHOTOMETRIC SITE PLAN
1"=30'-0"

EMA Engineering and Consulting
Tyler • Austin • Houston
Phone: 1-800-933-0538
TBPE Firm Registration No. F-893
www.estesmclure.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

Feb 28, 2019 - 1:24pm User: kddm

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			



RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579



LIGHTING PHOTOMETRIC SITE PLAN

ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE:	DRAWING SCALE:	SHEET:
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 02-28-19	PROJECT NUMBER: RLK: 18108	ES1.02



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Phil Craddock, *Craddock Architecture*

DATE: April 30, 2019

SUBJECT: SP2019-011; *Amended Site Plan for Medical Office Building*

On September 26, 2019, the Planning and Zoning Commission approved a site plan [*i.e.* SP2017-023] for the proposed development. On April 20, 2019, the applicant -- *Phil Craddock of Craddock Architects* -- submitted an application requesting approval of an amended site plan for the purpose of proposing changes to the façade of the approved building elevations. These changes include replacing portions of the brick and stone with stucco in certain areas of all sides of the building elevations. The upper portions of the tower elements, between the cast stone sills, are cladded with brick. These areas will be replaced with stucco as indicated on the revised building elevations. Additionally, the rear façade (*i.e. north elevation*) is composed primarily of stone, which exceeds the Scenic Overlay (SOV) District standards. The applicant is requesting to allow for portions of the rear façade (*i.e. north elevation*) to be replaced with stucco. Despite the changes, the building will maintain conformance with the SOV standard of a minimum of 20% natural stone. The Architectural Review Board (ARB) will provide a recommendation to the Planning and Zoning Commission at the April 30, 2019 meeting. Staff will also be available at this meeting.

City of Rockwall Project Plan Review History



Project Number SP2019-011	Owner 1306 SUMMER LEE LLC	Applied 4/12/2019 LM
Project Name 1306 Summer Lee Drive	Applicant CRADDOCK ARCHITECTURE	Approved
Type SITE PLAN		Closed
Subtype AMENDING		Expired
Status P&Z HEARING		Status 4/25/2019 DG

Site Address 1306 SUMMER LEE DR	City, State Zip ROCKWALL, TX 75032	Zoning
---	--	---------------

Subdivision HORIZON RIDGE ADDITION	Tract 6	Block A	Lot No 6	Parcel No 5151-000A-0006-00-0R	General Plan
--	-------------------	-------------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	APPROVED	
GIS	Lance Singleton	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
PLANNING	David Gonzales	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	See comments

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

Consider a request by Phil Craddock of Craddock Architecture on behalf of the Michael Fisher of 1306 Summer Lee, LLC for the approval of an amended site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019 or prior to the release of a building permit. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required
2. Re-label revised building elevation plan documents with "Case No. SP2019-011" at the lower right corner of each plan.
3. Provide building elevations that do not have color codes, rather represent what is to be built
4. RTU's must be screened and not visible from public rights-of-way and adjacent properties. Will the RTU's be visible from the drainage area or is there appropriate screening? Provide detail.
5. All exterior signage requires submittal and approval of a separate building permit through the building inspections department

** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend

Planning - Consent: April 30, 2019 (6:00p.m.) [P&Z to take action]

Police Department	David Gonzales	4/25/2019	5/2/2019	4/25/2019	COMMENTS	See comments
(4/25/2019 6:11 PM DG) SP 2019-011 Amended Plan Considerations: <ul style="list-style-type: none"> • Place lighting on or around structure that will illuminate all areas and is aesthetically compliant with the structure and code. LEDs are recommend. 						
Captain Edward Fowler Rockwall Police Department						



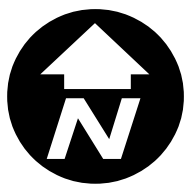
SP2019-011 - AMENDED SITE PLAN FOR 1306 SUMMER LEE DRIVE
SITE PLAN - LOCATION MAP = 



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.



PROPOSED CHANGES LIMITED TO REVISING THE FACADE TO STUCCO IN LIEU OF STONE:

AREA OF FACADE:

TOTAL AREA 2,043 SF
 MAX. STUCCO IS 45%
 45% OF 2,043 = 920 SF.



FZ DENTISTRY

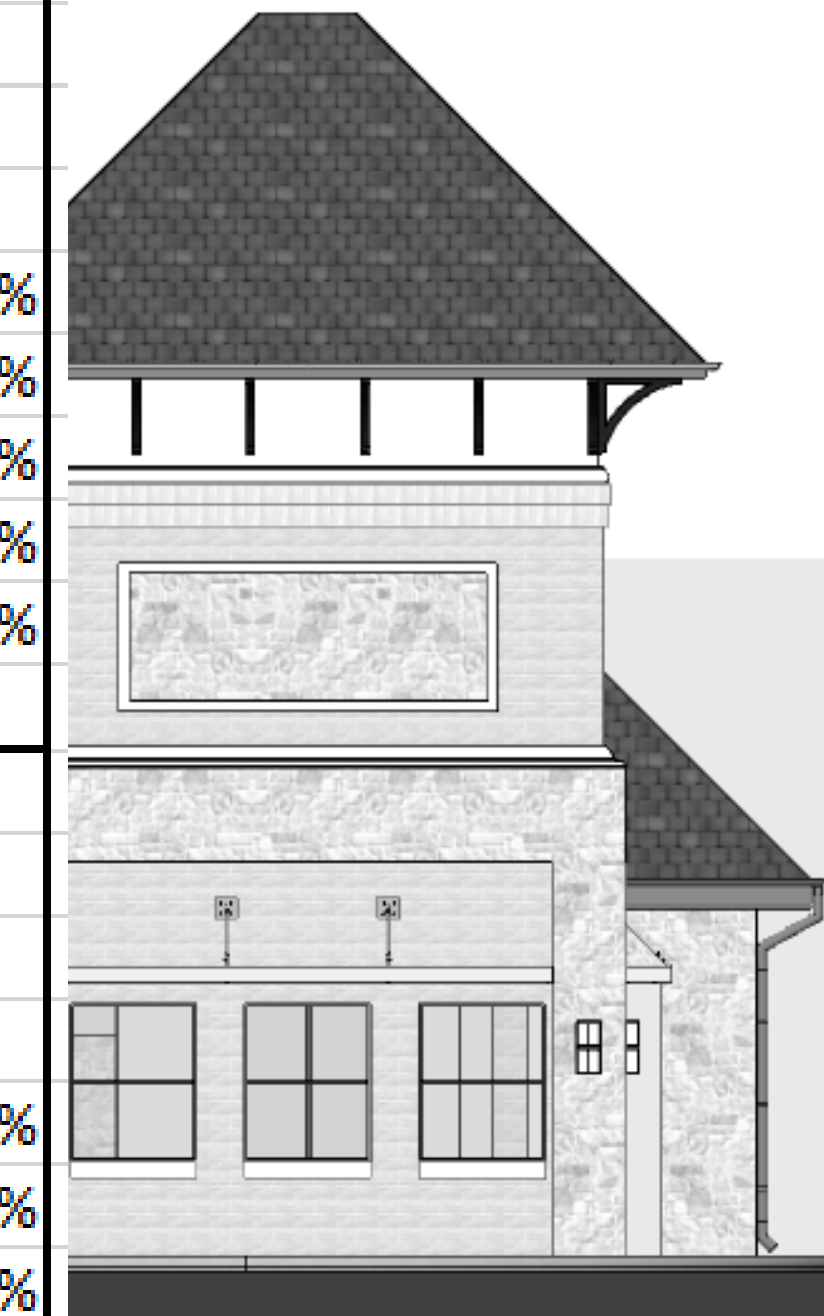
4.24.2019

1310 Summer Lee Dr.

FAÇADE MATERIAL CALCULATIONS

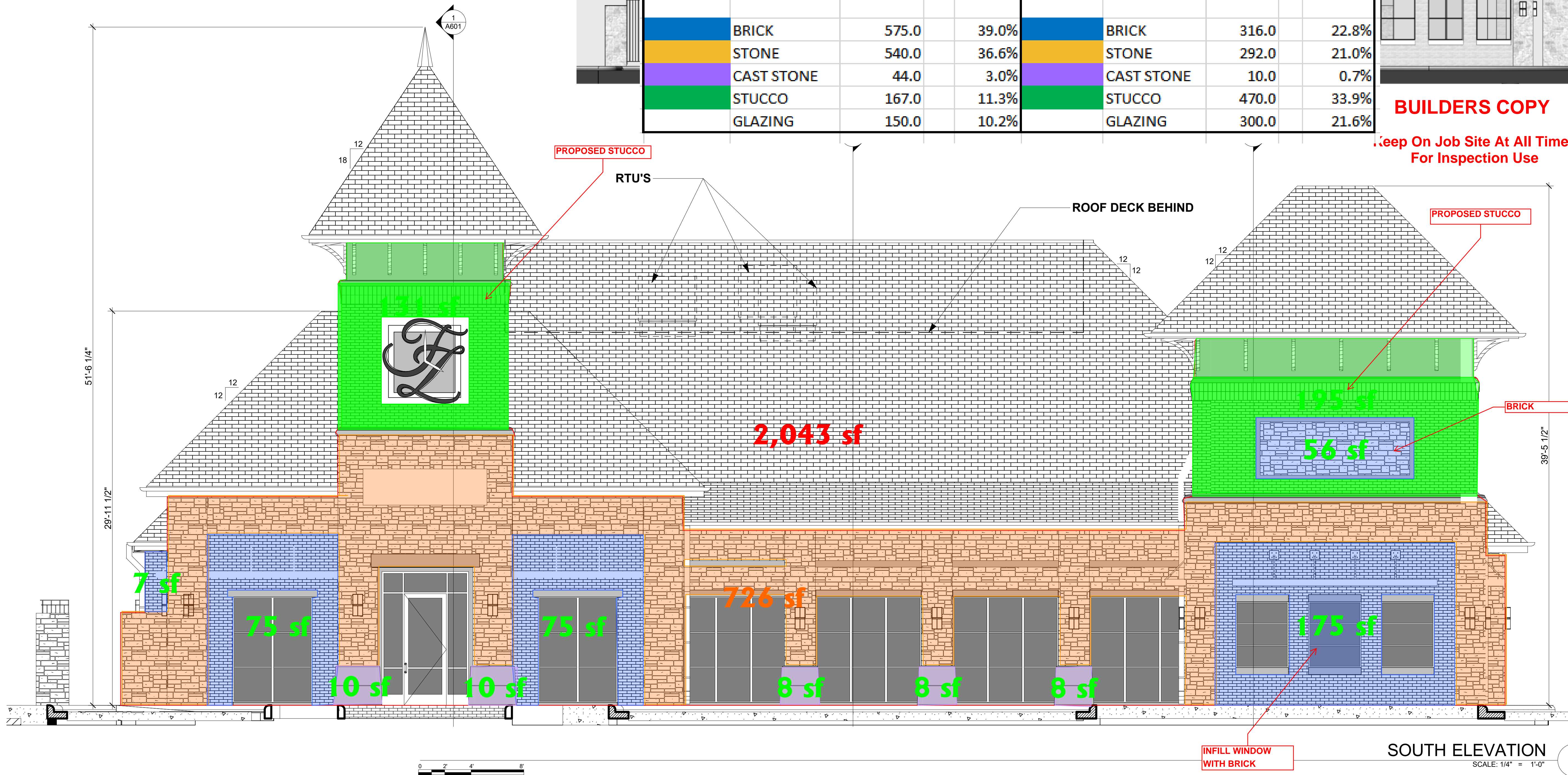
FRONT SOUTH ELEVATION			BACK NORTH ELEVATION		
	Area	%		Area	%
BRICK	388.0	19.0%	BRICK	151.0	12.7%
STONE	726.0	35.5%	STONE	296.0	24.9%
CAST STONE	44.0	2.2%	CAST STONE	15.0	1.3%
STUCCO	326.0	16.0%	STUCCO	396.0	33.3%
GLAZING	559.0	27.4%	GLAZING	330.0	27.8%

LEFT WEST ELEVATION			RIGHT EAST ELEVATION		
	Area	%		Area	%
BRICK	575.0	39.0%	BRICK	316.0	22.8%
STONE	540.0	36.6%	STONE	292.0	21.0%
CAST STONE	44.0	3.0%	CAST STONE	10.0	0.7%
STUCCO	167.0	11.3%	STUCCO	470.0	33.9%
GLAZING	150.0	10.2%	GLAZING	300.0	21.6%



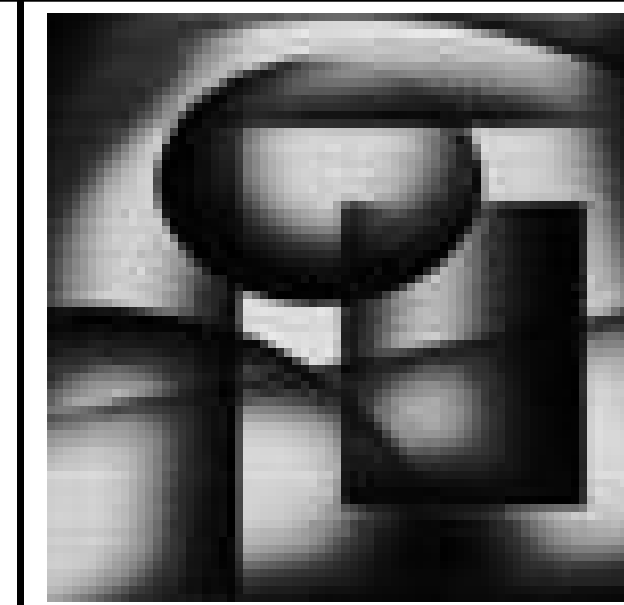
BUILDERS COPY

Keep On Job Site At All Times For Inspection Use



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

1



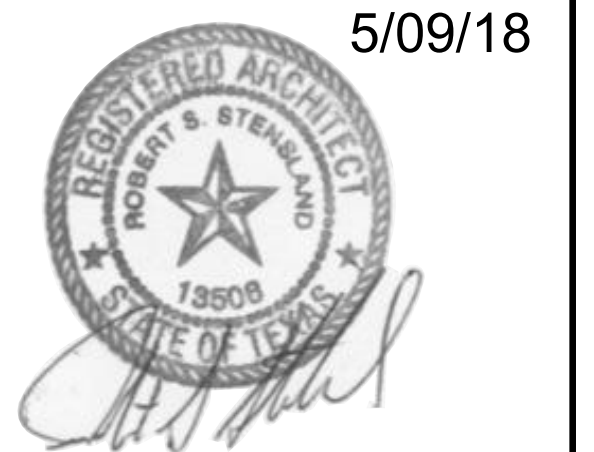
The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Dr.
 Suite 560
 Dallas, Texas 75248

E-mail
 robertstensland@mac.com



FISHER & ZITTERICH
 FAMILY | COSMETIC | IMPLANT
 DENTISTRY
 Medical Office Building
 1310 Summer Lee Drive
 City of Rockwall
 Rockwall County, Texas 75032
 E:ABPRJB8816730

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction

PROJECT NO:
 MODEL FILE:
 DRAWN BY:
 CHK'D BY:
 COPYRIGHT:

SHEET TITLE
 SOUTH ELEVATION

A401

FZ DENTISTRY

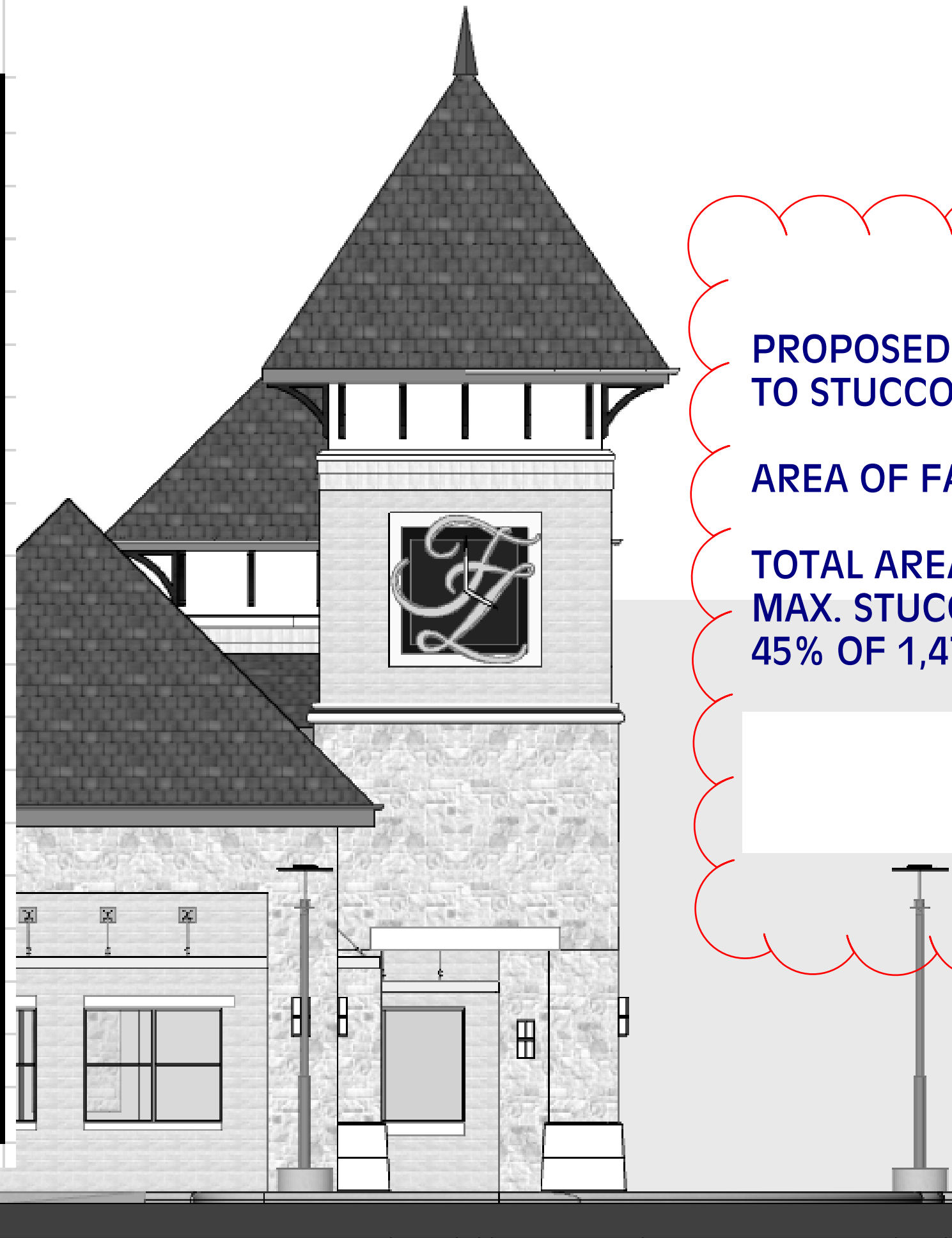
4.24.2019

1310 Summer Lee Dr.

FAÇADE MATERIAL CALCULATIONS

FRONT				BACK			
SOUTH ELEVATION		%		NORTH ELEVATION		%	
BRICK	388.0	19.0%	BRICK	151.0	12.7%		
STONE	726.0	35.5%	STONE	296.0	24.9%		
CAST STONE	44.0	2.2%	CAST STONE	15.0	1.3%		
STUCCO	326.0	16.0%	STUCCO	396.0	33.3%		
GLAZING	559.0	27.4%	GLAZING	330.0	27.8%		

LEFT				RIGHT			
WEST ELEVATION		%		EAST ELEVATION		%	
BRICK	575.0	39.0%	BRICK	316.0	22.8%		
STONE	540.0	36.6%	STONE	292.0	21.0%		
CAST STONE	44.0	3.0%	CAST STONE	10.0	0.7%		
STUCCO	167.0	11.3%	STUCCO	470.0	33.9%		
GLAZING	150.0	10.2%	GLAZING	300.0	21.6%		



PROPOSED CHANGES LIMITED TO REVISING THE FAÇADE TO STUCCO IN LIEU OF STONE:

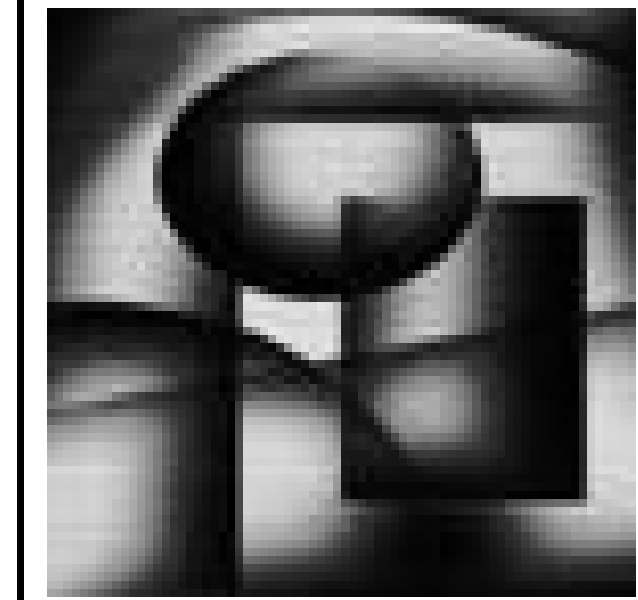
AREA OF FAÇADE:

TOTAL AREA 1,476 SF
 MAX. STUCCO IS 45%
 45% OF 1,476 = 665 SF.



4.3.2019

Handwritten signature



The Stensland Group

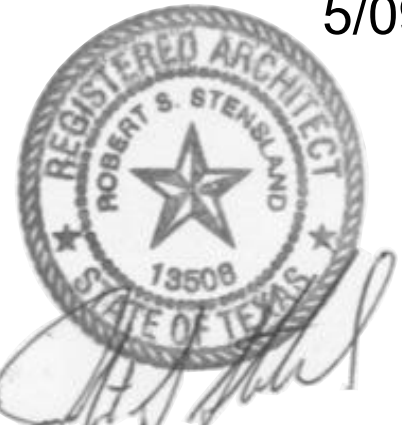
ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Forest Dr.
 Suite 560
 Dallas, Texas 75248

E-mail
 robertstensland@mac.com

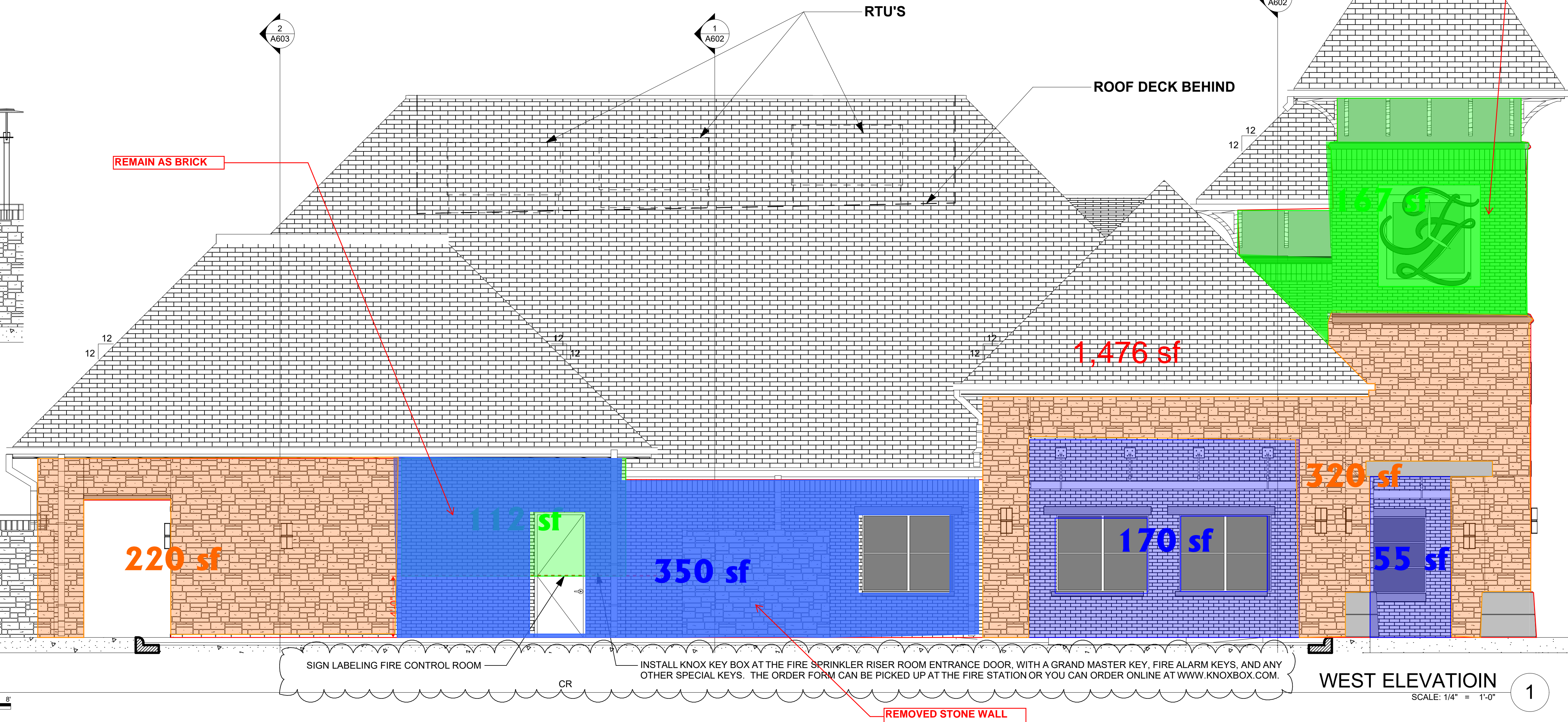
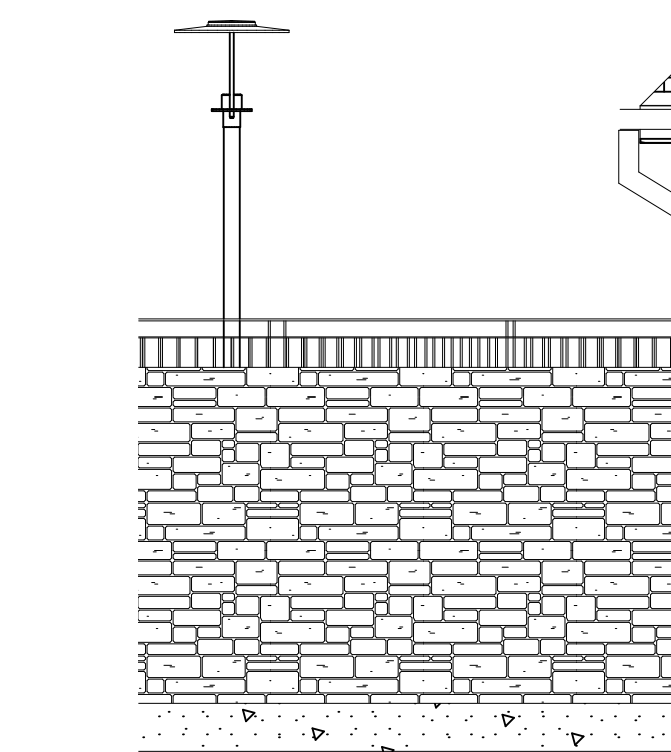
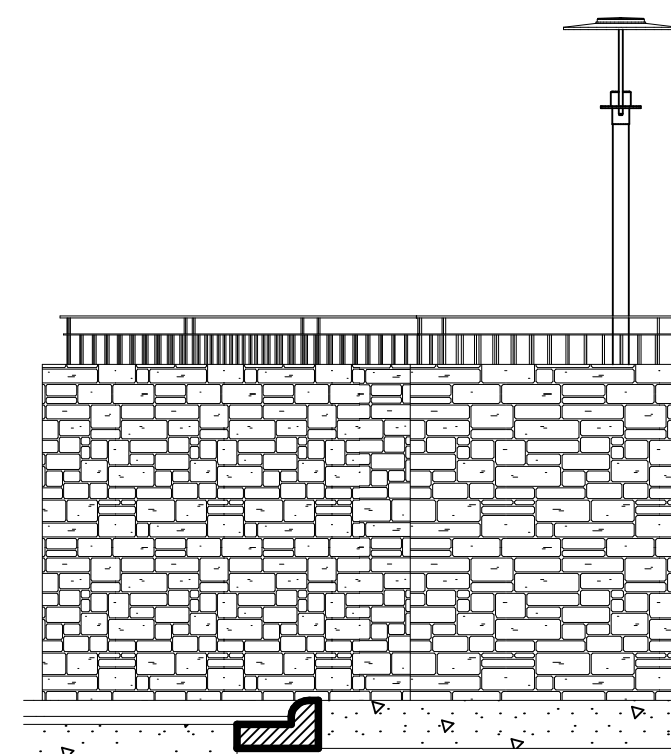
5/09/18



Handwritten signature

BUILDERS COPY

Keep On Job Site At All Times
 For Inspection Use



FISHER & ZITTERICH
 FAMILY | COSMETIC | IMPLANT
 DENTISTRY
 Medical Office Building
 1310 Summer Lee Drive
 City of Rockwall
 Rockwall County, Texas 75032
 E.A.B.P.R.J.B8816730

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction
CR	6/14/18	City Review Comply

PROJECT NO:
 MODEL FILE:
 DRAWN BY:
 CHK'D BY:
 COPYRIGHT

SHEET TITLE
 WEST ELEVATION

A402

FZ DENTISTRY

4.24.2019

1310 Summer Lee Dr.

FAÇADE MATERIAL CALCULATIONS

FRONT SOUTH ELEVATION			BACK NORTH ELEVATION		
		%			%
BRICK	388.0	19.0%	BRICK	151.0	12.7%
STONE	726.0	35.5%	STONE	296.0	24.9%
CAST STONE	44.0	2.2%	CAST STONE	15.0	1.3%
STUCCO	326.0	16.0%	STUCCO	396.0	33.3%
GLAZING	559.0	27.4%	GLAZING	330.0	27.8%

LEFT WEST ELEVATION			RIGHT EAST ELEVATION		
		%			%
BRICK	575.0	39.0%	BRICK	316.0	22.8%
STONE	540.0	36.6%	STONE	292.0	21.0%
CAST STONE	44.0	3.0%	CAST STONE	10.0	0.7%
STUCCO	167.0	11.3%	STUCCO	470.0	33.9%
GLAZING	150.0	10.2%	GLAZING	300.0	21.6%

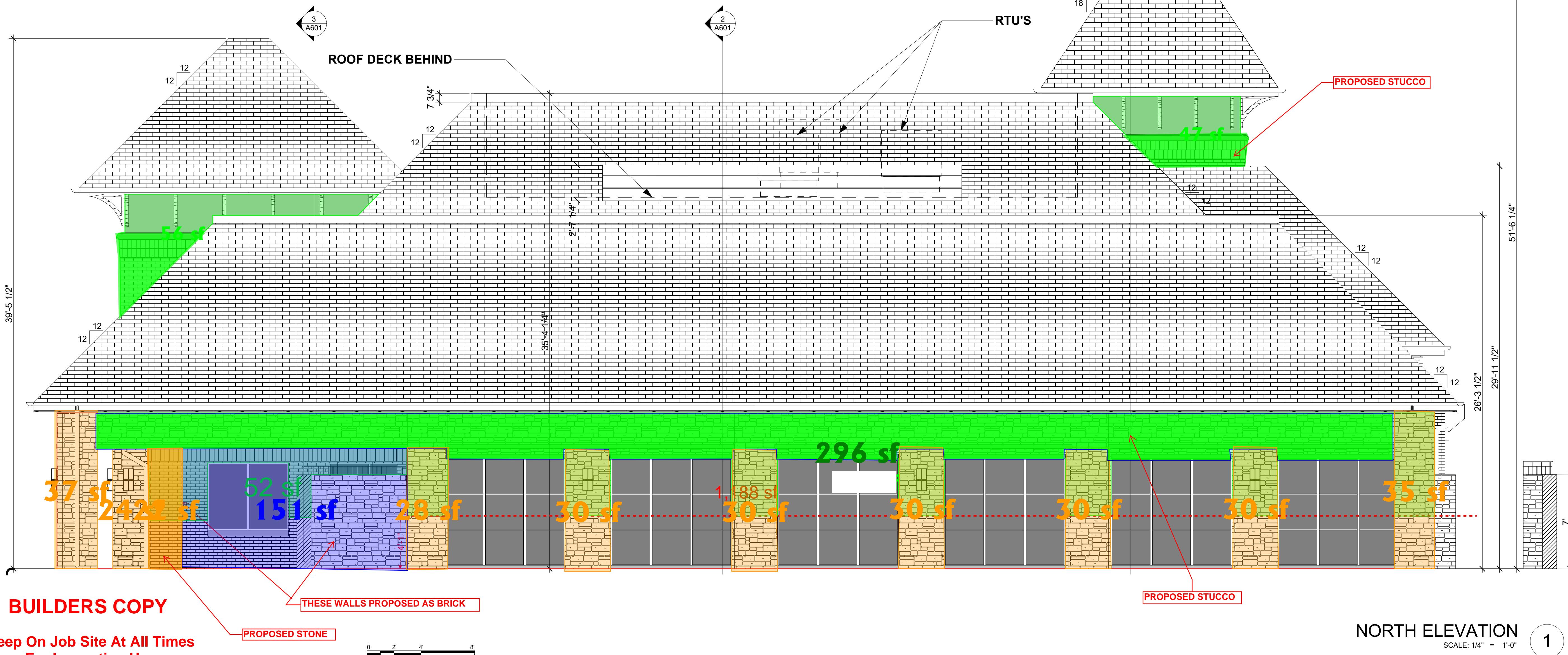
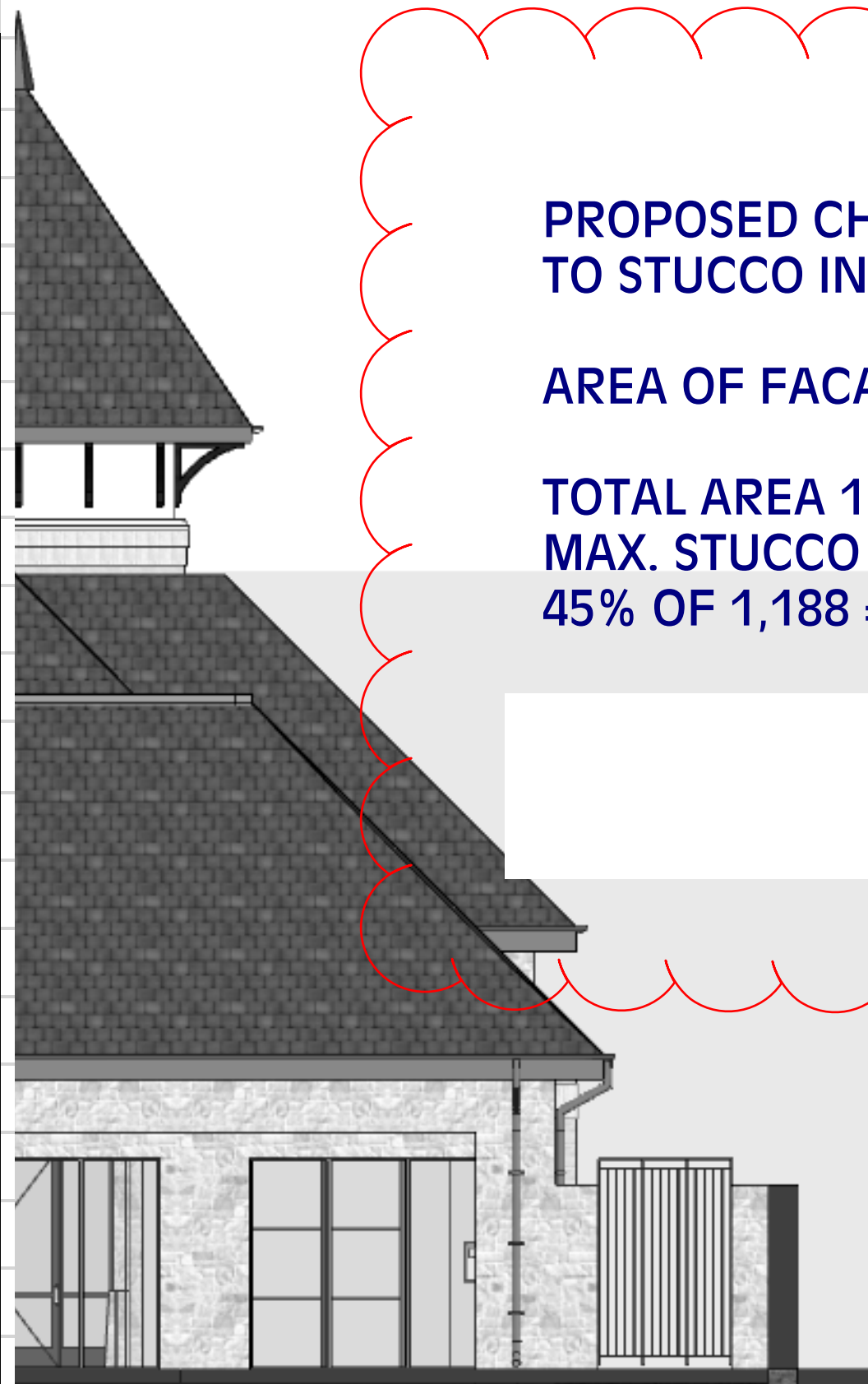
PROPOSED CHANGES LIMITED TO REVISING THE FACADE TO STUCCO IN LIEU OF STONE:

AREA OF FACADE:

TOTAL AREA 1,188 SF
MAX. STUCCO IS 45%
45% OF 1,188 = 581 SF.



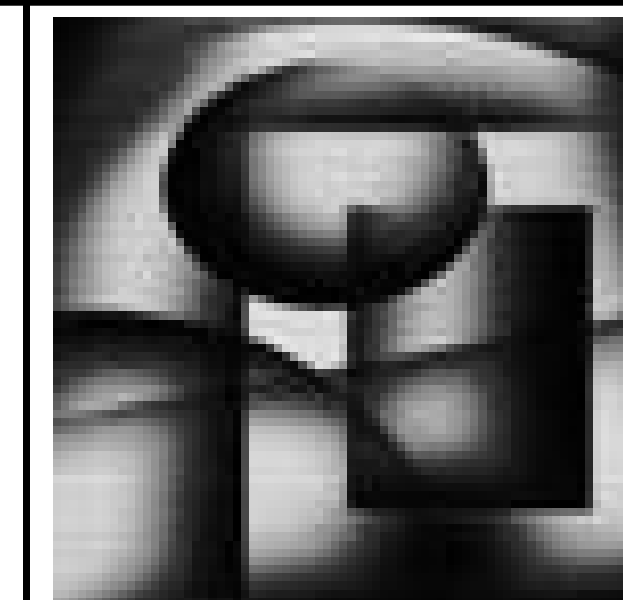
4.3.2019



BUILDERS COPY

Keep On Job Site At All Times For Inspection Use

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



The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Forest Dr.
Suite 560
Dallas, Texas 75248
E-mail
robertstensland@mac.com



5/09/18

FISHER & ZITTERICH
FAMILY | COSMETIC | IMPLANT
DENTISTRY
Medical Office Building
1310 Summer Lee Drive
City of Rockwall
Rockwall County, Texas 75032
E:ABPRJB8816730

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT

SHEET TITLE
NORTH ELEVATION

A403

FZ DENTISTRY

4.24.2019

1310 Summer Lee Dr.

FAÇADE MATERIAL CALCULATIONS

FRONT SOUTH ELEVATION			BACK NORTH ELEVATION		
		%			%
BRICK	388.0	19.0%	BRICK	151.0	12.7%
STONE	726.0	35.5%	STONE	296.0	24.9%
CAST STONE	44.0	2.2%	CAST STONE	15.0	1.3%
STUCCO	326.0	16.0%	STUCCO	396.0	33.3%
GLAZING	559.0	27.4%	GLAZING	330.0	27.8%
TOTAL: 2,043.0			TOTAL: 1,188.0		

LEFT WEST ELEVATION			RIGHT EAST ELEVATION		
		%			%
BRICK	575.0	39.0%	BRICK	316.0	22.8%
STONE	540.0	36.6%	STONE	292.0	21.0%
CAST STONE	44.0	3.0%	CAST STONE	10.0	0.7%
STUCCO	167.0	11.3%	STUCCO	470.0	33.9%
GLAZING	150.0	10.2%	GLAZING	300.0	21.6%
TOTAL: 1,476.0			TOTAL: 1,388.0		

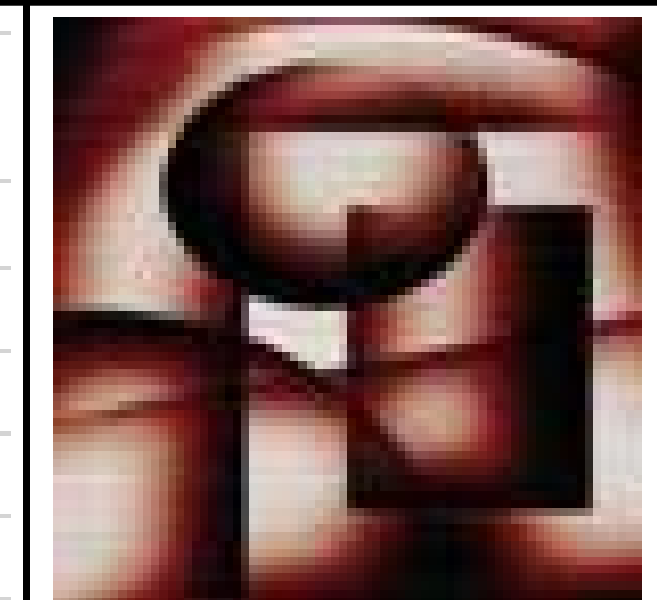
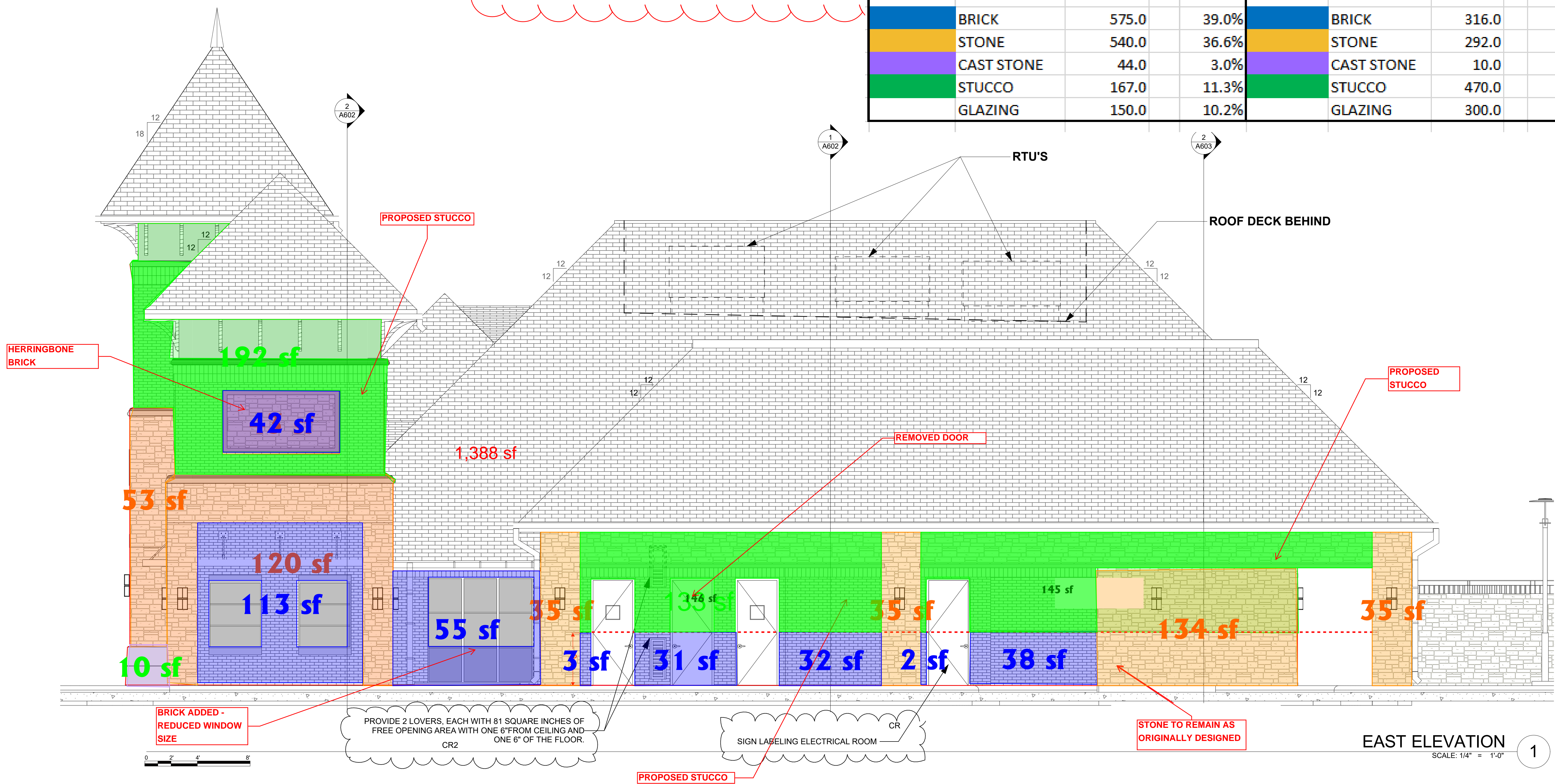
PROPOSED CHANGES LIMITED TO REVISING

AREA OF FAÇADE:

TOTAL AREA 1,388 SF
 MAX. STUCCO IS 45%
 45% OF 1,388 = 625 SF.



Philip Ray Craigo
4.3.



The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.
 5151 Bent Tree Forest Dr.
 Suite 560
 Dallas, Texas 75248
 E-mail
 robertstensland@mac.com



5/09/18

FISHER & ZITTERICH
 FAMILY | COSMETIC | IMPLANT
 DENTISTRY
 Medical Office Building
 1310 Summer Lee Drive
 City of Rockwall
 Rockwall County, Texas 75032
 E.A.B.P.R.J.B8816730

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction
CR	6/14/18	City Review Comply
CR2	8/28/18	City Review Comply

PROJECT NO:
 MODEL FILE:
 DRAWN BY:
 CHK'D BY:
 COPYRIGHT

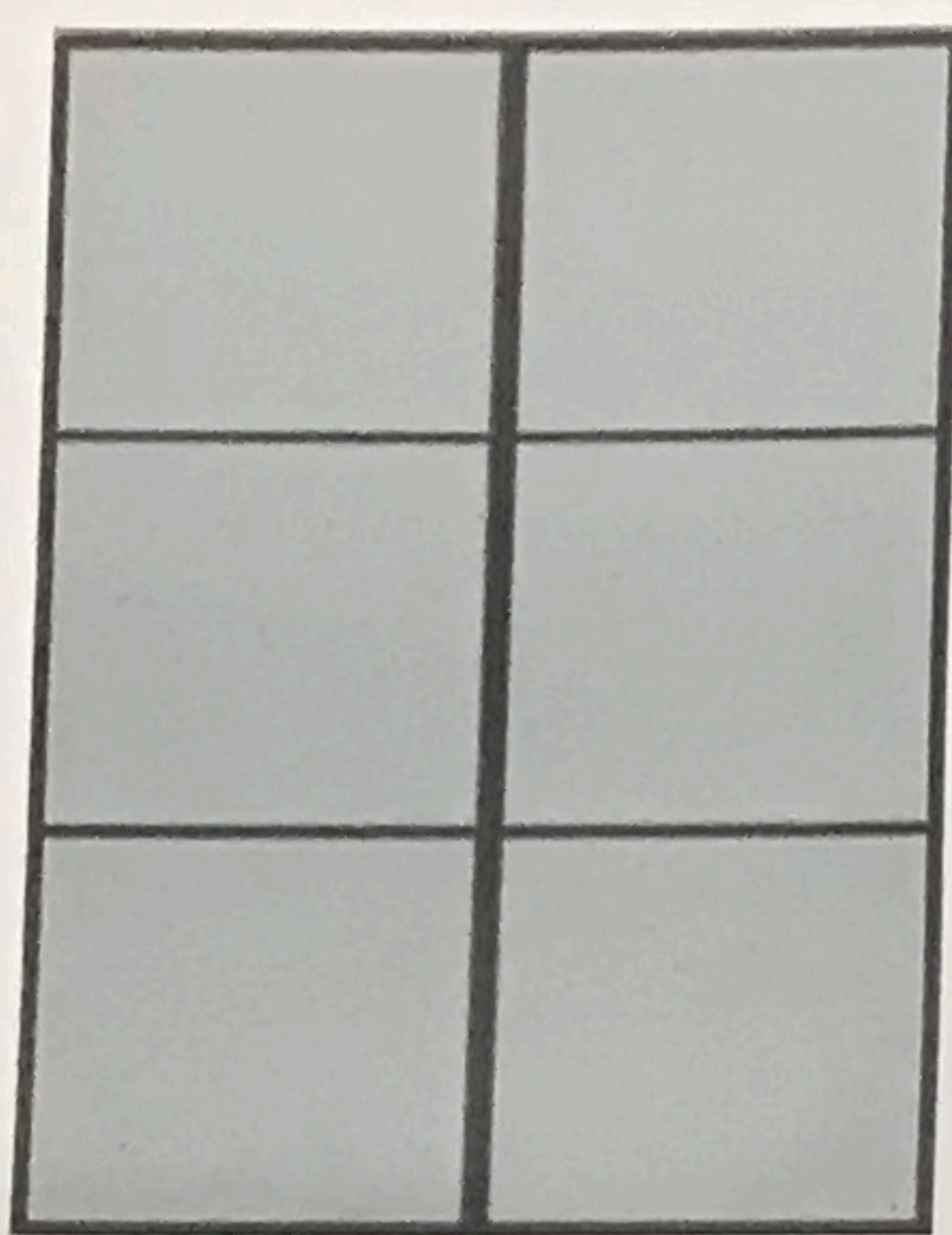
SHEET TITLE
EAST ELEVATION

A404

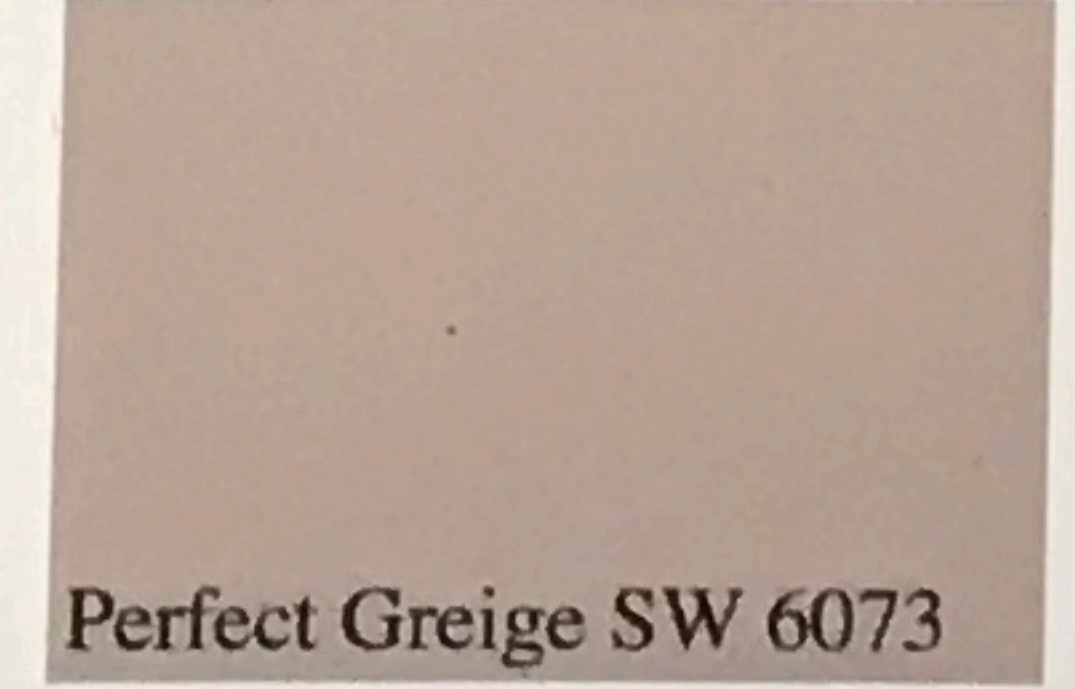


CRADDOCK
ARCHITECTURE + REAL ESTATE GROUP

Phillip Craddock, NCARB, AIA
ARCHITECT, REALTOR®
214-952-0527
phillip@craddockarchitecture.com
P. O. Box 188, Rockwall, TX 75087



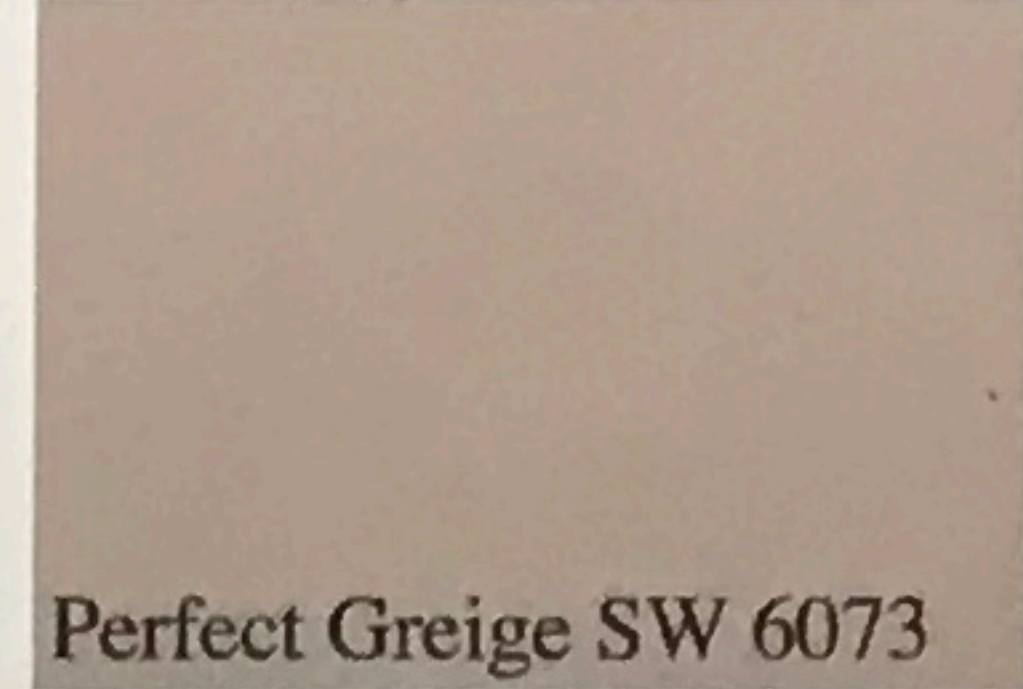
Paint P-1, P-2, P4



Perfect Greige SW 6073

HB - Hardie Board
Fascia Trim
SW 6073 Perfect Greige

Paint P-1, P-2, P4



Perfect Greige SW 6073

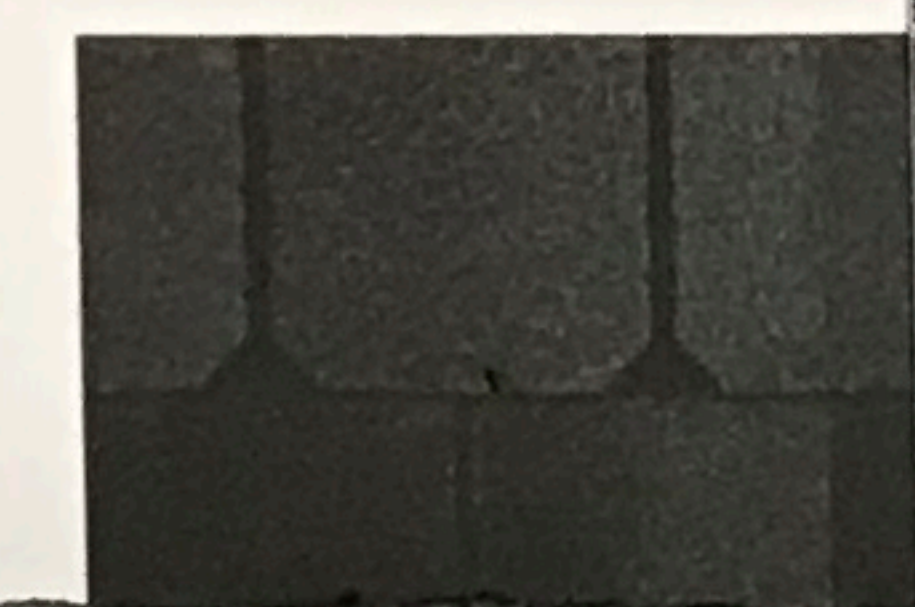
D2 - Hollow Metal Doors
SU - Sun Screens and Supports
SW 6073 Perfect Greige

Paint P-3



Van Dyke Brown
SW 7041

SS - Steel Struits
SW 7041 Van Dyke Br



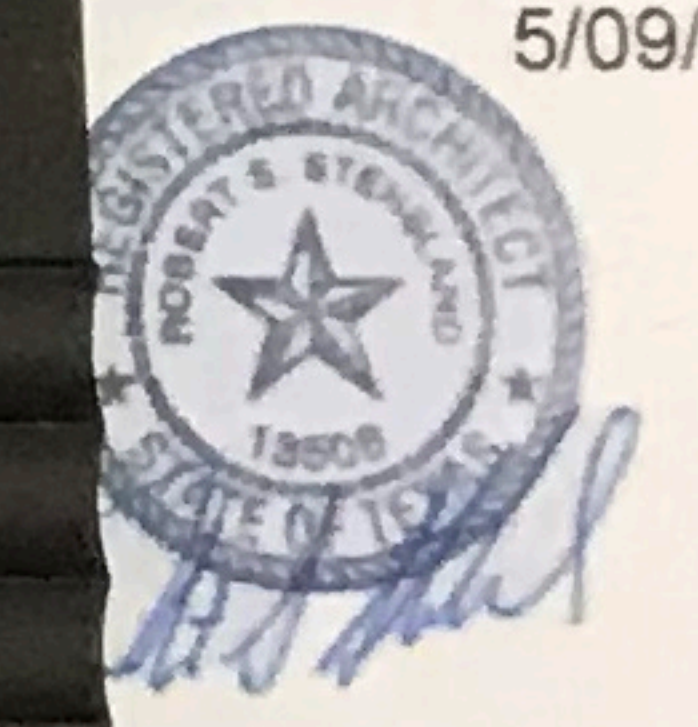
AS - Asphalt Shingles
Blackstone Slate

The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.
5151 Bent Tree Forest Dr.
Suite 560
Dallas, Texas 75248
E-mail
stensland@mac.com

5/09/18



AG - Aluminum Gutters
AD - Aluminum Downspout
MC - Metal Parapet Cap
Color Match Rustic Kolbe
Finish

Color Match Rustic Kolbe
Finish

Color Match Rustic Kolbe
Finish

FISHER & ZITTERICH
FAMILY, COSMETIC & IMPLANT
DENTISTRY

Medical Office Building
1310 Summer Lee Drive
City of Rockwall
Rockwall County, Texas 75032
FARPR 188816730

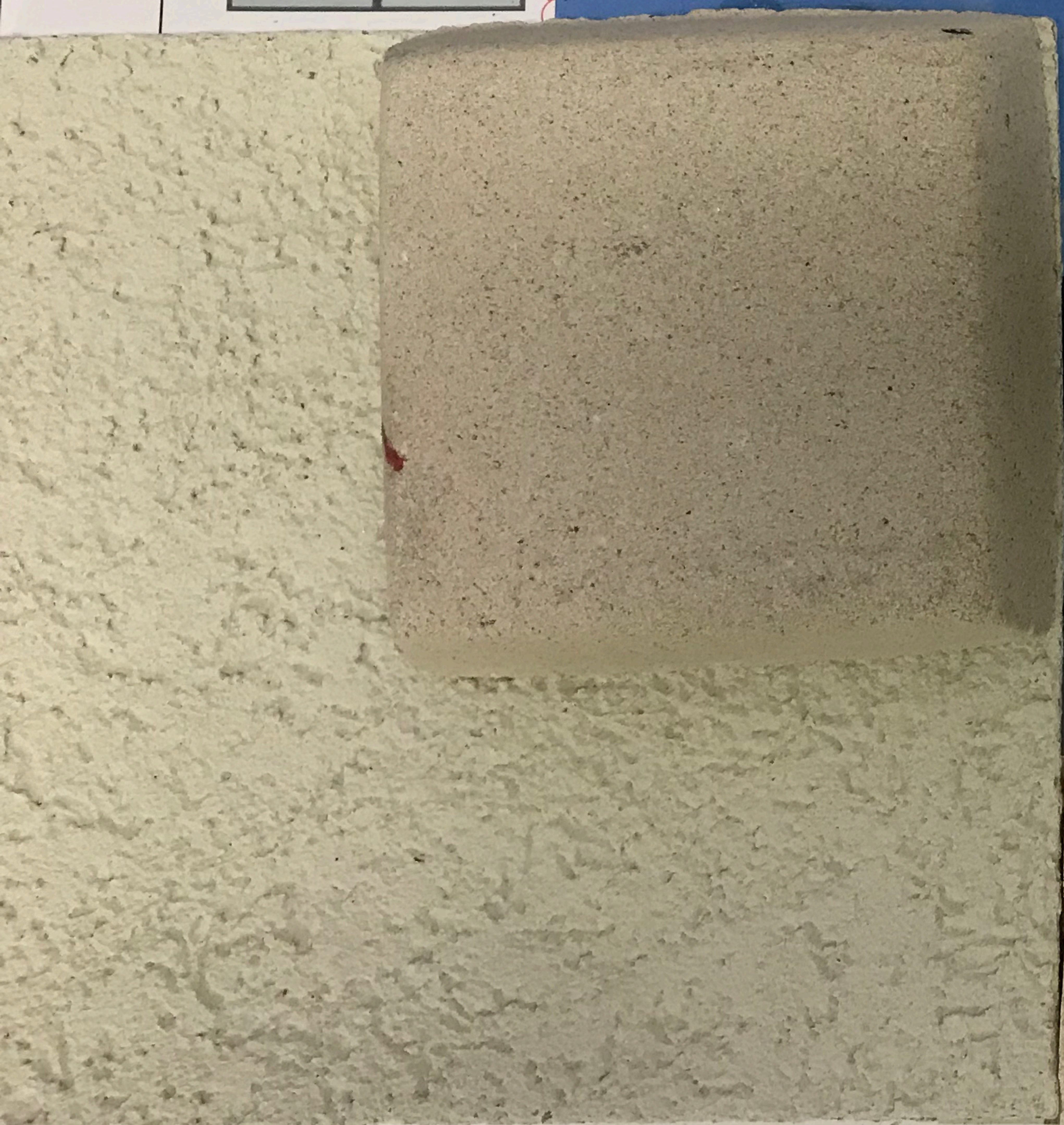
MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction

PROJECT NO.
MODEL FILE
DRAWN BY
CHKD BY
COPYRIGHT

SHEET TITLE

COLOR BOARD

A-400



ST - Stucco - 86
Bright White w/
Natural Swirl Finish

CT - Cast Stone

ACME BLOCK - CIVIL

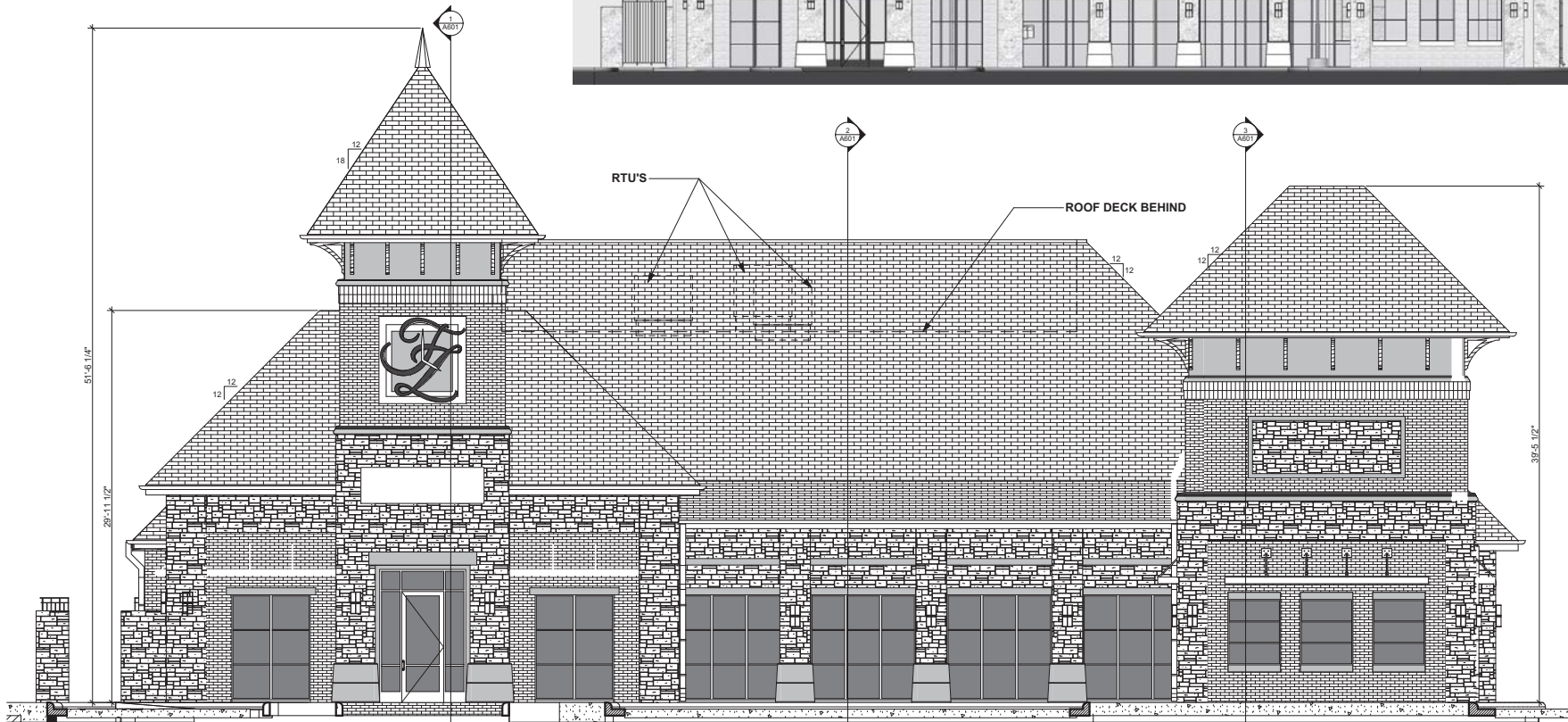
Lueders, 4/10 ratio

4.4.2019

Handwritten signature

BIM Server: p396633

Approved Elevations



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



The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Forest Dr.
Suite 560
Dallas, Texas 75248
E-mail
robertstensland@mac.com

5/09/18



FISHER & ZITTECH
FURNITURE COSMETIC IMPART
DENTISTRY
Medical Office Building
1310 Summer Lee Drive
City of Rockwall
Rockwall County, Texas 75032
EABPRJ88816730

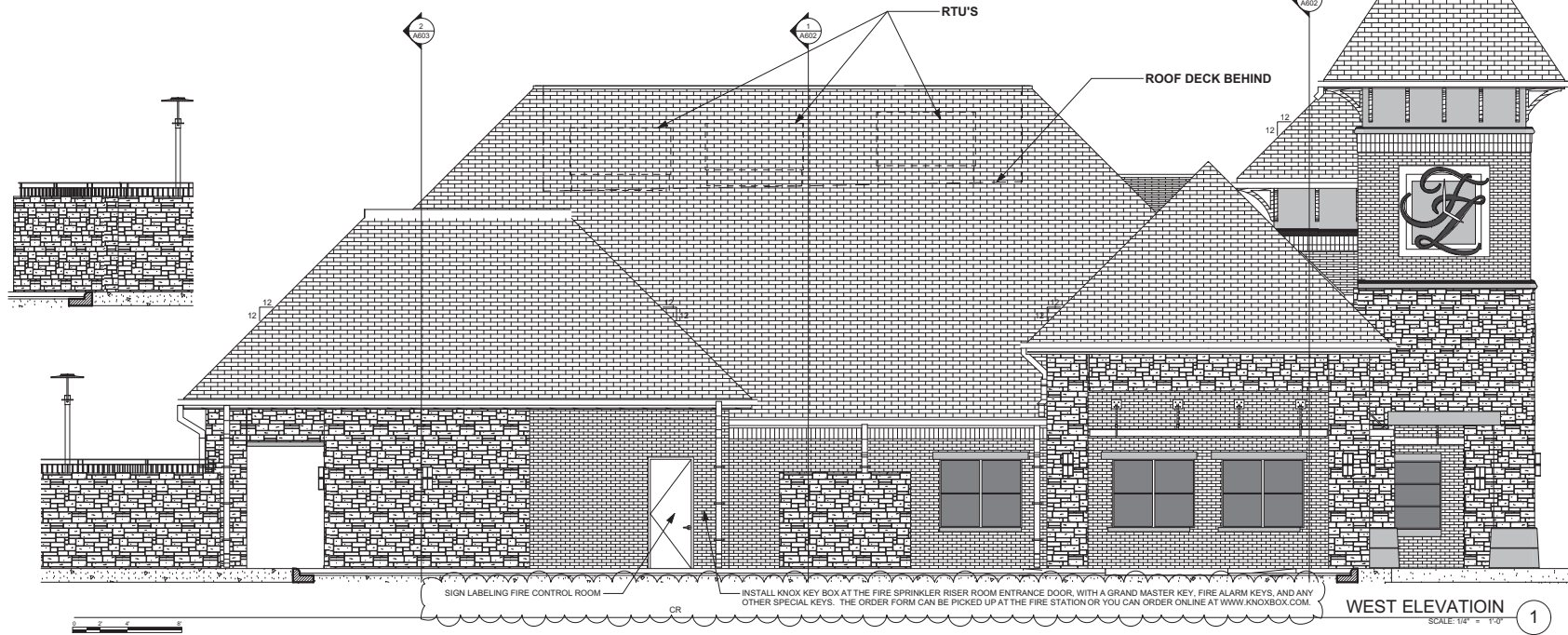
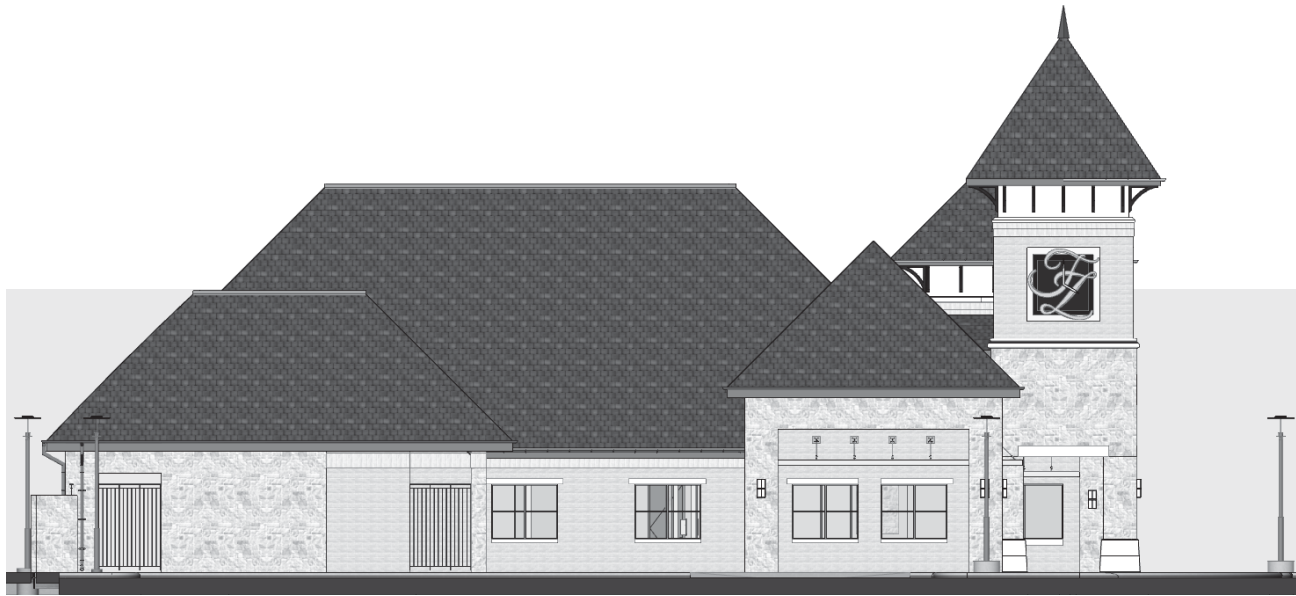
MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT

SHEET TITLE
SOUTH ELEVATION

A401

Approved Elevations



SIGN LABELING FIRE CONTROL ROOM CR

INSTALL KNOX KEY BOX AT THE FIRE SPRINKLER RISER ROOM ENTRANCE DOOR, WITH A GRAND MASTER KEY, FIRE ALARM KEYS, AND ANY OTHER SPECIAL KEYS. THE ORDER FORM CAN BE PICKED UP AT THE FIRE STATION OR YOU CAN ORDER ONLINE AT WWW.KNOXBOX.COM

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



The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Forest Dr.
Suite 560
Dallas, Texas 75248
E-mail
robertstensland@mac.com

5/09/18



FISHER & ZITTERICH
FAMILY COSMETIC IMPLANT
DENTISTRY
Medical Office Building
1310 Summer Lee Drive
City of Rockwall
Rockwall County, Texas 75032
EABPRJB8816730

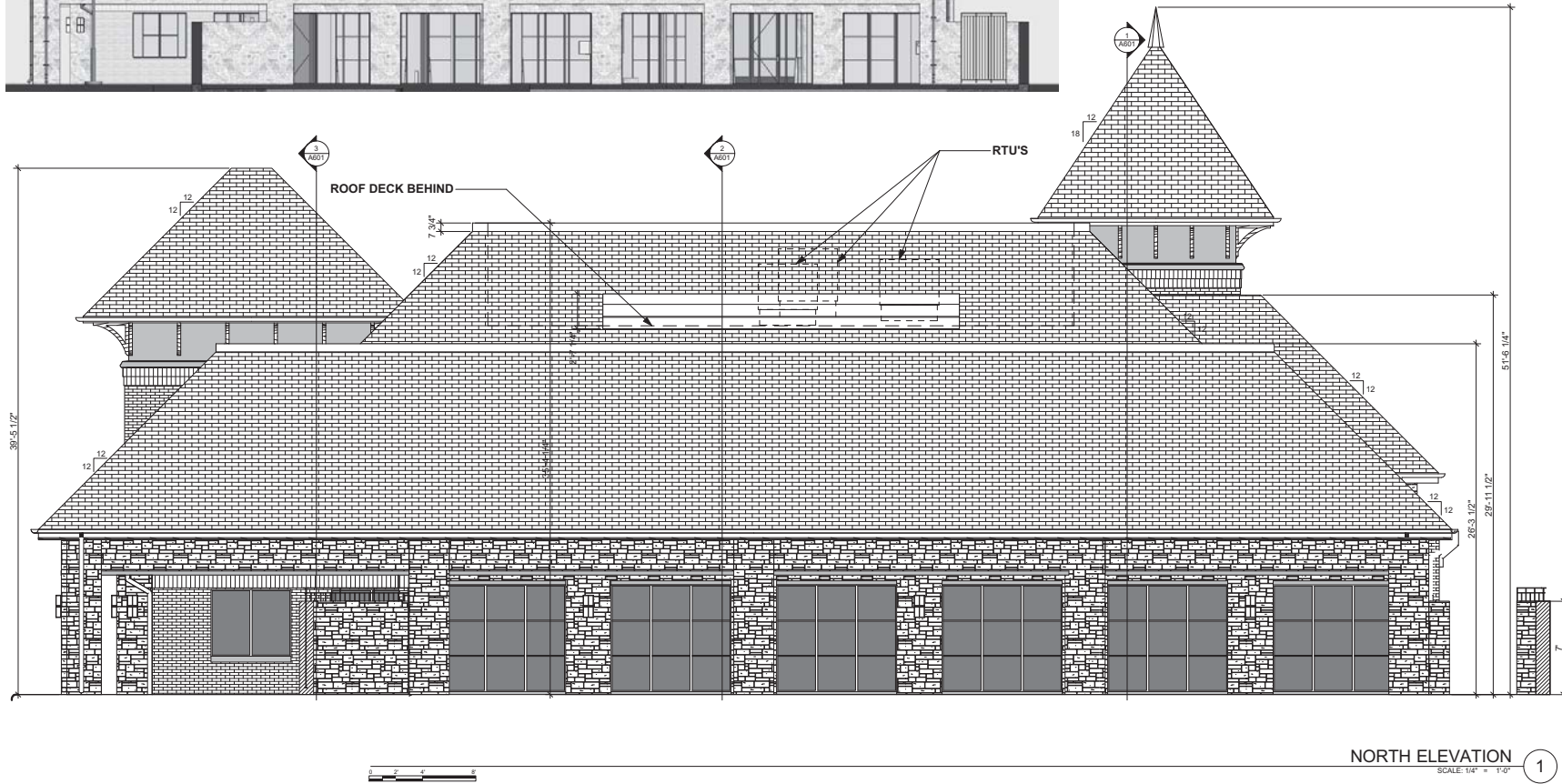
MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction
CR	6/14/18	City Review Comply

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT

SHEET TITLE
WEST ELEVATION

A402

Approved Elevations



NORTH ELEVATION

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

1

BIM Server: p3965338 - BIM Server 21/EAI/FZ Plans 7D to Civil_11_16_17



The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Forest Dr.
Suite 560
Dallas, Texas 75248
E-mail
robertstensland@mac.com

5/09/18



FISHER & ZITTECH
DENTISTRY
FAMILY COSMETIC IMPLANT



Medical Office Building
1310 Summer Lee Drive
City of Rockwall
Rockwall County, Texas 75032
EABPRJBS816730

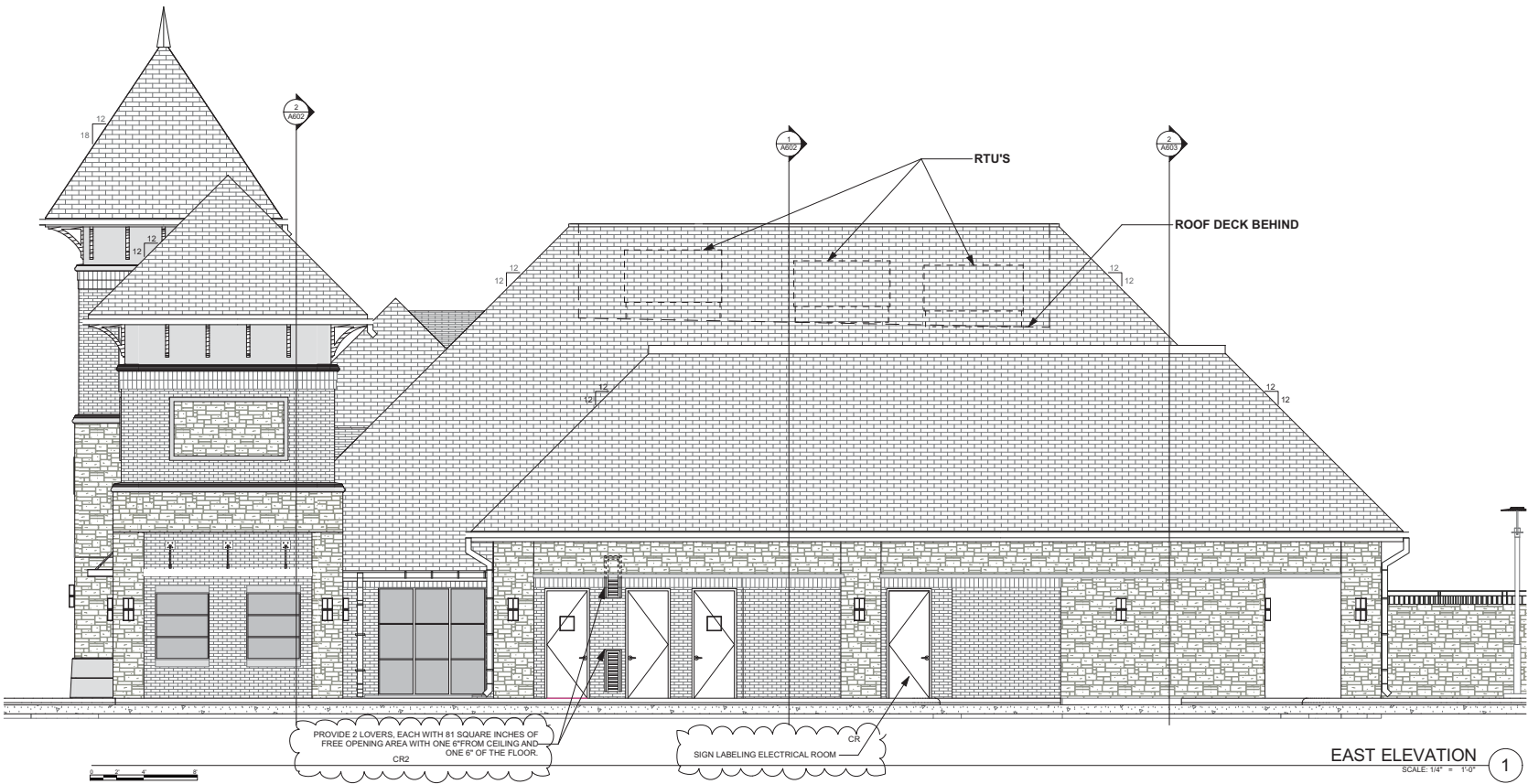
MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHKD BY:
COPYRIGHT

SHEET TITLE
NORTH ELEVATION

A403

Approved Elevations



C:\Stensland\F&Z_Rockwall\A-202_CR2.rvt



The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Forest Dr.
Suite 560
Dallas, Texas 75248
E-mail
robertstensland@mac.com

5/09/18



FISHER & ZITTEIRICH
ARCHITECTS
1310 Summer Lee Drive
City of Rockwall
Rockwall County, Texas 75032
EABPRJBS8816730

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction
CR	6/14/18	City Review Comply
CR2	8/28/18	City Review Comply

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHKD BY:
COPYRIGHT

SHEET TITLE
EAST ELEVATION

A404

Rendering Approved
March 2019





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: April 30, 2019

SUBJECT: Z2019-005; *Zoning Change (AG to PD) for Heritage Park*

On April 16, 2019, the applicant, Kent Donahue of Donahue Development Corporation, requested to withdraw *Case No. Z2019-005 (see Exhibit 'A')*. According to Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), 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. This means that the Planning and Zoning Commission will need to act to approve the applicant's request to withdraw the case. If the Planning and Zoning Commission does not accept the applicant's request, the Planning and Zoning Commission will not be required to take any action on the withdraw request and the case will proceed as advertised.

Exhibit 'A'
Applicant's Letter

From: [Kent Donahue](#)
To: [Miller, Ryan](#)
Cc: [Crowley, Rick](#)
Subject: Heritage Park
Date: Tuesday, April 16, 2019 9:54:56 AM

Ryan – I am very disappointed in last night's PID hearing and the way that I have been treated in Rockwall. I am withdrawing the zoning request for Heritage Park. The landowner may resubmit at some point in the future but I will not be involved.

Kent Donahue

Donahue Development Corporation
15443 Knoll Trail
Suite 130
Dallas, Texas 75248
Cell: (214) 354-7881



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: April 30, 2019
APPLICANT: Lonnie and Amy Herbst
CASE NUMBER: MIS2019-004; *Masonry Exception for 1509 S. Alamo Street*

SUMMARY

Discuss and consider a request by Lonnie and Amy Herbst for the approval of an exception to the minimum masonry requirements stipulated in Section 3.01, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), for a 0.33-acre parcel of land identified as Lot 8, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1509 S. Alamo Drive, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1959 and is zoned Single-Family 10 (SF-10) District. On August 15, 2011, the City Council approved a final plat for a single-family residential subdivision (*i.e. Eagle Point Estates Subdivision*). Currently, the subject property is vacant. The applicants have indicated they intend on constructing a single-family home on the subject property. The applicants are requesting a masonry exception to utilize 80% fiber cement siding (*e.g. Hardie Board*) as the primary material on the exterior of the proposed the home.

ADJACENT LAND USES AND ACCESS

The subject property is located 1509 S. Alamo Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several single-family homes within the Eagle Point Subdivision followed by a single-family residential development (*i.e. the Ridge Road Village Subdivision*). Beyond this are two (2) single-family residential subdivisions (*i.e. Lake Meadows Subdivision and High Ridge Estates*). These areas are zoned Single-Family 10 (SF-10) District.

South: South of the subject property is a single-family residential development (*i.e. Lake Ray Hubbard Estates Subdivision*) and several single-family homes that are adjacent to Ridge Road [FM-740], which is identified as a M4D (*major collector, four [4]-lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) single-family residential subdivisions (*i.e. The Estates of Coast Royale, Phases 1 & 2 and the Lakeridge Park Subdivision*). These areas are zoned Single-Family 10 (SF-10) District.

East: Directly east of the subject property are several single-family homes within the Eagle Point Estates Subdivision followed by Ridge Road [FM-740], which is identified as a M4D (*major collector, four [4]-lane, divided roadway*) on the City's Master Thoroughfare Plan. This area is zoned Single-Family 10 (SF-10) District. Beyond this is a mixed-use development (*i.e. Rockwall Commons*) that is zoned Planned Development District 1 (PD-1) for General Retail (GR) and Multi-family 14 (MF-14) Districts land uses.

West: Directly west of the subject property are several single-family homes located within the Eagle Point Estates Subdivision followed by a single-family residential development (*i.e. Lake Ray Hubbard Estates Subdivision*). These areas are zoned Single-Family 10 (SF-10) District. Beyond this is the Takeline and Lake Ray Hubbard, which are located in the City of Dallas.

CHARACTERISTICS OF THE REQUEST:

The applicants are proposing to provide a two (2)-foot stone and brick wainscot around the entire home. The proposed home will be two (2) stories, approximately 2,400 SF, utilize a board and batten design, and will be constructed utilizing farmhouse architecture. The proposed home exceeds the maximum allowable cementitious materials (*e.g. Hardie Board*) and does not meet the requirements of the Unified Development Code (UDC). Due to this, an exception to the masonry requirements is required to be approved by the Planning and Zoning Commission in order for the applicant to construct the home as presented. According to Section 3.01, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "...all buildings with a footprint of 120 SF or greater and are over ten (10) feet in height shall consist of a minimum of 80% Primary Materials and/or a maximum of 20% Secondary Materials..." The (UDC) defines Primary Materials as stone, brick and/or cementitious materials (*e.g. cementitious lap siding, stucco, or similar materials*), and limits the use of cementitious materials to 60% of the building's exterior façade. The code does grant the Planning and Zoning Commission the ability to consider exceptions to these requirements on a case-by-case basis, provided the applicant submits material samples and building elevations. In this case, the applicants are proposing to utilize 80% (*i.e. 20% more than the maximum allowance*) fiber cement board. A material sample has not been provided by the applicants; however, the applicants have provided building elevations of the proposed home indicating the proposed building materials. Staff should note that the Planning and Zoning Commission and the City Council have approved a similar request for the use of cementitious materials in excess of 60% [Case No. MIS2018-001] on the adjacent property (*i.e. 1507 S, Alamo Street*). The approval of an exception to the masonry requirements does not appear to negatively impact the subject property or surrounding properties; however, approval of this request is discretionary to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

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

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

City of Rockwall
Project Plan Review History



Project Number MIS2019-004	Owner LONNIE AND AMY HERBST	Applied 4/17/2019	LM
Project Name 1509 S. Alamo Road	Applicant	Approved	
Type MISCELLANEOUS		Closed	
Subtype EXCEPTION OR WAIVER		Expired	
Status Staff Review		Status	
 Site Address 1509 S ALAMO RD		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision EAGLE POINT ESTATES	Tract 8	Block A	Lot No 8
		Parcel No 3559-000A-0008-00-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Planning Department	Korey Brooks	4/25/2019		4/25/2019	COMMENTS	Comments
<p>MIS2019-004 Masonry Exception for 1509 S. Alamo Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is request by Lonnie and Amy Herbst for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 0.33-acre parcel of land identified as Lot 8, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1509 S. Alamo Drive.</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (MIS2019-004) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please provide a material sample.</p> <p>I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Meeting for this case is April 30, 2019.</p>						



MIS2019-004 - 1509 S. ALAMO STREET
MISCELLANEOUS - LOCATION MAP = [icon]

0 12.5 25 50 75 100 Feet

ALAMO

SF-10



City of Rockwall

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

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



City of Rockwall Planning and Zoning Department

Korey M. Brooks

385 S. Goliad, Rockwall, TX. 75087

Dear Mr. Brooks,

My name is Lonnie Herbst. My wife Amy, and I, currently own a home in Forney, Texas where we have lived for almost 32 years. We would like to build a new home in Rockwall, at 1509 South Alamo Road, Lot 8, at Eagle Point Estates.

The house will be a farmhouse style, two story, with approximately 2,400 square feet of living area and a three car garage. There is one item that we need to request a variance from you regarding. The subdivision deed restrictions require 80 percent masonry, and 20 percent Hardy Board siding. The farm style house we intend to build, features 80 percent Hardy Board siding in horizontal, and vertical board and batten style. The remaining 20 percent will be a stone veneer two foot base wrapping the house with a brick top rowlock. The living room fire place exterior chimney will also have a stone veneer body with a brick top cap above the roof.

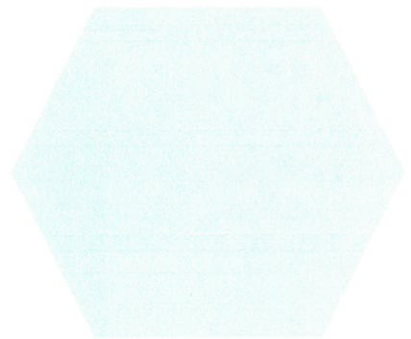
We have chosen our builder to be Homes by Bowen, and we believe this home will be a beautiful addition to the surrounding neighborhood, and will enhance the different styles currently distributed throughout the subdivision. Our proposed house is similar in construction materials used at 1507 South Alamo, which is currently under construction next door, and is also a farm house style.

Enclosed is our application, and rendering photos of the proposed construction. We appreciate your consideration of this request, and will await your decision. We look forward to becoming Rockwall residents, and the years to come in our beautiful new home.

Best regards,



Lonnie J Herbst









CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: John Delin, *R. W. Ladera, LLC*

DATE: April 30, 2019

SUBJECT: MISC2019-005; *Alternative Tree Mitigation Settlement Agreement*

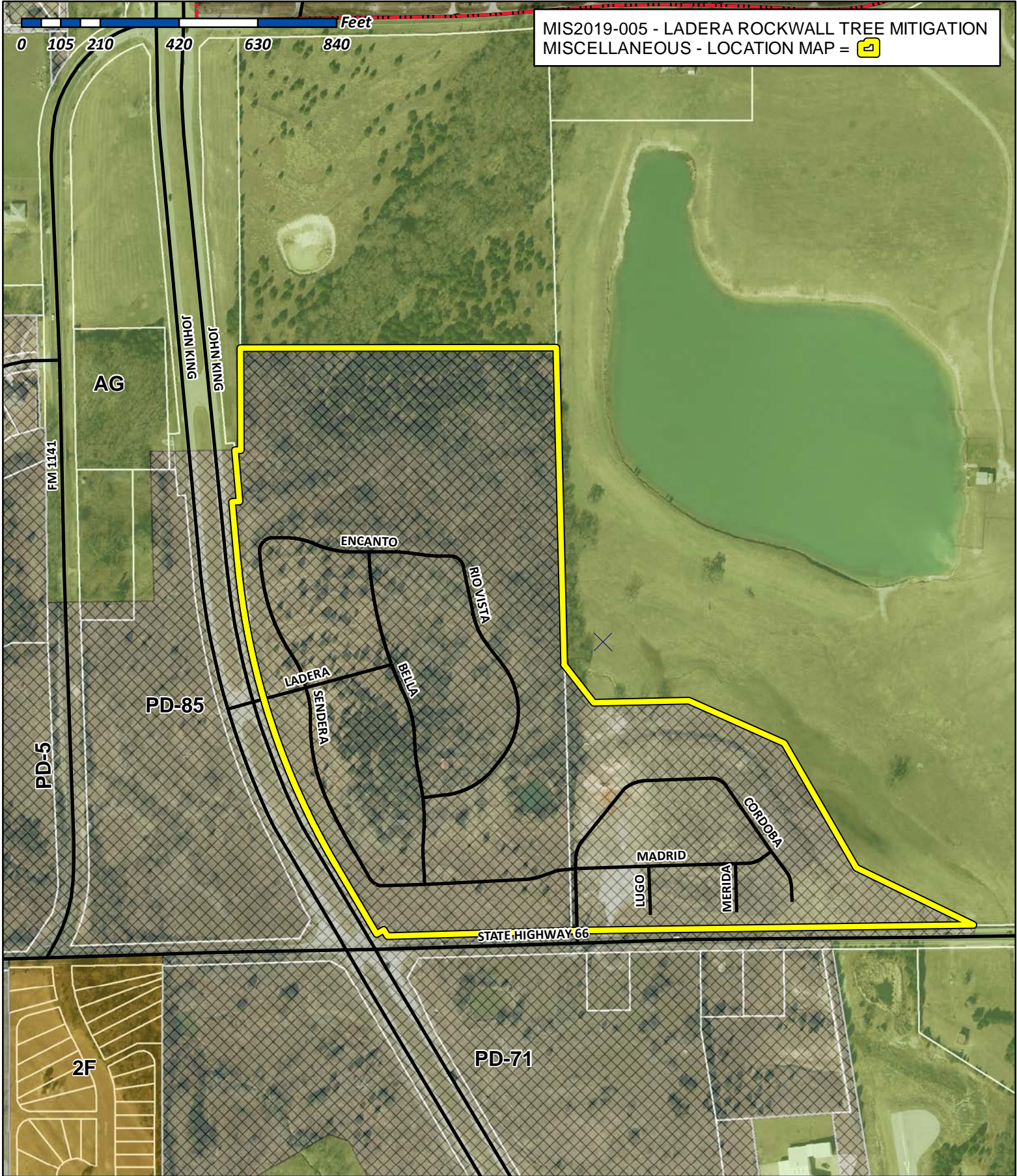
The applicant, John Delin of R. W. Ladera, LLC, is requesting an *Alternative Tree Mitigation Settlement Agreement* in conjunction with the Ladera of Rockwall Addition for the purpose of offsetting a portion of the required tree mitigation. Specifically, the applicant is requesting relief associated with the trees (*i.e. 699.5-caliper inches of trees*) that will be removed to construct an off-site, 12-inch sanitary sewer line that will serve the development. On June 26, 2018, the Planning and Zoning Commission approved an amended treescape plan allowing for the removal of an additional 977.75-caliper inches that were associated with the construction of this sanitary sewer line. This approval brought the total mitigation balance due to 1,443.25 caliper-inches. On March 12, 2019, a revised treescape plan was submitted with the final plat application [*Case No. P2019-010*] indicating the need for the removal of an additional 283.5-caliper inches of tree to allow the installation of the 12-inch sanitary sewer line. This increased the total mitigation balance due to 1,726.75-caliper inches. Currently, the applicant's approved mitigation plan calls for providing all 1,726.75-caliper inches on-site.

The applicant's proposal requests that the City Council consider one (1) of the two (2) following alternatives:

1. The City Council waive the 699.5-caliper inches associated with the offsite installation of the 12-inch sanitary sewer line; or,
2. The City Council consider reducing the tree mitigation balance associated with the off-site improvements by $\frac{1}{2}$ the amount (*i.e. 349.75-caliper inches*). This balance would then be donated to the Parks Department to save the applicant the expense of planting and caring for the trees on-site.

If the City Council does not approve one (1) of the two (2) alternatives, the applicant has stated that they intend to provide the full balance to the Parks Department to be used in other areas of the City. According to *Section 7, Alternative Tree Mitigation Settlement Agreement*, of *Article X*, of the *Unified Development Code (UDC)*, the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an *Alternative Tree Mitigation Settlement Agreement* where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant.

Attached to this memo is the applicant's letter requesting the alternatives and an exhibit indicating the tree's that will be required to be removed with the 12-inch sanitary sewer line. Should the Planning and Zoning Commission have any questions staff will be available at the April 30, 2019 meeting.



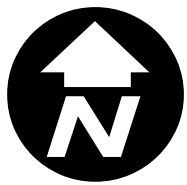
MIS2019-005 - LADERA ROCKWALL TREE MITIGATION
 MISCELLANEOUS - LOCATION MAP = [icon]



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.



Gonzales, David

From: Miller, Ryan
Sent: Wednesday, April 17, 2019 11:51 AM
To: Gonzales, David
Subject: Fwd: Request for Hearing on Tree Mitigation

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is John Delin's request. I will prepare a caption this afternoon. Thanks.

Ryan C. Miller, AICP

Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

----- Original message -----

From: John Delin <john@integritygroups.com>
Date: 4/17/19 10:16 AM (GMT-06:00)
To: "Miller, Ryan" <RMiller@rockwall.com>
Subject: Request for Hearing on Tree Mitigation

Ryan,

Per our phone call earlier, we are submitting a request to have a hearing on the Tree Mitigation associated with our Ladera Rockwall project, *only* in reference to the Offsite Utilities portion of the project.

As you know we are installing \$500,000 for water & sewer expansion for the City which will feed future growth and unfortunately receive no Pro-rata return for this work. Additionally we are faced with almost 500 inches of tree mitigation for areas which there is considerable tree growth anyway. We would propose;

1. A waiver of the Mitigation in Total for the Offsite Utility portion of the project or,
2. Reduce by ½ the amount to be Mitigated and provide the balance as a donation to the City for its use, without us expensing the cost for labor for planting and care.
3. Provide the appropriate number of inches in a donation to the City for use in other areas, without us expensing the cost for labor for planting and care.

Let me know if we can get this on the agenda.

Best,

John Delin

817.252.4281 **D**
817.919.8111 **C**
john@integritygroups.com

IntegrityGroups.com | LaderaTexas.com
361 W Byron Nelson Blvd Ste. 104, Roanoke, TX 76262
Main Office (817) 430-3318

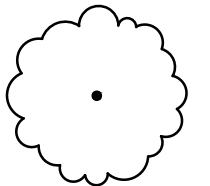
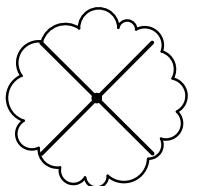
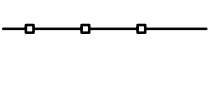




Confidentiality Notice:

This e-mail and any attachments may contain confidential and/or copyright protected information and is intended for the sole use of recipient and may not be used, altered, distributed or changed without expressed written permission from sender. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination, use, reproduction or forwarding of this information by a person other than the intended recipient is unauthorized and may be illegal. Unless otherwise stated, opinions expressed in this e-mail are those of the author and may not reflect the view or opinions of Integrity Group, LLC, or any party it is representing. This email and any attachments is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510 et seq.

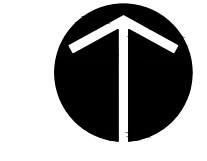
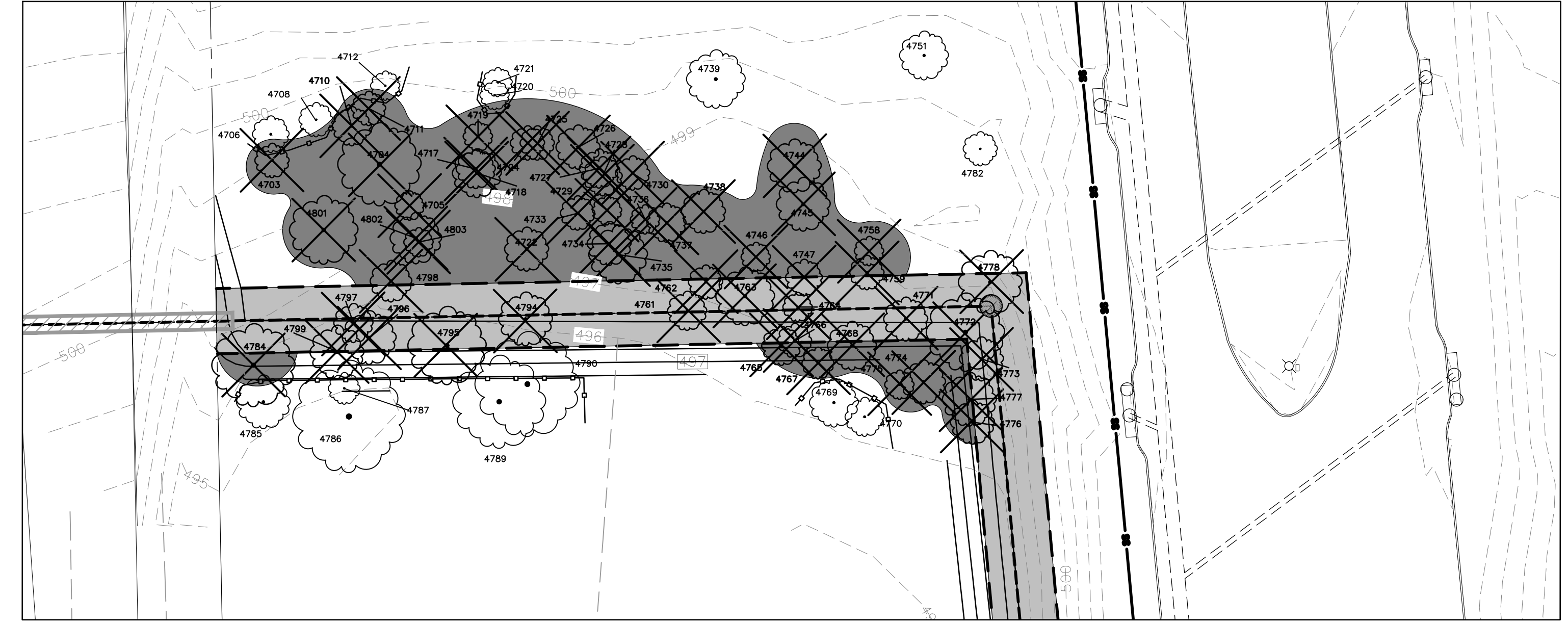
Approx. Limits of 100-Year Fully Developed Floodplain per Ultimate model. Refer to "Hydrologic and Hydraulic study in support of Ladera Rockwall Development" prepared by SEA-HydroTech Engineering, Inc. Dated March 13, 2019.

LEGEND

-  PROTECTED TREE TO REMAIN
-  PROTECTED TREE TO BE REMOVED
-  TREE PROTECTION FENCING (TPF)
-  OFF-SITE SEWER EASEMENT AREA
-  AREAS DIRECTLY AFFECTED BY OFF-SITE SEWER LINE

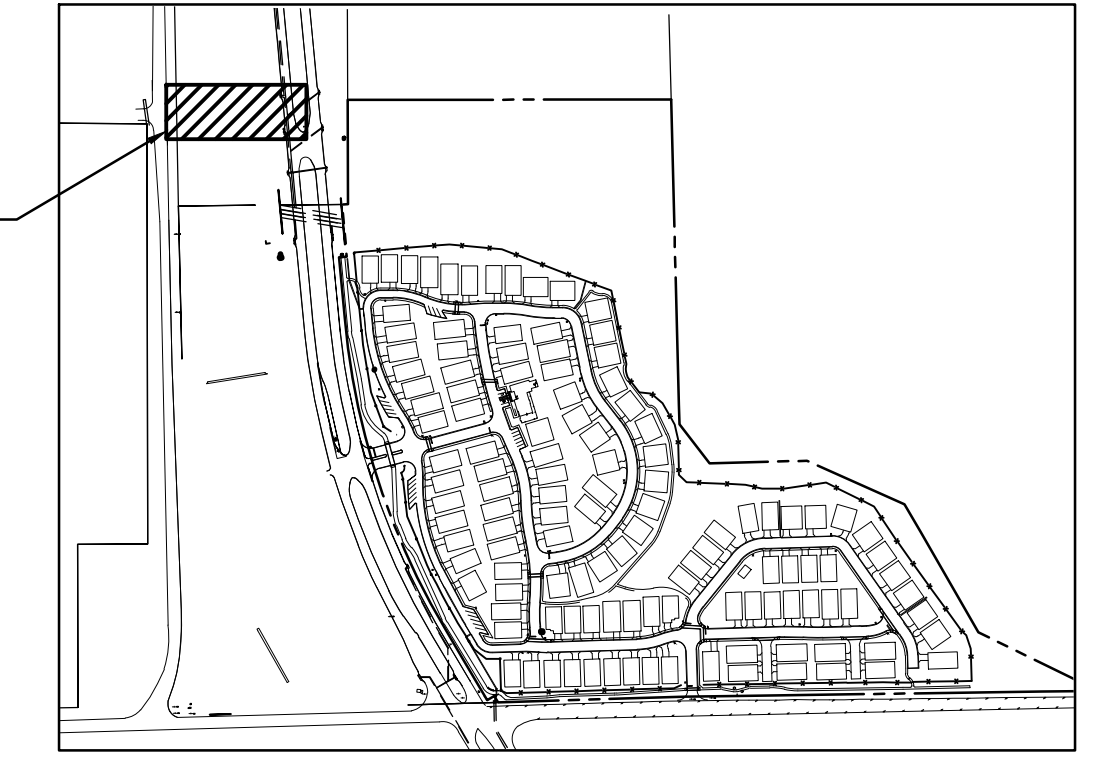
NOTE: 301 PROTECTED INCHES ARE PROPOSED FOR REMOVAL OUTSIDE OF THE OFF-SITE SEWER EASEMENT DUE TO GRADING SPECIFICALLY REQUIRED FOR PROPOSED SEWER LINE.

NORTHWEST OFF-SITE SEWER CONNECTION

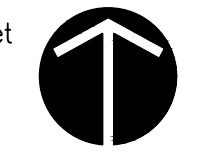


30 0 30 60 90 Feet
SCALE: 1"=30'

CONTEXT MAP

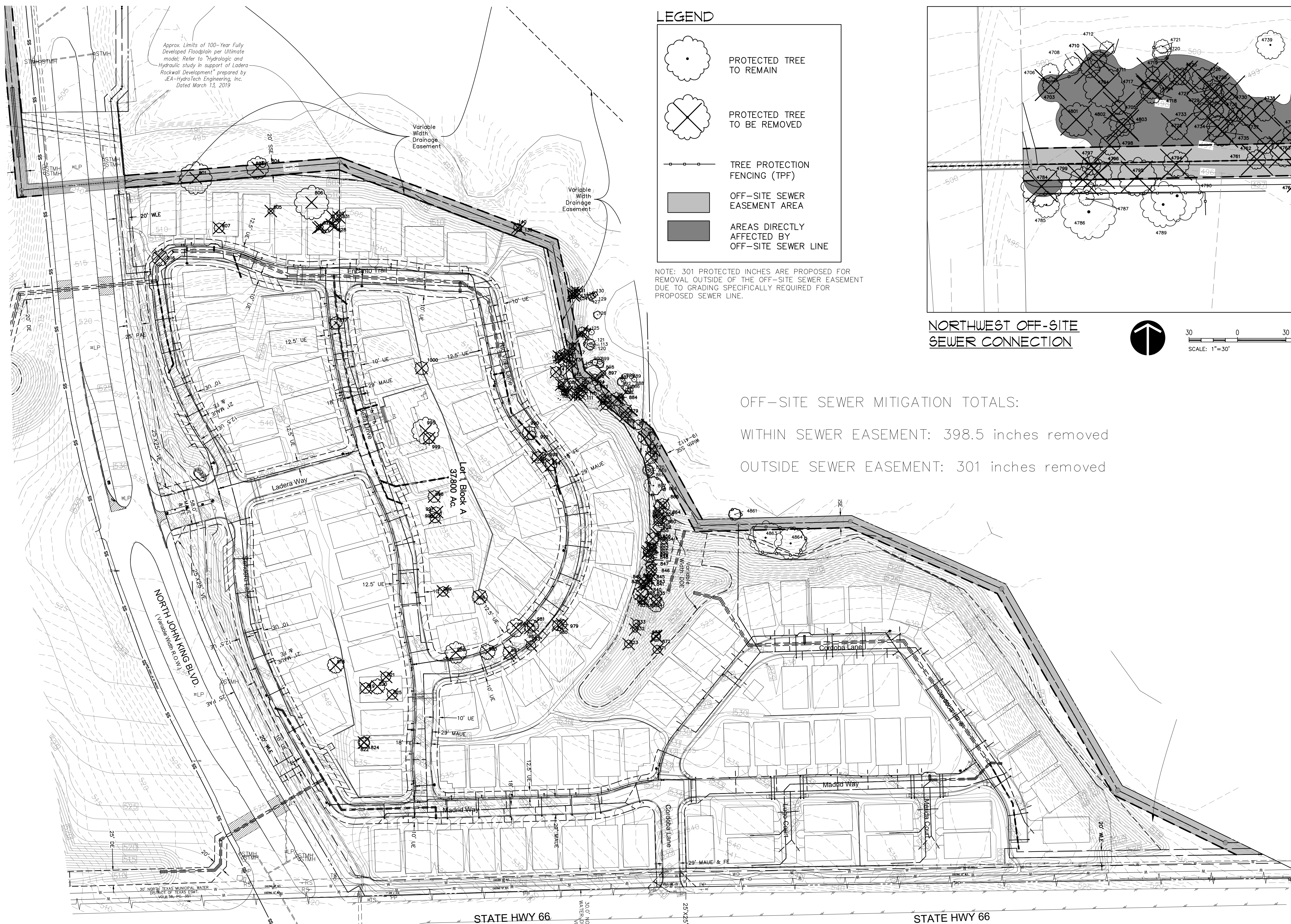


500 0 500 1000 1500 Feet
SCALE: 1"=500'

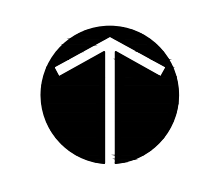


OFF-SITE SEWER MITIGATION TOTALS:
WITHIN SEWER EASEMENT: 398.5 inches removed
OUTSIDE SEWER EASEMENT: 301 inches removed

MAIN SITE OF DEVELOPMENT



80 0 80 160 240 Feet
SCALE: 1"=80'



The John R. McAdams Company, Inc. (DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com



**Off-Site Sewer Tree Removal
Ladera Rockwall**

Town of Rockwall
Rockwall County, Texas

G&A Job No. 17191 Date: April 24, 2019 By: VC
Z:\2017\17191\Drawings\FP & Const Plans\Sheets\17191_TS.dwg
This concept plan is intended for conceptual developmental use and shall not be interpreted as an official or submitted document. All aerial and map images were obtained from best available information. This plan is subject to change.

City of Rockwall Project Plan Review History



Project Number Z2019-009	Owner STAINED, GLASS CREATIONS INC	Applied 4/11/2019 LM
Project Name SUP for a Restaurant in PD-50	Applicant LAM CONSULTING ENGINEERING	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status P&Z HEARING		Status 4/25/2019 DG

Site Address 505 N GOLIAD	City, State Zip ROCKWALL, TX 75087	Zoning
-------------------------------------	--	---------------


Subdivision ARTVENTURES STUDIO ADDN	Tract	Block 20B	Lot No	Parcel No 3050-020B-0023-00-OR	General Plan
---	--------------	---------------------	---------------	--	---------------------

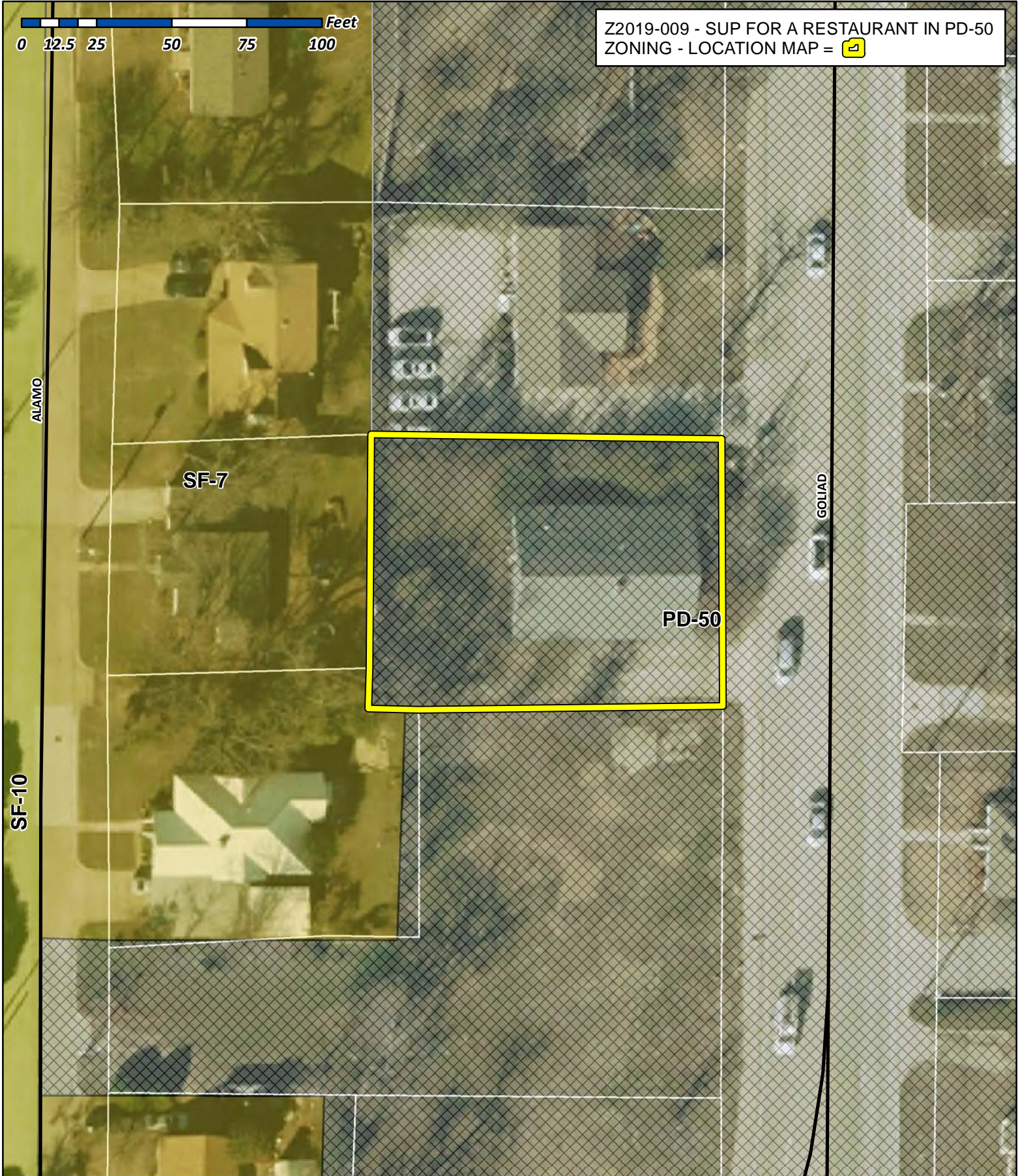
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/11/2019	4/18/2019	4/18/2019	7	APPROVED	
ENGINEERING (4/18/2019 9:18 AM SH) The following comments are for engineering design. - 4% Engineering Inspection Fees. - Impact fees for any new water taps. - Must meet all City Standards of Design. - If there is a dumpster, the drainage must go to an oil/water separator.	Sarah Hager	4/11/2019	4/18/2019	4/18/2019	7	APPROVED	
FIRE	Ariana Hargrove	4/11/2019	4/18/2019	4/22/2019	11	APPROVED	
PLANNING	David Gonzales	4/11/2019	4/18/2019	4/25/2019	14	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						<p>Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.</p> <p>*PLANNING COMMENTS - DAVID GONZALES – 04.25.2019</p> <p>All staff comments are to be addressed and resubmitted by Tuesday May 7, 2019. Please provide two (2) large copies [FOLDED] and one PDF version for a final/subsequent review by staff:</p> <p>Planning Department General Comments to be addressed/acknowledge are as follows:</p> <ul style="list-style-type: none"> • On all future submittals please include the Case Number Z2019-009 on the lower right hand corner. • When provided, please review the SUP Draft Ordinance prior to the Planning & Zoning public hearing scheduled for May 14, 2019 and return with red lined corrections and/or additions you feel may be necessary for staff review and consideration <p>** Planning Staff additional comments to be considered by the P&Z and City Council as conditions of approval (conditions may change at the discretion of Council):</p> <ol style="list-style-type: none"> 1. Approval of an SUP is required to allow for development and operation of a restaurant less than 2,000 SF without a drive-through or drive-in land use within PD-50. 2. Adherence to all Engineering and Fire Department standards shall be required <p>*** Operational Conditions:</p> <ol style="list-style-type: none"> 1) The development and operation of a restaurant land use shall generally conform to the Concept Plan depicted in Exhibit 'B' of the proposed ordinance; 2) The operation of the restaurant land use shall be limited to the area of the first floor as depicted in the Floor Plan as attached in Exhibit 'C' of the proposed ordinance; 3) The use of the second floor area shall be limited to storage only. Any other use may require the addition of parking spaces conforming to the parking and loading standards of Article VI, of the Unified Development Code (UDC). 4) The development and operation of restaurant land use shall allow for seven (7) parking spaces and shall generally conform to the Concept Plan depicted in Exhibit 'B' of the proposed ordinance. <p>The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SUP request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>*** Meeting Dates to Attend ***</p> <p>Planning - Work Session: April 30, 2019 (6:00 p.m.) [Applicant to present case to P&Z for discussion]</p>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Planning - Public Hearing: May 14, 2019 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)						
City Council - Public Hearing: May 20, 2019 (6:00 p.m.) [1st Reading of SUP Ordinance]						
City Council - Consent/Action Item: June 3, 2019 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]						

0 12.5 25 50 75 100 Feet

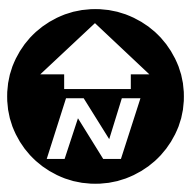
Z2019-009 - SUP FOR A RESTAURANT IN PD-50
ZONING - LOCATION MAP = 



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.

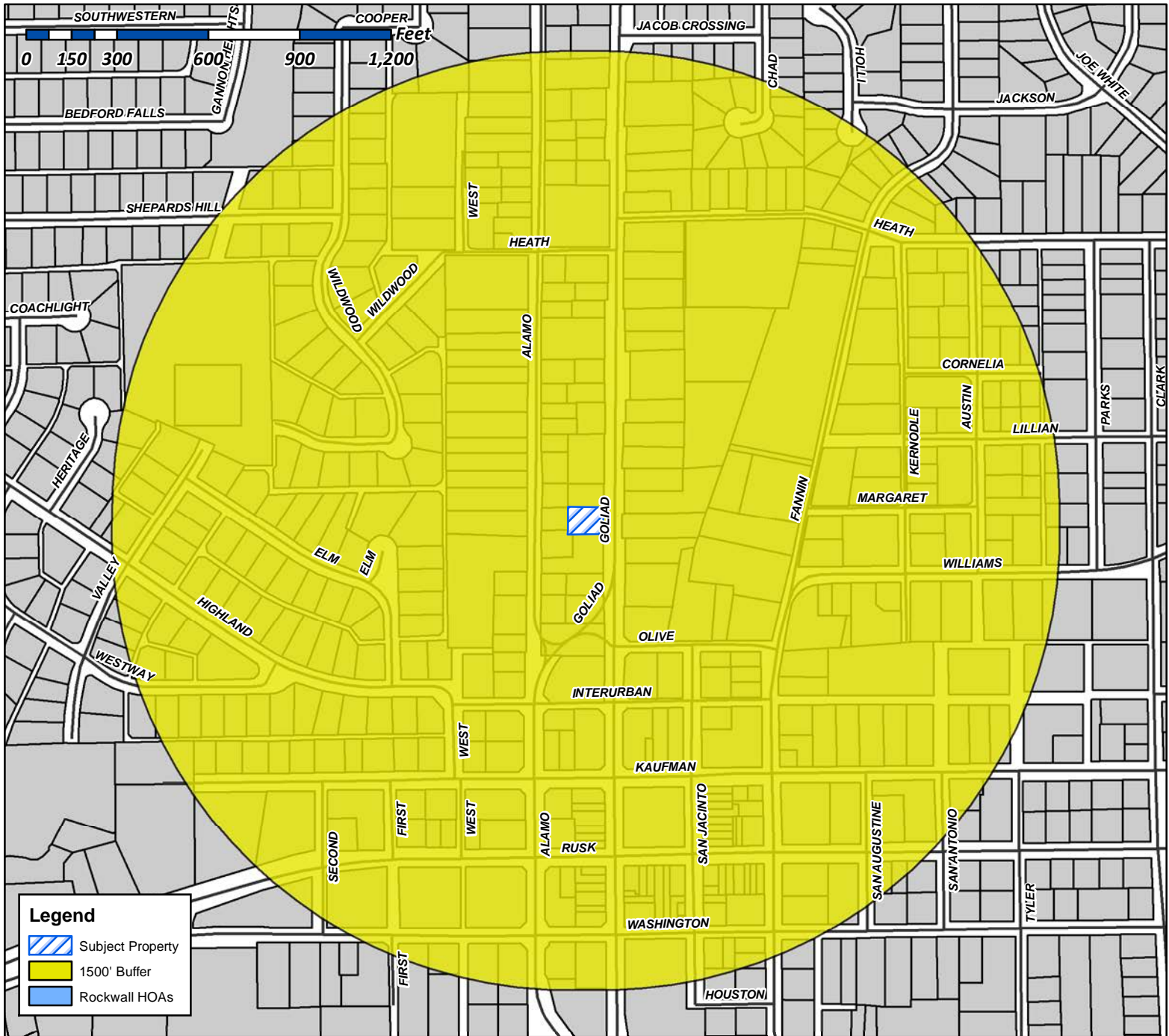




City of Rockwall

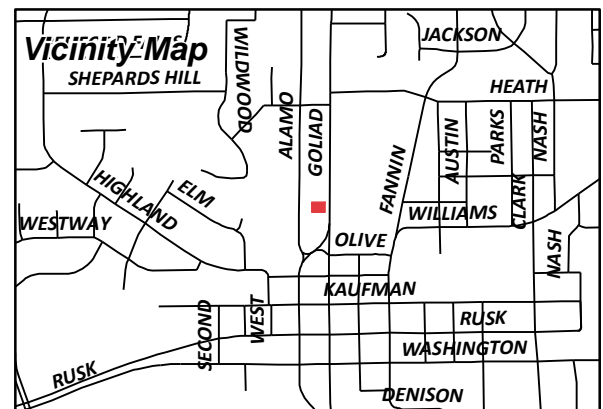
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2019-009
Case Name: SUP for a Restaurant in PD-50
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 4/17/2019
For Questions on this Case Call (972) 771-7745

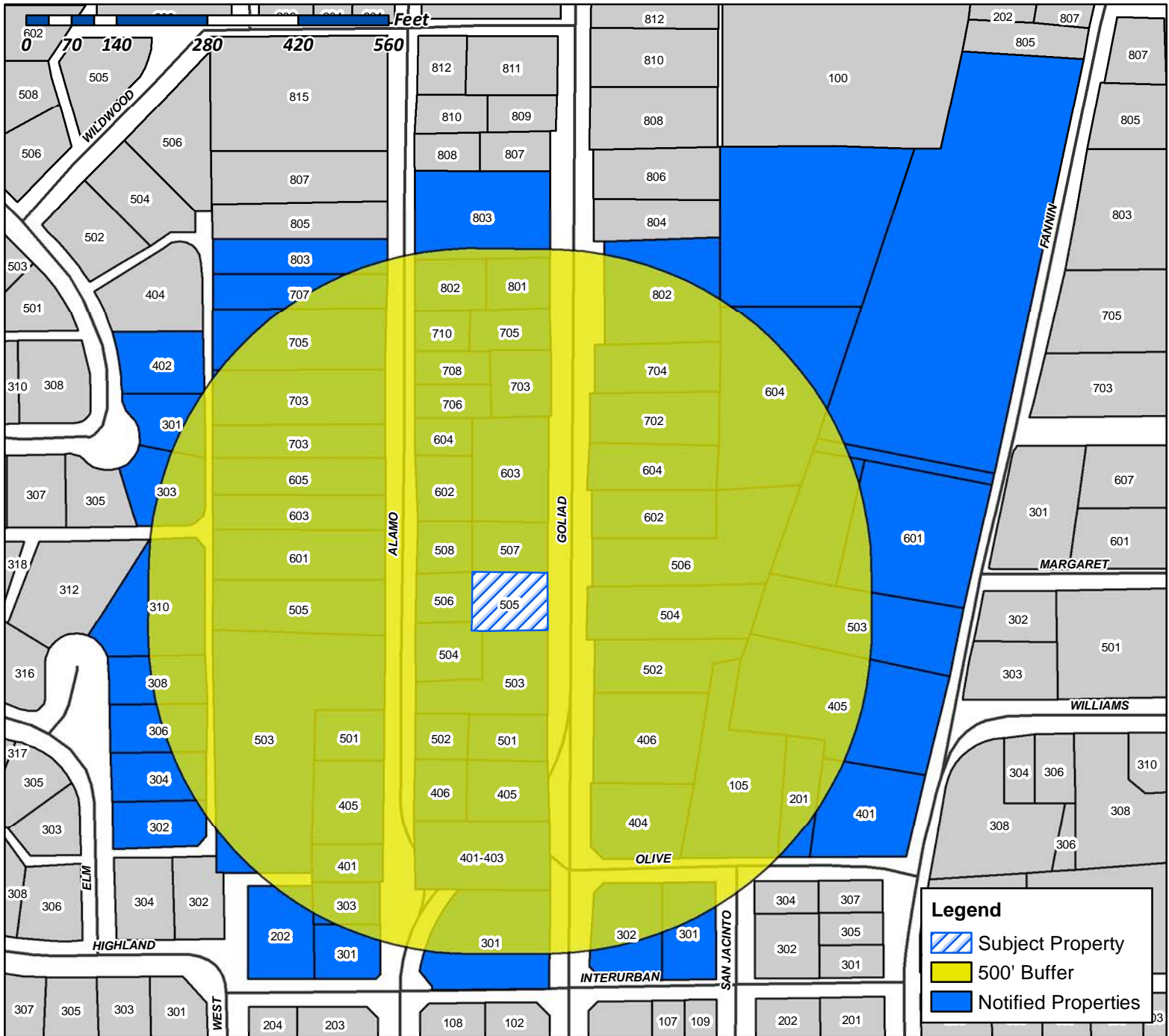




City of Rockwall

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

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



Case Number: Z2019-009
Case Name: SUP for a Restaurant in PD-50
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 4/17/2019
For Questions on this Case Call (972) 771-7745



BARKER PERRY H & ELIZABETH D
104 SCENIC DR
HEATH, TX 75032

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

BLACK SHIRLEY M
1924 PALMETTO ISLE DR
MT. PLEASANT, SC 29466

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

BEDFORD AUSTIN J & TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

REILLY KELSEY AND DAVID
302 ELM DRIVE
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
303 N ALAMO RD
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F
310 ELM DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 N GOLIAD
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

MORGAN NANCY D
429 PARK PLACE BLVD
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

CURRENT RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN
504 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

ALSOBROOK DAVID
505 CARRIAGE TRL
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

MORGAN RHONA L &
508 N ALAMO RD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSTATE 30 # 157
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

CURRENT RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
708 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
710 N ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K
803 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
803 N GOLIAD ST
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

KILLION OLIN R
8709 DALROCK RD
ROWLETT, TX 75089

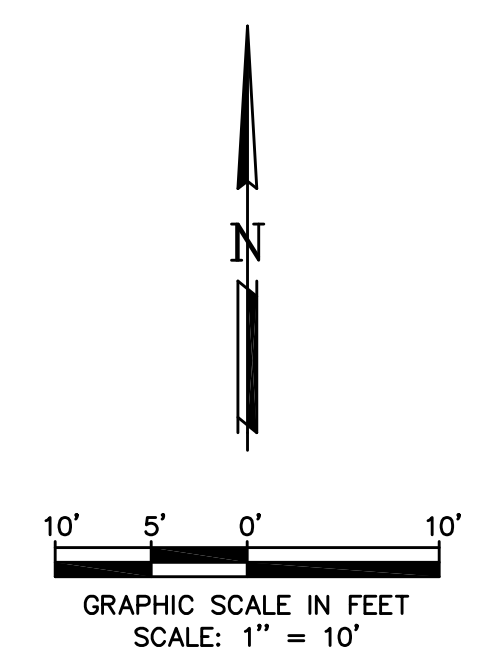
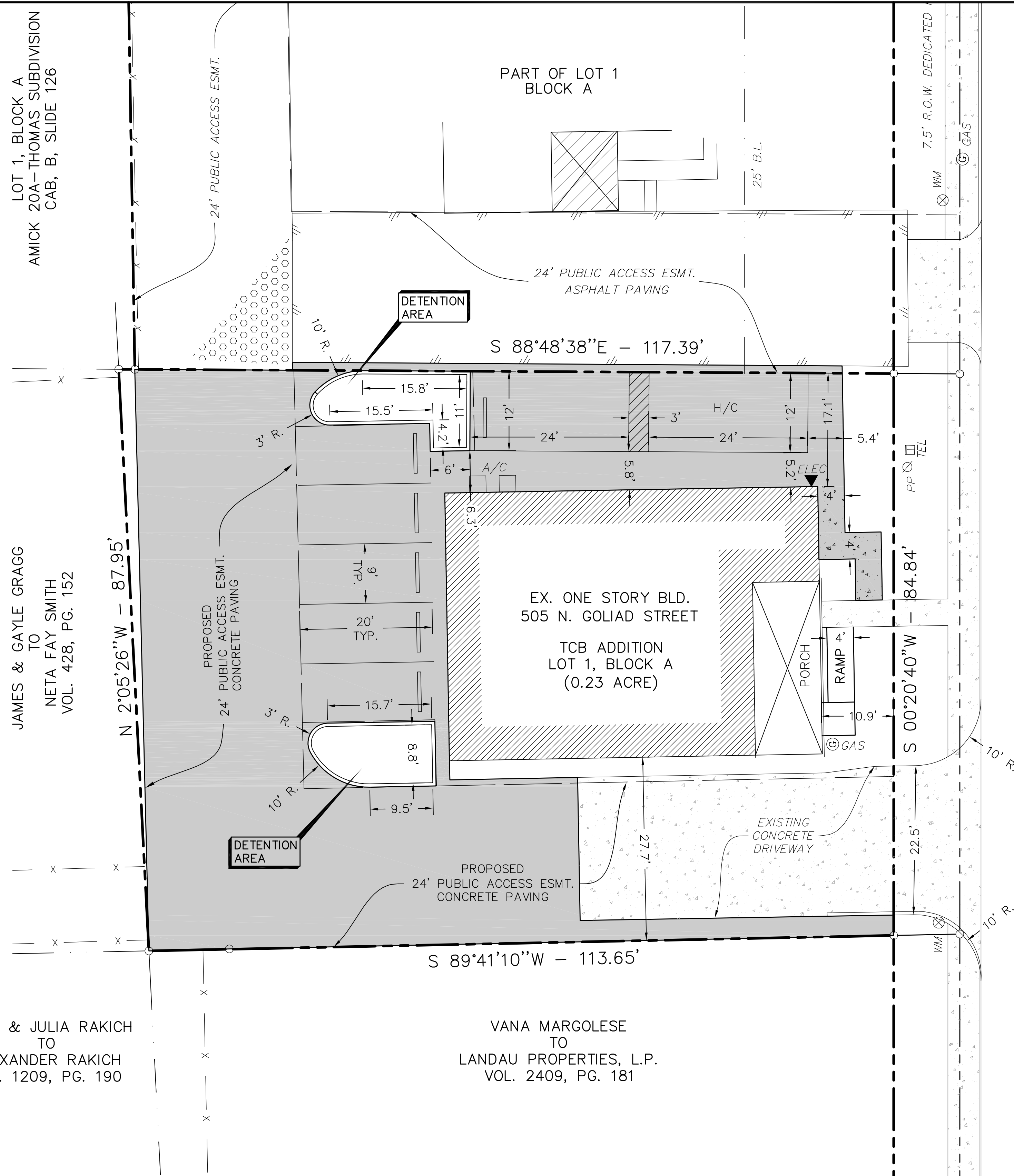
KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

POINTER PRICE AND
906 N GOLIAD STREET
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087



VICINITY MAP
N.T.S.

OWNER:
TCB CONSTRUCTION GROUP, LLC.
906 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

SITE DATA

LOT AREA	10,019 SF ~ 0.23 AC
ZONING	PD-50 NORTH GOLIAD OVERLAY DISTRICT
INSIDE BUILDING AREA	1916 SF
FRONT PORCH	264 SF
PARKING REQUIRED	8 SPACES
PARKING PROVIDED	7 SPACES

CEDO & JULIA RAKICH
TO
ALEXANDER RAKICH
VOL. 1209, PG. 190

VANA MARGOLESE
TO
LANDAU PROPERTIES, L.P.
VOL. 2409, PG. 181

N. GOLIAD STREET
VARIABLE R.O.W. STATE OF TEXAS

PRELIMINARY
FOR REVIEW
ONLY



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TUAN P. LAM, P.E. 86968 ON 4/3/19. ALTERATION OF A SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

SURVEY INFORMATION ON THIS DRAWING WAS PROVIDED BY OTHERS. LAM CONSULTING ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TOPOGRAPHIC MAPPING NOR BENCHMARK DATUM.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

THE INFORMATION SHOWN ON THIS PLAN IS FROM RECORD DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND CONTACT ALL UTILITY COMPANIES 48 HRS PRIOR TO ANY EXCAVATION. 1-800-DIG TESS

CONCEPT PLAN

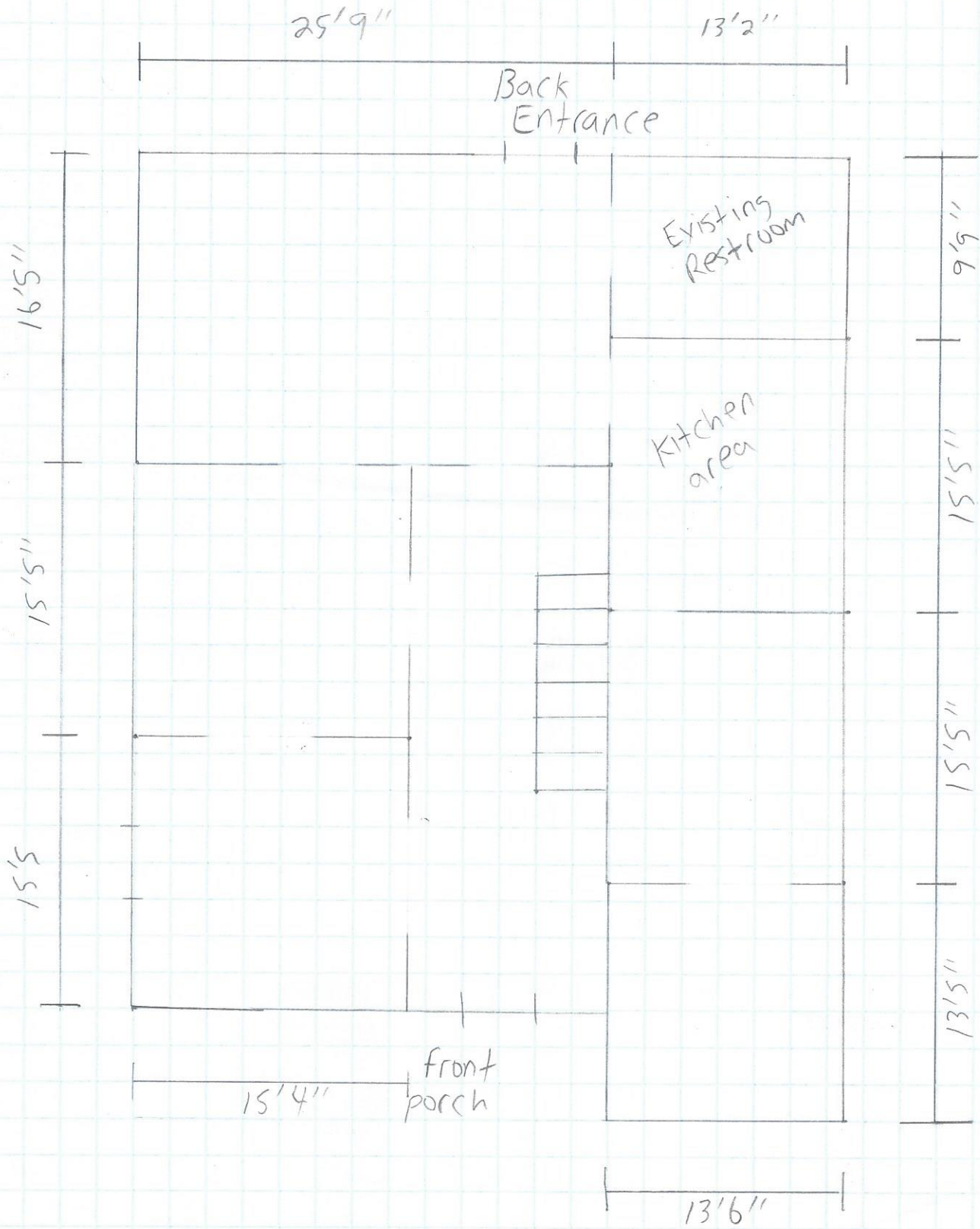
TCB ADDITION - LOT 1, BLOCK A
BONAFIDE BETTIES PIES CO.
505 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766-1011
www.lamcivil.com
Firm #F-9763

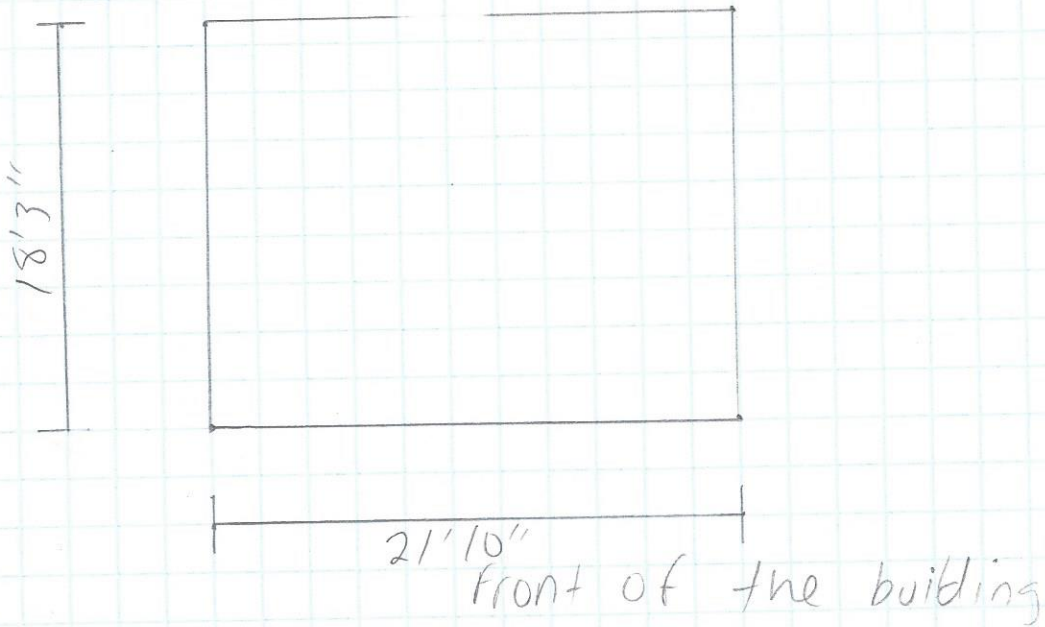
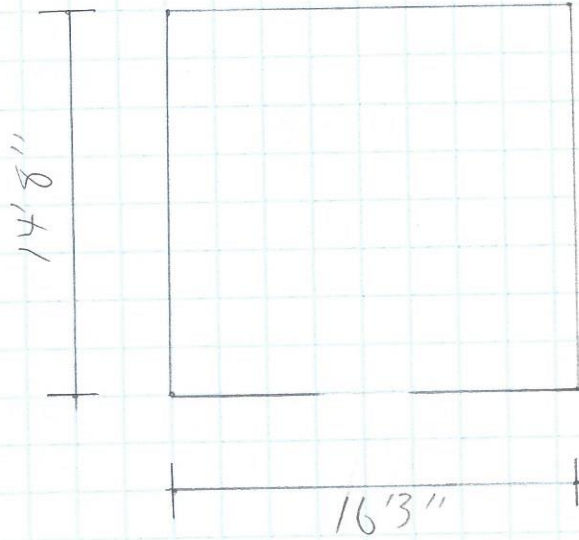
DESIGN: LCE	CHECK: LCE	SCALE: AS NOTED
DRAWN: CTL	DATE: APRIL 2019	PROJECT: 632-19

2 of 6

Bonafide Betties Pie Company
505 N Goliad



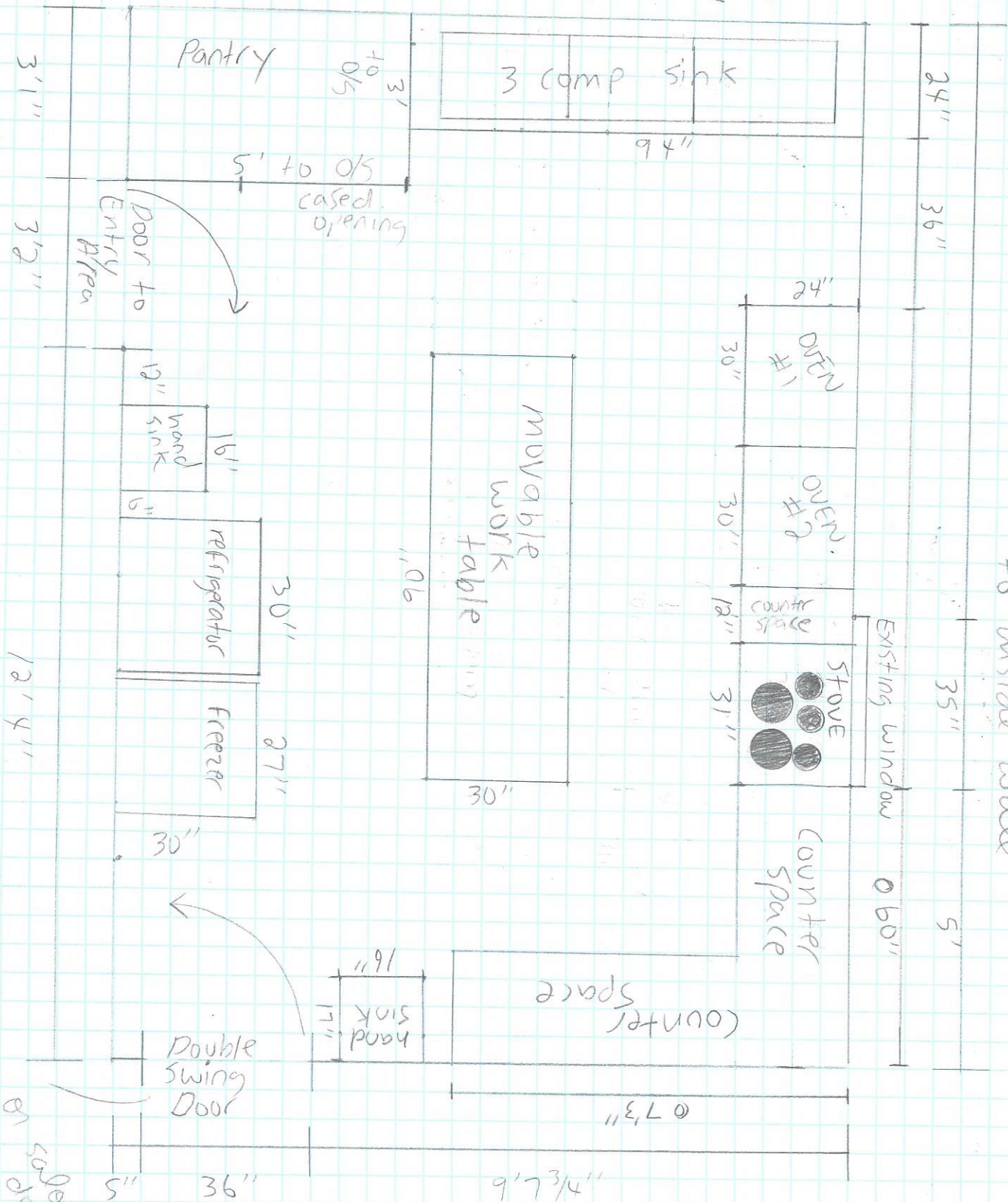
upstairs area



Kitchen layout

18" furnished inside wall
to inside wall

The existing window ledge is 43" off the unfinished floor and is 36" tall



13'3/4" finished inside wall to inside wall

Storage

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT LESS THAN 2,000 SF WITHOUT A DRIVE-THROUGH OR DRIVE-IN FACILITY ON A 0.23-ACRE PARCEL OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Chris Lam, P.E. of Lam Consulting for the approval of a Specific Use Permit (SUP) for a *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-In* on a 0.23-acre parcel of land, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and being identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, addressed as 505 N. Goliad Street, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Restaurant Less than 2,000 SF without a Drive-Through or Drive-In* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Planned Development District 50 (PD-50)*, and *Section 1.1, Land Use Schedule*, of *Article IV, Permissible Uses*, and *Subsection 4.02, Residential Office (RO) District*, of *Section 4, Commercial (C) Districts*, of *Article V, District Development Standards*, and *Subsection 6.04, North Goliad Corridor Overlay (NGC OV) District*, of *Section 6, Overlay Districts*, of *Article V*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-in (restaurant)* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *restaurant* land use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The operation of the *restaurant* land use shall be limited to the area on the first floor as depicted in the *Floor Plan* attached in *Exhibit 'C'* of this ordinance;
- 3) The use of the second floor area shall be limited to storage only. Any other use will require additional parking spaces.

2.2 COMPLIANCE

Approval of this ordinance in accordance with *Section 8.3, Council Approval or Denial*, of *Article II, Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with *Section 4.4.(3)* of *Article IV, Permissible Uses*, of the Unified Development Code (UDC).

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the

application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF MAY, 2019.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 20, 2019

2nd Reading: June 3, 2019

Exhibit 'A':

*Legal Description: Block 20B, Amick Addition
Address: 505 N. Goliad Street*



**Exhibit 'B':
Concept Plan**

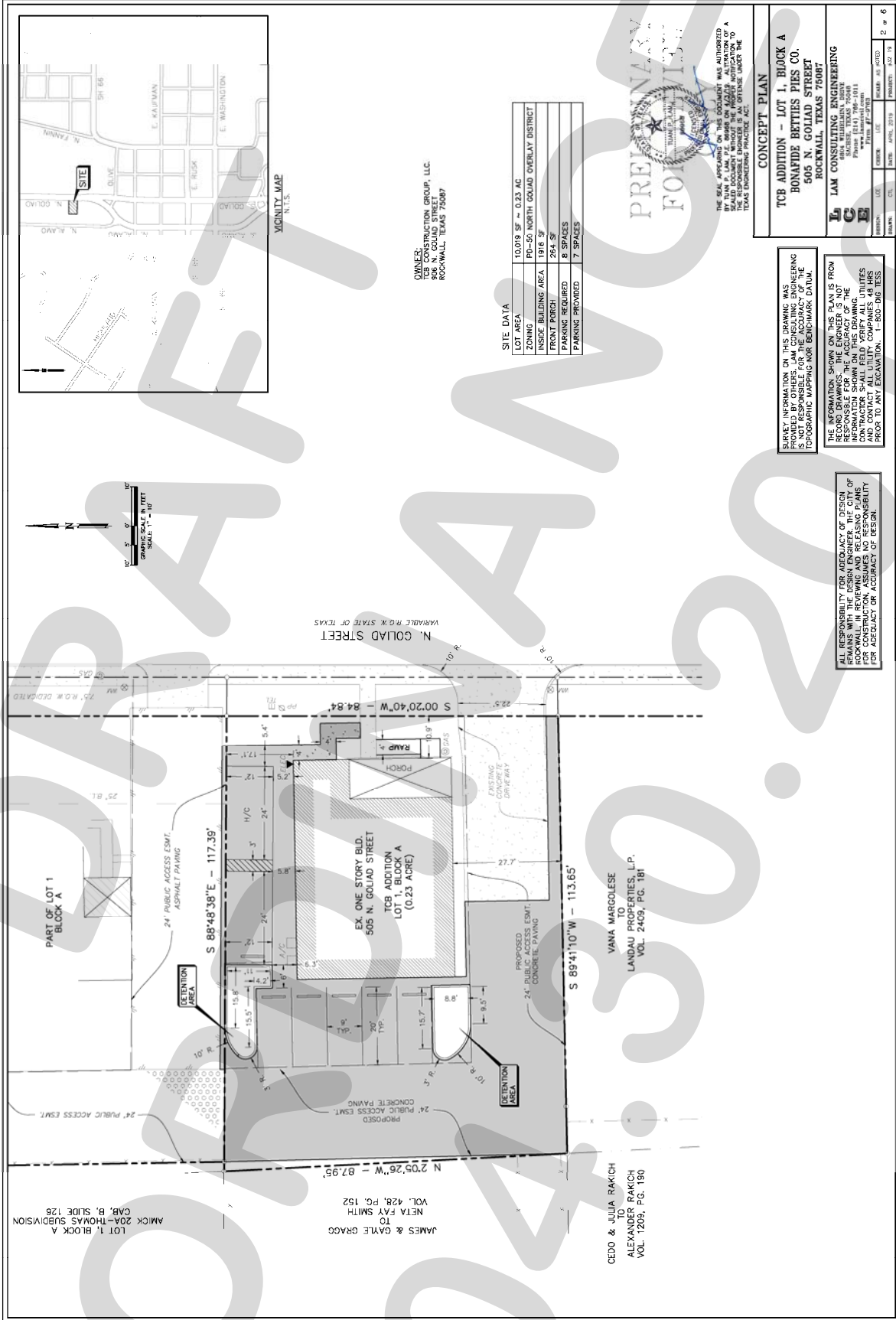
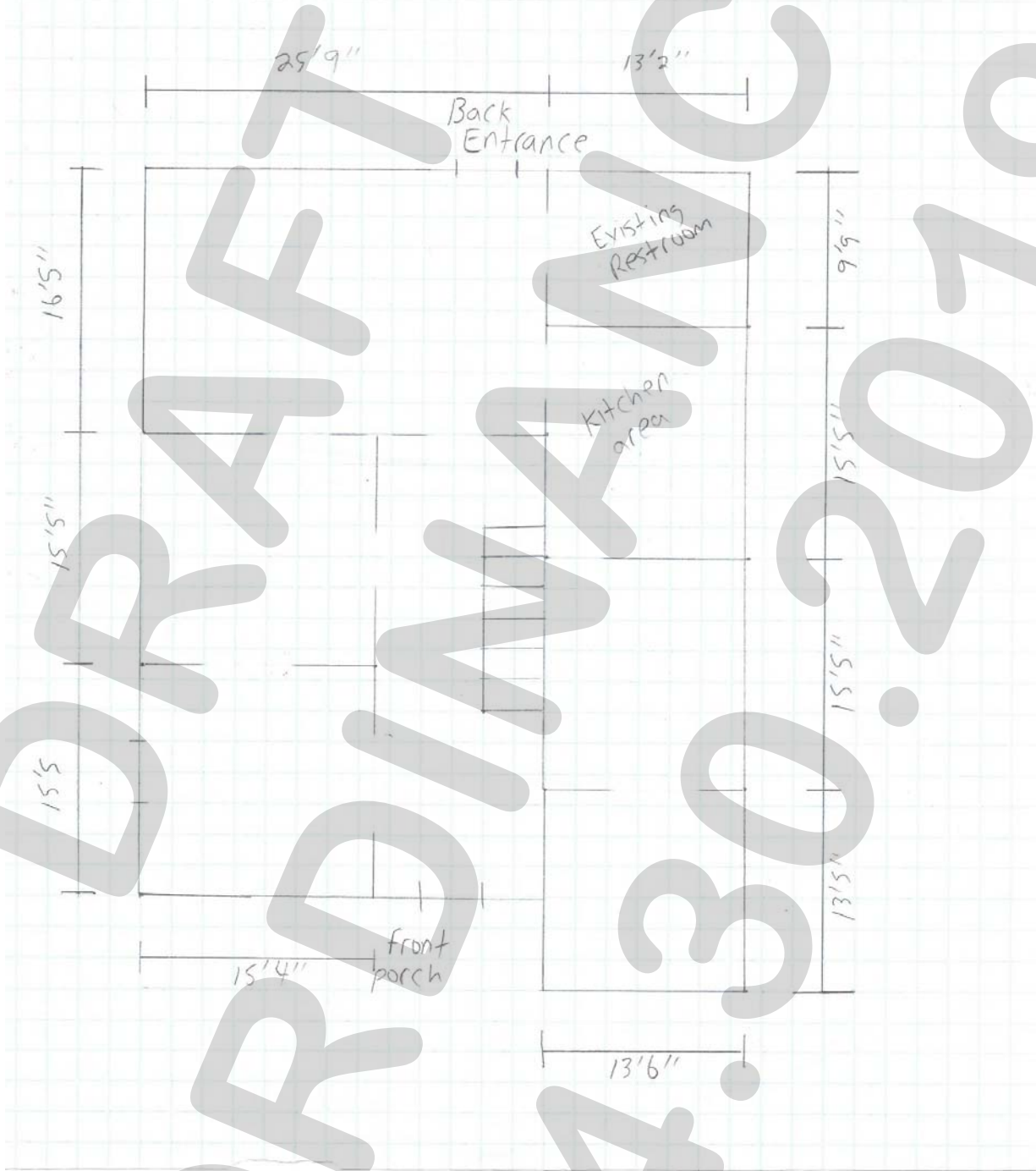


Exhibit 'C':
Floor Plan

Bonafide Betties Pie Company
505 N Goliad



City of Rockwall Project Plan Review History



Project Number Z2019-010	Owner EVSR (D) LLC	Applied 4/12/2019 LM
Project Name SUP for Guest Quarters	Applicant EVSR (D) LLC	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status Staff Review		Status


Site Address 777 CORNELIUS RD	City, State Zip ROCKWALL, TX 75087	Zoning
---	--	---------------

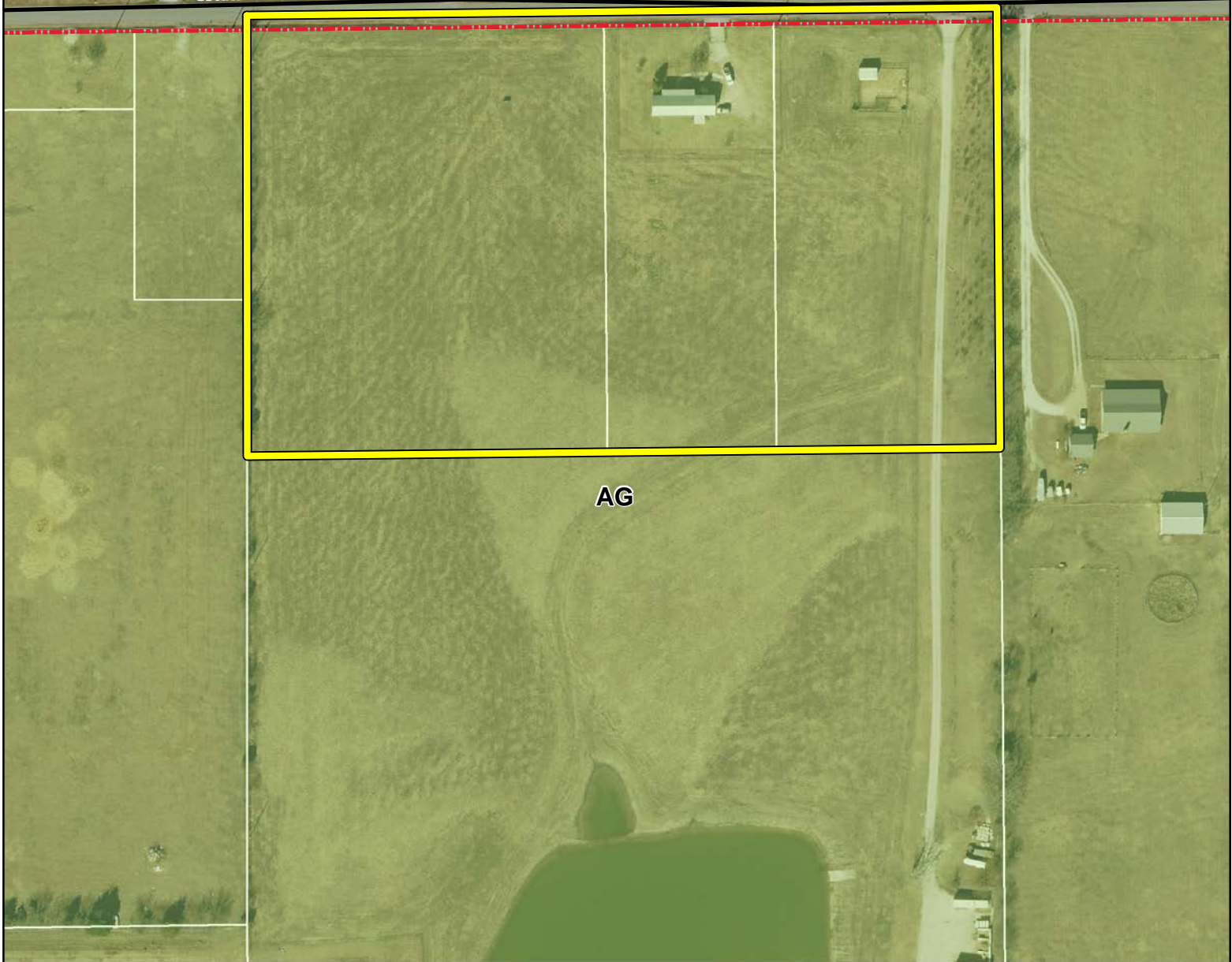
Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	2-4		2-4	0072-0000-0002-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/18/2019	4/25/2019	4/18/2019		APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	COMMENTS	<p>(4/18/2019 11:59 AM SH)</p> <ul style="list-style-type: none"> - Water belongs to Mt. Zion. We will need the letter from them stating that they can serve this location. - How do you plan on dealing with sewer? - Where is the building going to be placed on the property?
FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	COMMENTS	<p>(4/22/2019 4:49 PM AA)</p> <p>Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. (Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where: the building is equipped throughout with an approved automatic sprinkler system; or where there are not more than two Group R-3 or Group U occupancies.)</p> <p>Fire hydrants shall be so spaced such that all portions of the exterior of the building are within 600-feet as the hose lays.</p> <p>An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.</p>
PLANNING	Korey Brooks	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2019-010 SUP for Guest Quarters and Barn/Agricultural Building						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit and barn or agricultural accessory building on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road.						
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (Z2019-010) in the lower right hand corner of all pages on future submittals.						
M.4 Please provide a site plan showing where the building will be located.						
M.5 Please note that the property will not be able to be subdivided as provided. A remainder tract be created, the parcels show two different owners, and the remainder tract no longer has frontage.						
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019.						
I.7 The projected City Council dates for this request are May 20, 2019 and June 3, 2019.						
M.8 A representative is required to attend all meetings.						

0 55 110 220 330 440 Feet

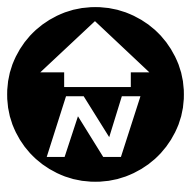
Z2019-010 - SUP FOR A GUEST QUARTERS AND BARN
ZONING - LOCATION MAP = 

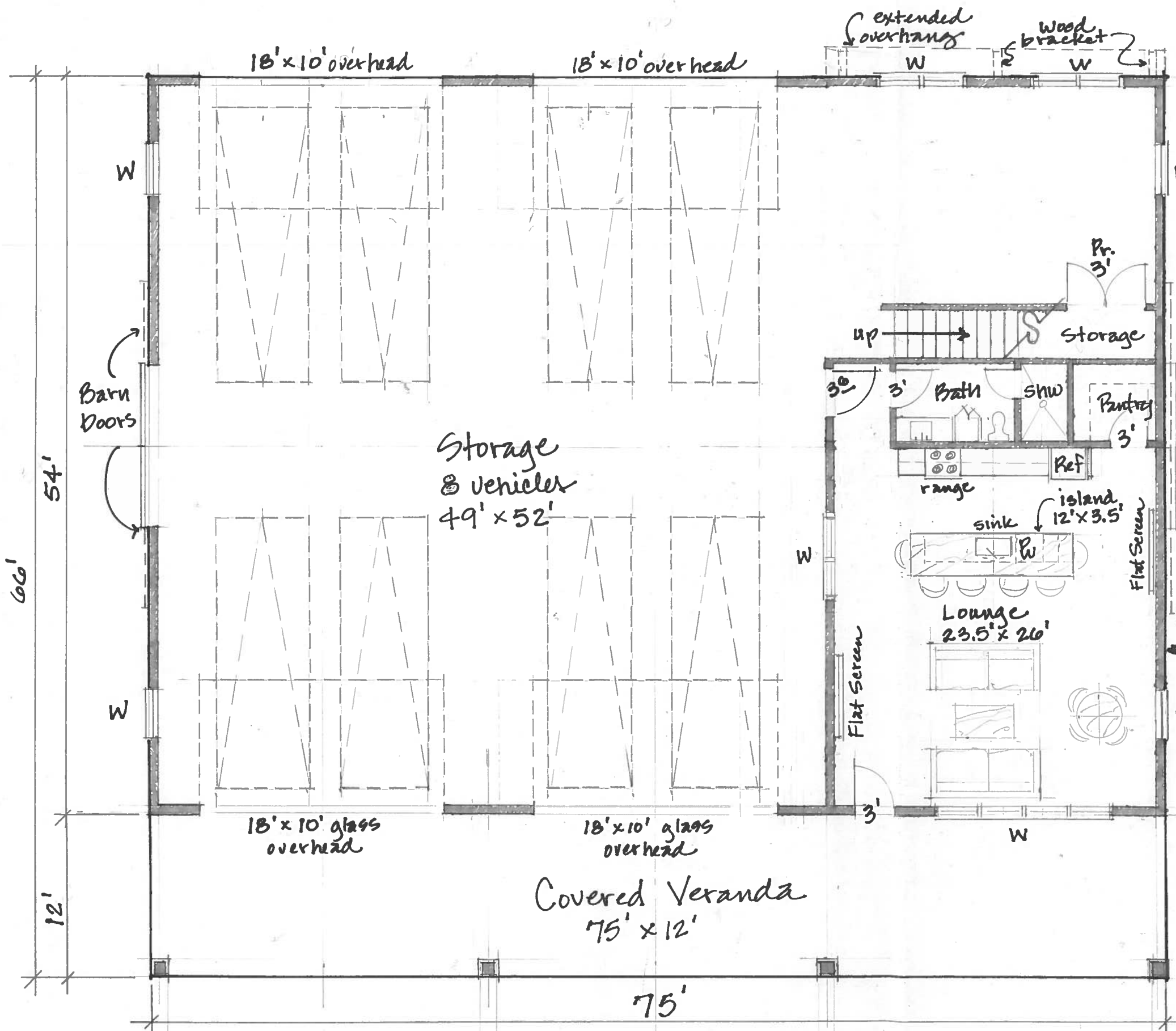


City of Rockwall

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.

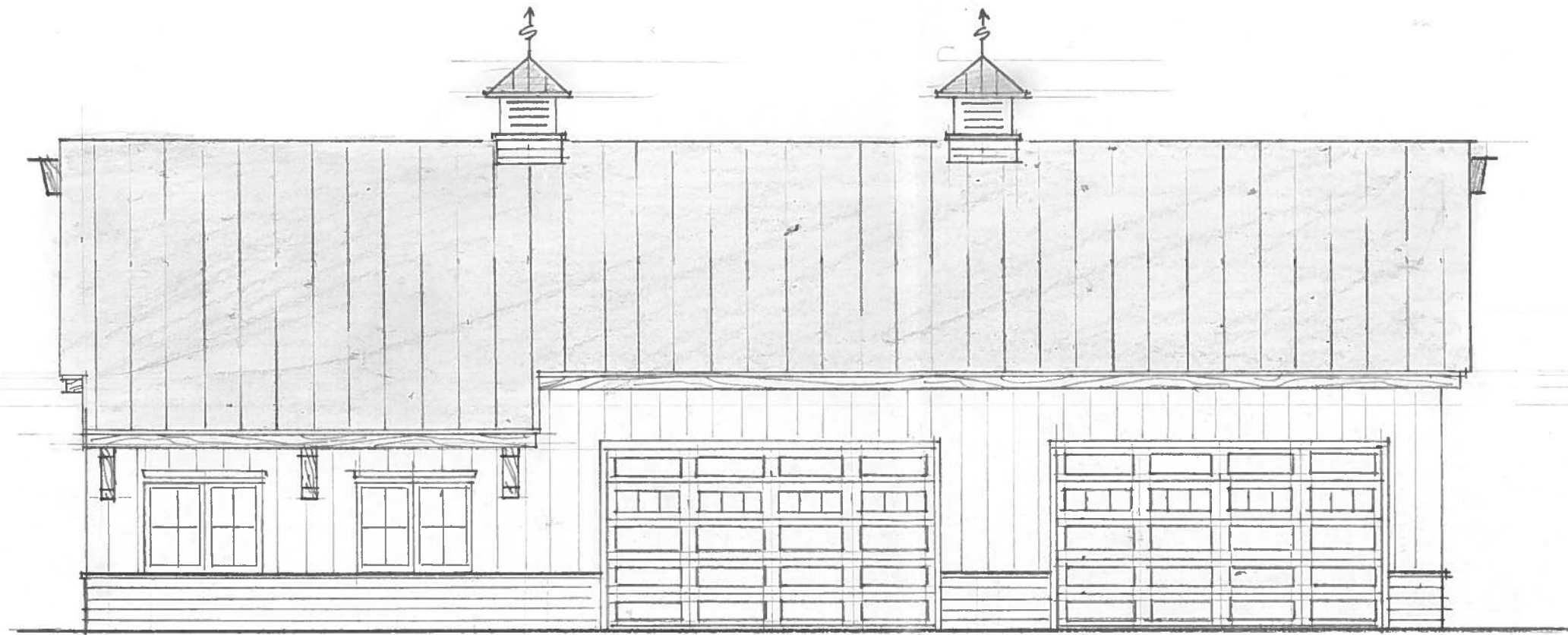




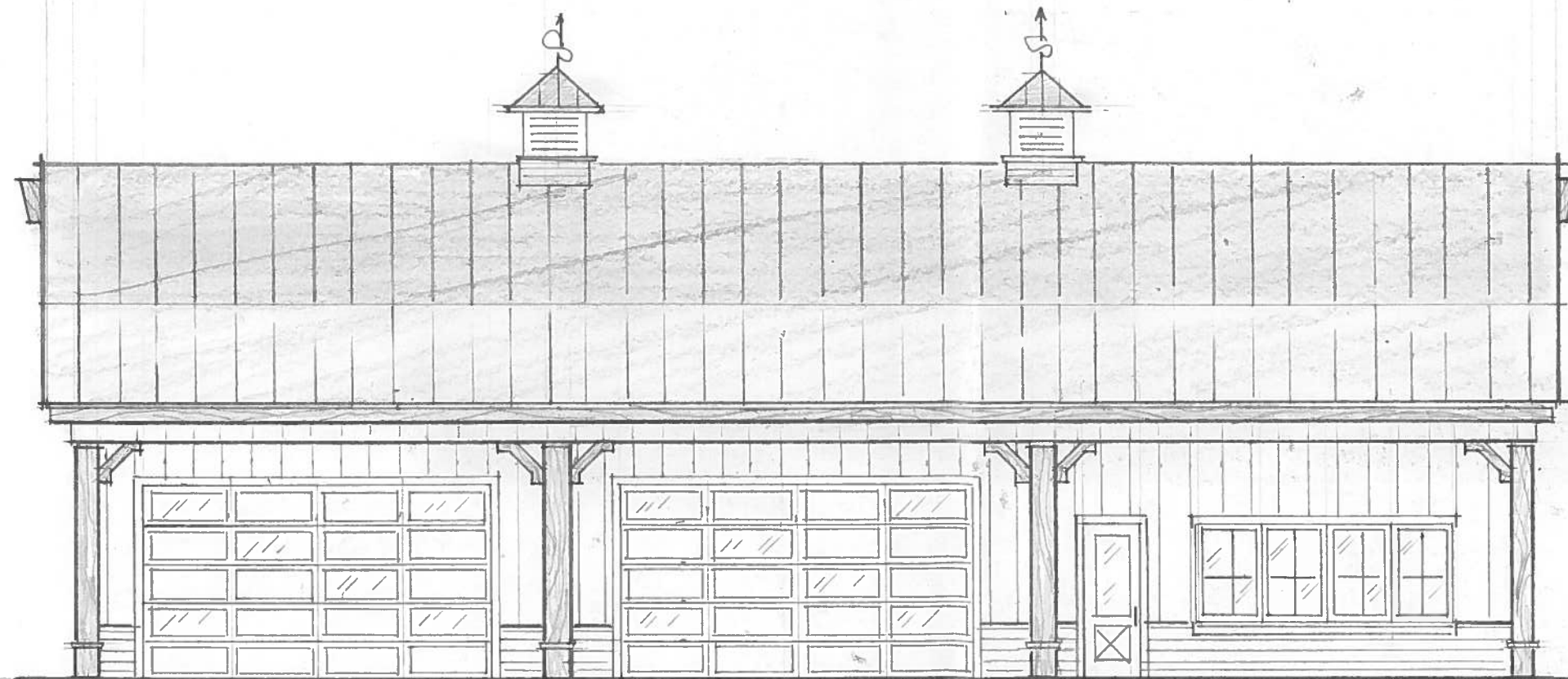
Storage & mechanical
mezzanine over
Bath, Pantry &
Lounge

STORAGE BARN
 REST HAVEN CEMETERY
 ROCKWALL, TX
 4,950 SF UNDER ROOF
 JST ARCHITECTS DALLAS, TX
 6.8.18

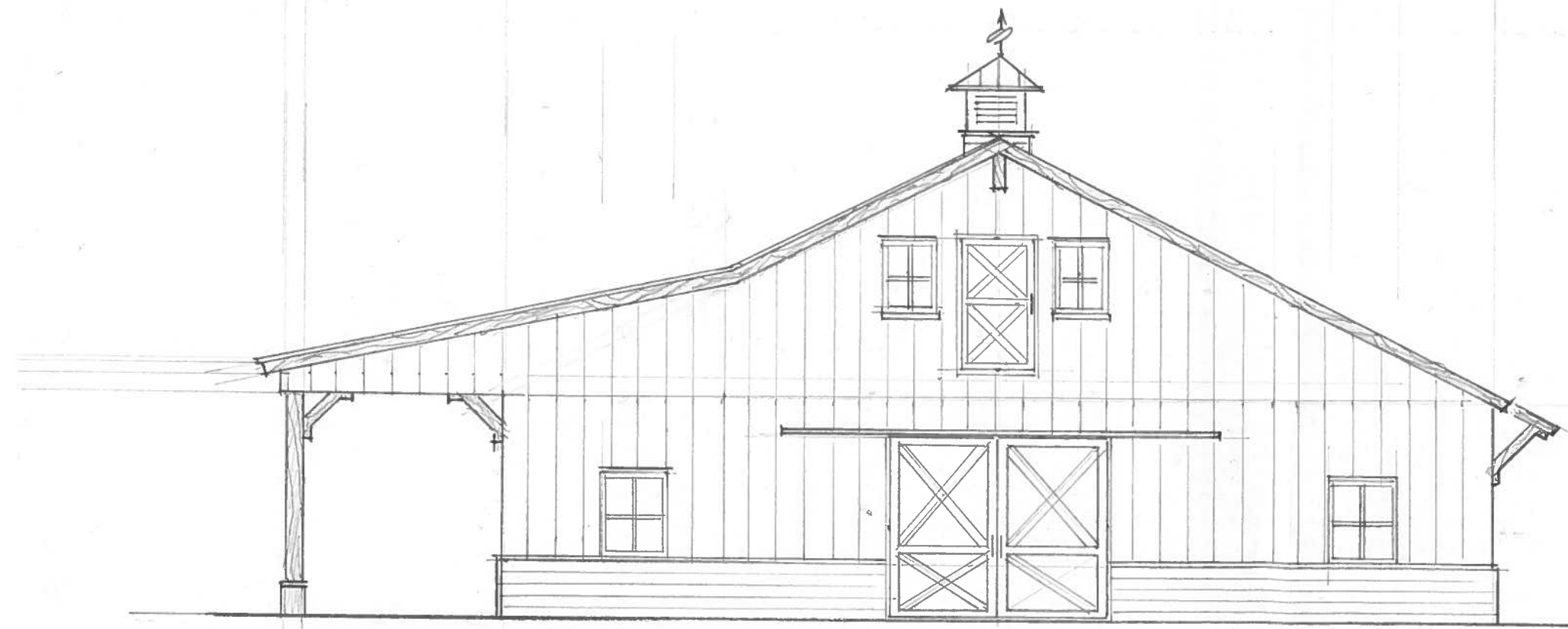
FLOOR PLAN
 SCALE 1/8" = 1'-0"



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



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



EAST ELEVATION (WEST ELEVATION - MIRROR IMAGE)
SCALE 1/8" = 1'-0"



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GUEST QUARTERS/SECONDARY LIVING UNIT AND BARN OR AGRICULTURAL ACCESSORY BUILDING* IN AN AGRICULTURAL (AG) DISTRICT, SITUATED ON A 10.61-ACRE PORTION OF A LARGER 26.078-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 2 & 2-4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dwayne Cain of ECSR (D), LLC for the approval of a Specific Use Permit (SUP) to allow a *guest quarters/secondary living unit and barn or agricultural accessory building* in an Agricultural (AG) District on a 10.61-acre portion of a larger 26.078-acre parcel of land described as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *guest quarters/secondary living unit and barn or agricultural accessory building*, as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 2.01, *Agricultural (AG) District*, of Section 2, *Agricultural Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *guest quarters/secondary living unit and barn or agricultural accessory building* on the *Subject Property* and conformance to these conditions is required for continued operations:

- 1) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance;
- 2) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be utilized for a non-residential and/or non-agricultural land use.
- 3) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be ancillary to the existing single-family home.
- 4) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be altered so that the structure is less than 2,000 SF or greater than 4,050 SF.
- 5) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall be exempt from the masonry requirements stipulated by Section 7.01, *Residential Development Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC).
- 6) The subject property shall not be subdivided in such a way that the property does not meet the minimum requirement of ten (10) acres in size for a *barn or agricultural accessory building*.
- 7) The *guest quarters/secondary living unit and 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.
- 8) The *guest quarters/secondary living unit and barn or agricultural accessory building* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Building Permit, should the subject property--which is subject to the guidelines of this ordinance--fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance

with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JUNE, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

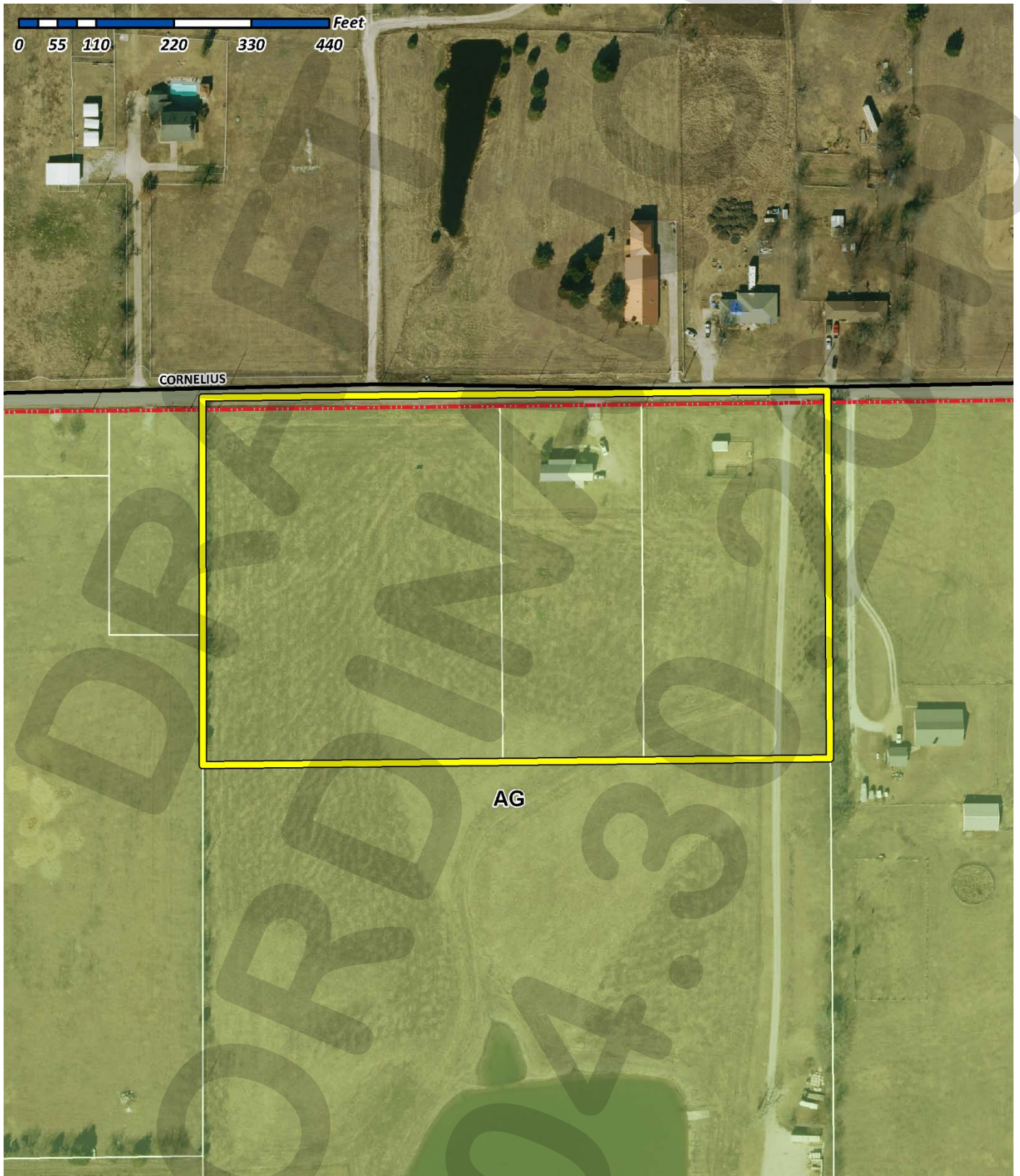
1st Reading: May 20, 2019

2nd Reading: June 3, 2019

Exhibit 'A'
Zoning Exhibit

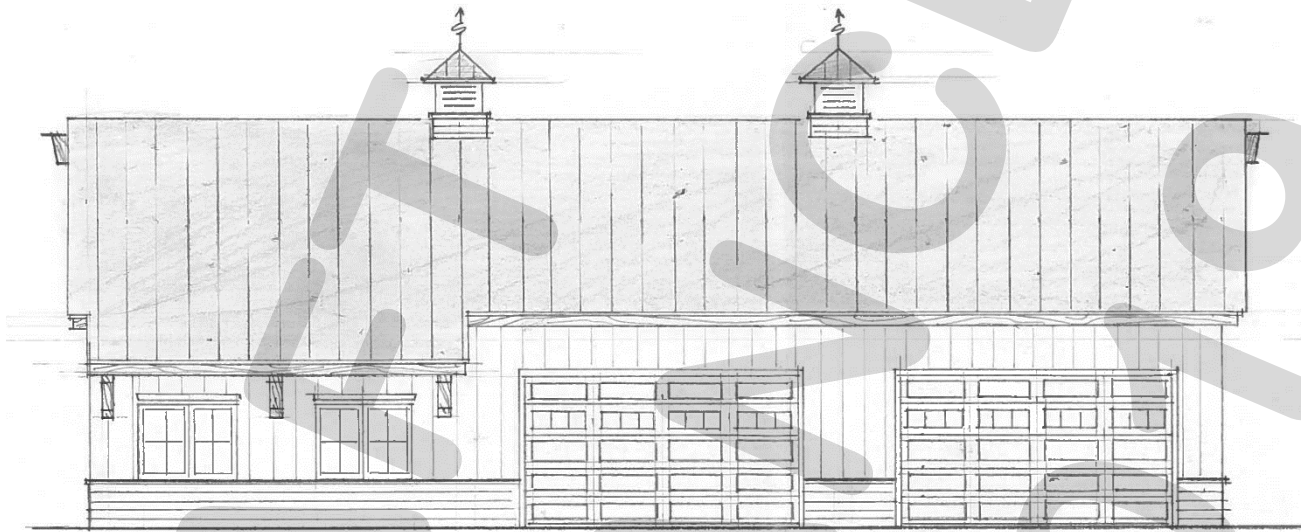
Address: 777 & 839 Cornelius Road

Legal Description: Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72

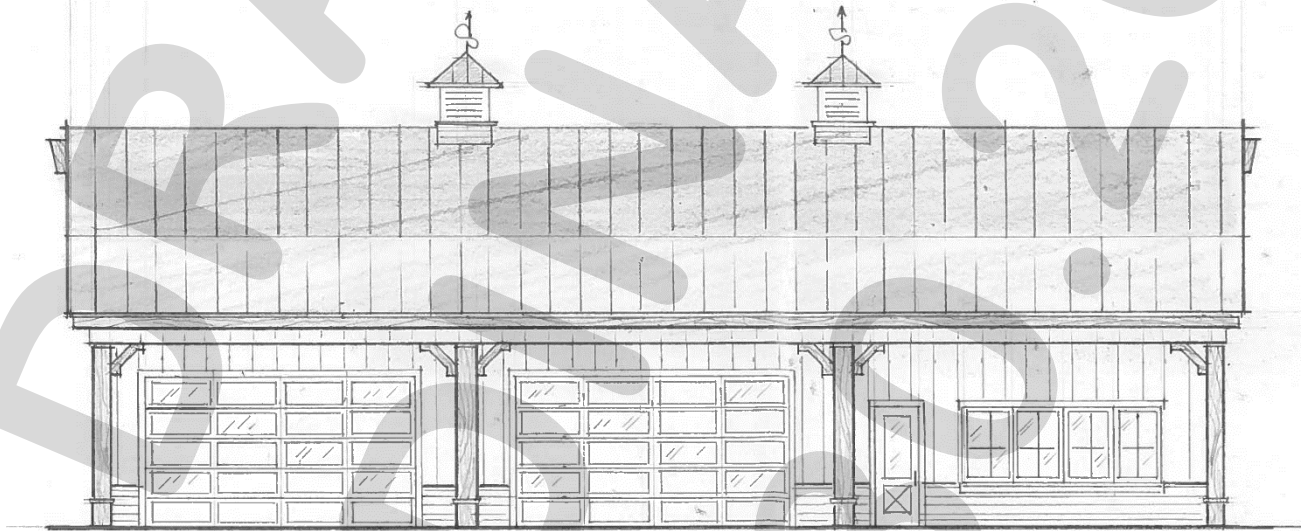


DRAFT
ORDINANCE
04.30.2019

Exhibit 'C'
Concept Elevations

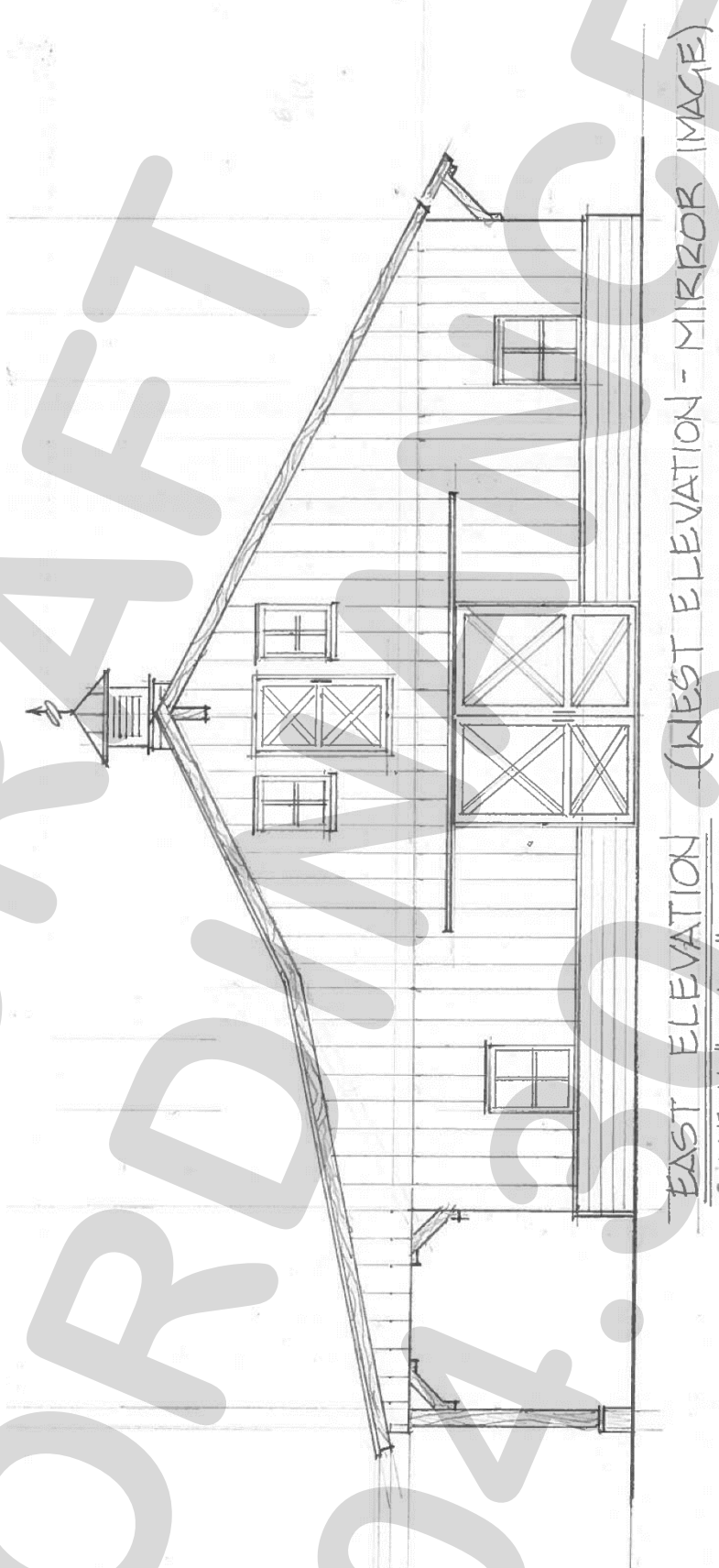


NORTH ELEVATION
SCALE 1/8" = 1'-0"



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

Exhibit 'C'
Concept Elevations



EAST ELEVATION (WEST ELEVATION - MIRROR IMAGE)

SCALE 1/8" = 1'-0"

City of Rockwall
Project Plan Review History



Project Number Z2019-011	Owner RRDC, LTD.	Applied 4/15/2019	LM
Project Name Amendment to PD-47	Applicant RRDC, LTD.	Approved	
Type ZONING		Closed	
Subtype PD		Expired	
Status Staff Review		Status	
 Site Address 3231 RIDGE RD		City, State Zip , TX	
		Zoning	
Subdivision BENTON COURT	Tract 104	Block	Lot No 104
		Parcel No 0207-0000-0104-00-0R	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	4/15/2019	4/22/2019				
FIRE	Ariana Hargrove	4/15/2019	4/22/2019	4/22/2019	7	APPROVED	
PLANNING	Korey Brooks	4/15/2019	4/22/2019	4/25/2019	10	COMMENTS	Comments

Z2019-011 PD Amendment for PD 47
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [Ordinances 99-17 & 07-04] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road.

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

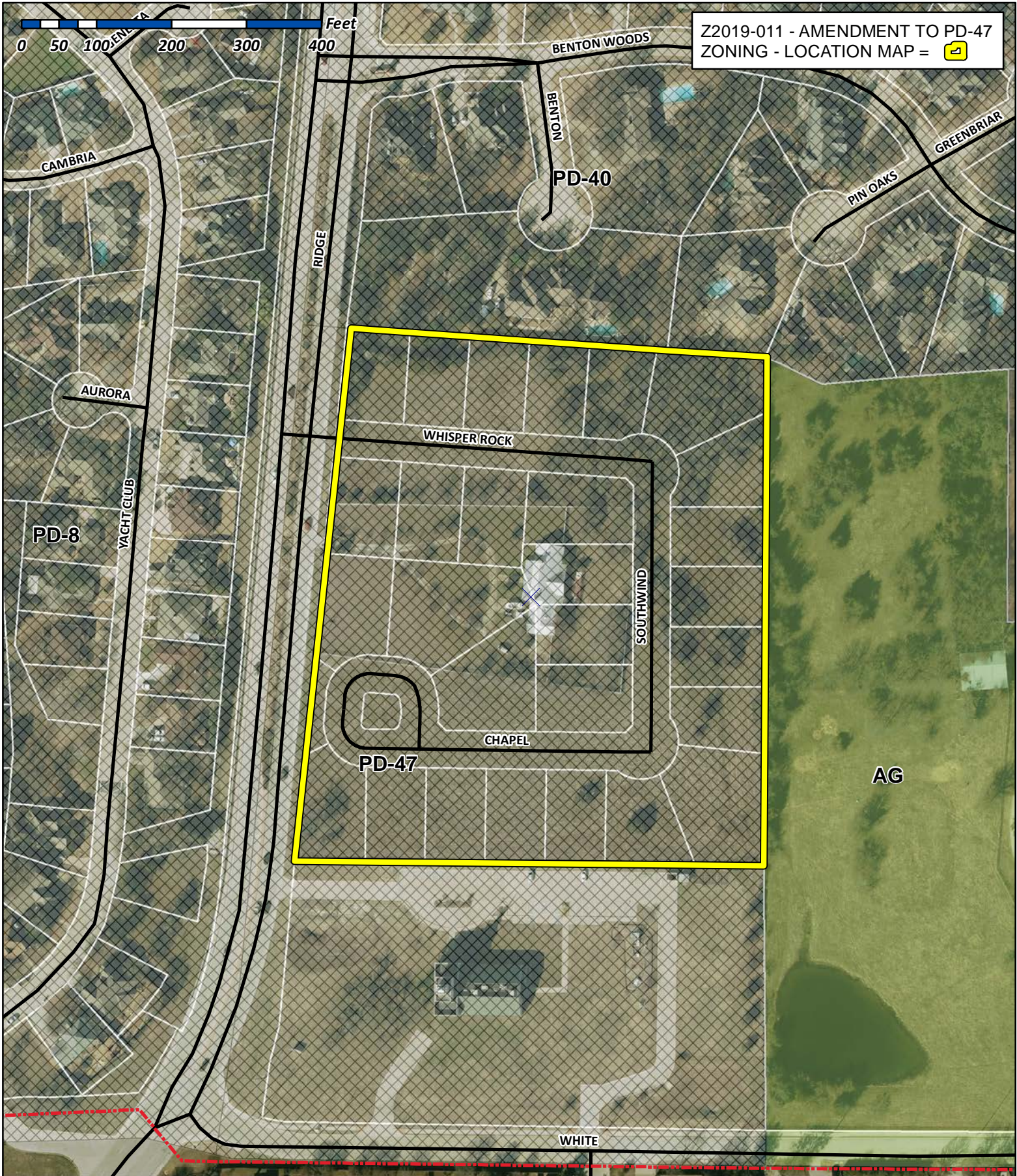
M.3 For reference, include the case number (Z2019-011) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached ordinance and provide comments.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019.

I.7 The projected City Council dates for this request are May 20, 2019 and June 3, 2019.

M.8 A representative is required to attend all meetings.



City of Rockwall

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

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

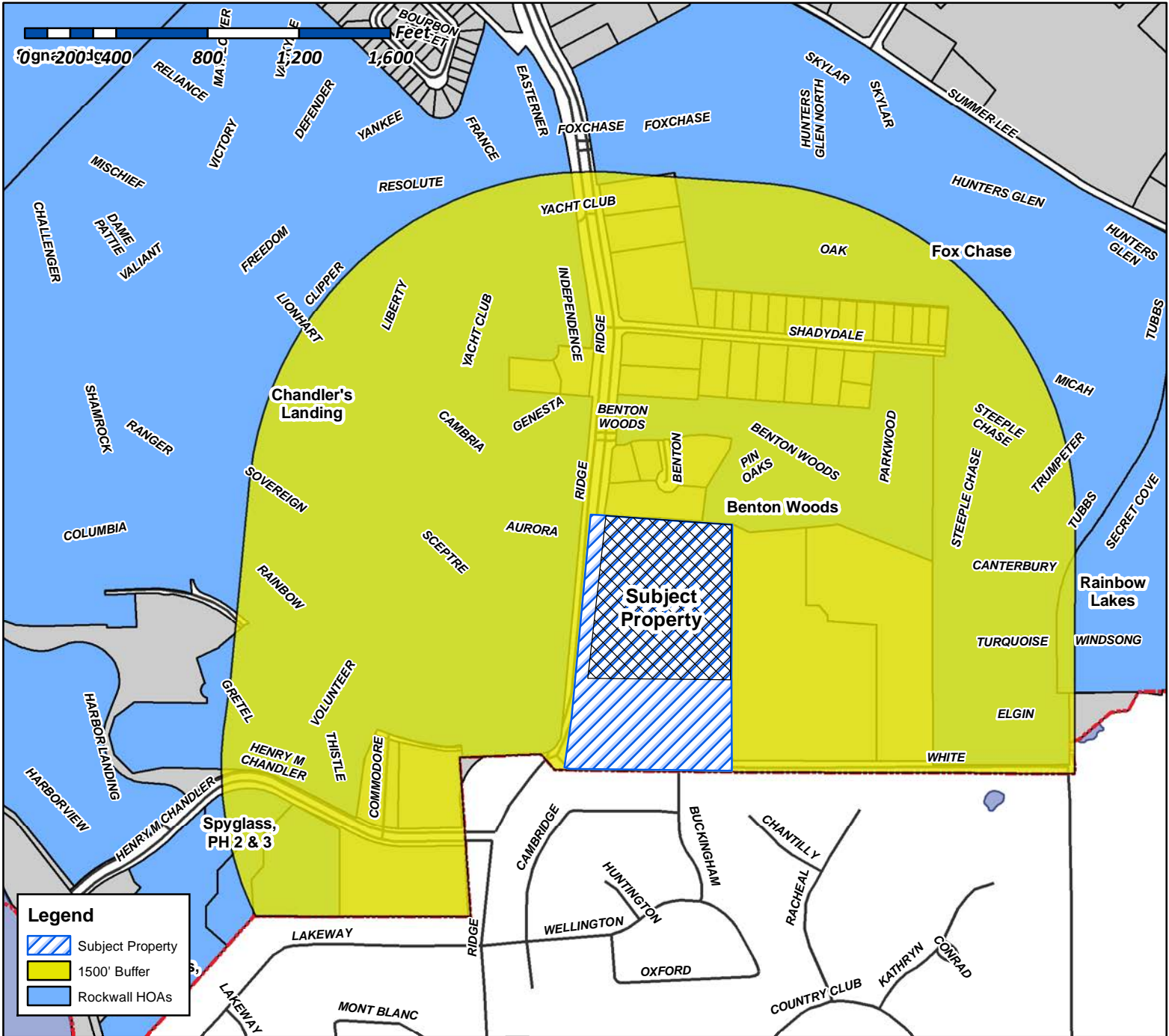




City of Rockwall

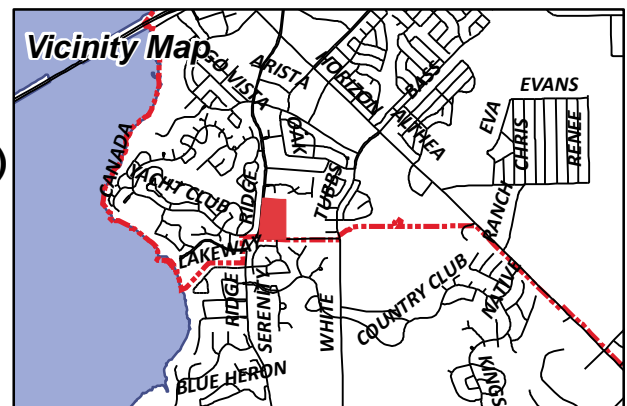
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2019-011
Case Name: Amendment to PD-47
Case Type: Zoning
Zoning: Planned Development District 47 (PD-47)
Case Address: 3231 Ridge Road

Date Created: 4/17/2019
For Questions on this Case Call (972) 771-7745

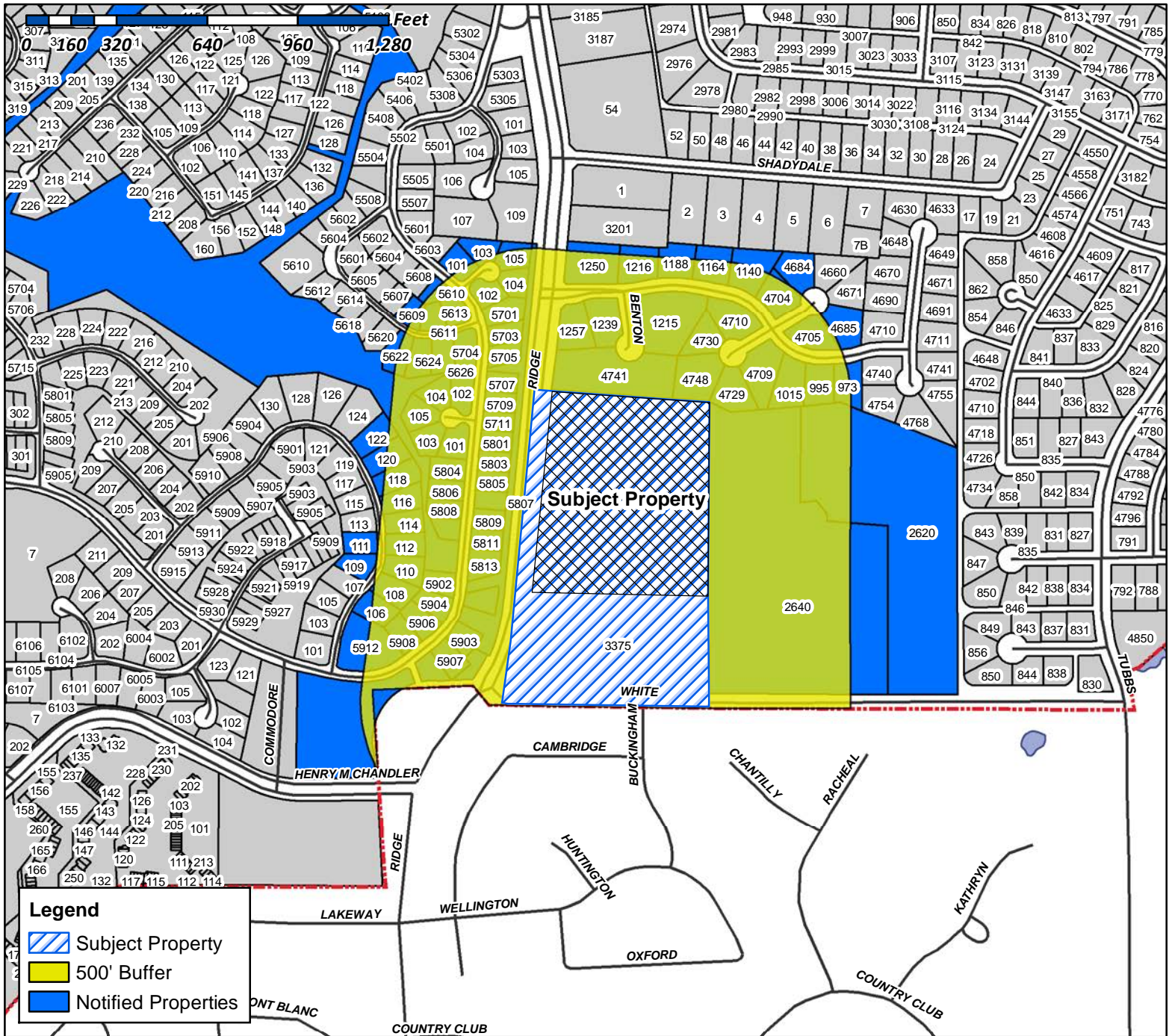




City of Rockwall

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

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



Case Number: Z2019-011
Case Name: Amendment to PD-47
Case Type: Zoning
Zoning: Planned Development District (PD-47)
Case Address: 3231 Ridge Road

Date Created: 4/17/2019

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



CORDILLERA INTERNATIONAL LLC
1 EASTSHORE ROAD
HEATH, TX 75032

CURRENT RESIDENT
101 GENESTA PL
ROCKWALL, TX 75032

SEELEY LISA JONI
101 AURORA CIR
ROCKWALL, TX 75032

MCKINNEY KENT L & NARSHA
1015 BENTON WOODS DR
ROCKWALL, TX 75032

NORTHCUTT LEIGH
102 AURORA CIR
ROCKWALL, TX 75032

WARREN JEFFREY DWAYNE ETUX
102 GENESTA PL
ROCKWALL, TX 75032

CURRENT RESIDENT
103 AURORA CIR
ROCKWALL, TX 75032

WEEKS MARY
103 GENESTA PL
ROCKWALL, TX 75032

O'BRIEN PATRICIA C
104 AURORA CIRCLE
ROCKWALL, TX 75032

GARZA ROY A & DULCE R
104 GENESTA PLACE
ROCKWALL, TX 75032

LANCASTER RONALD R & BRENDA R
105 AURORA CIR
ROCKWALL, TX 75032

TURNER CATHERINE
105 GENESTA PL
ROCKWALL, TX 75032

HATFIELD GAROLD SCOTT
106 SCEPTRE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
108 SCEPTRE DR
ROCKWALL, TX 75032

REED ANGEL
109 SCEPTRE DRIVE
ROCKWALL, TX 75032

HOWES JAN
110 SCEPTRE DR
ROCKWALL, TX 75032

JOHNSTON MICHAEL & ANN
111 SCEPTRE DR
ROCKWALL, TX 75032

PRITCHETT THOMAS AARON
112 SCEPTRE DR
ROCKWALL, TX 75032

RIERA CRISTINA
114 SCEPTRE DR
ROCKWALL, TX 75032

EDWARDS RICHARD J
1140 BENTON WOODS DR
ROCKWALL, TX 75032

BRELAND JULIA AND
116 SCEPTRE DR
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S
1164 BENTON WOODS DR
ROCKWALL, TX 75032

JASIN PAUL A
118 SCEPTRE DR
ROCKWALL, TX 75032

MARSHALL GREGORY S & JOANNA
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
120 SCEPTRE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1202 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1203 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1206 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1207 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1210 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1211 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1213 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1214 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1215 BENTON WOODS
ROCKWALL, TX 75032

CURRENT RESIDENT
1215 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1216 CHAPEL DR
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1217 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1218 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1218 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1219 CHAPEL DR
ROCKWALL, TX 75032

CAMIEL JEFFREY M
122 SCEPTRE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1221 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1222 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1223 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1224 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1239 BENTON WOODS DR
ROCKWALL, TX 75032

PATEL VIBHA & SATISH
1250 BENTON WOODS DR
ROCKWALL, TX 75032

HARRISON DOUGLAS C
1257 BENTON WOODS DRIVE
ROCKWALL, TX 75032

CONFIDENTIAL
152 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

ENGINEERING CONCEPTS
201 WINDCO CIRCLE 0
WYLIE, TX 75098

COGBURN DEWAYNE AND GLENNA
2400 TRINITY COURT
HEATH, TX 75032

HIMMELREICH STEVEN D & NANCY L
2620 WHITE RD
ROCKWALL, TX 75032

DUHON CRAIG R & DONNA L
2640 WHITE RD
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI AND
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

SCHUMANN SHERRY
306 COUNTY ROAD 1581
ALBA, TX 75410

FIRST CHRISTIAN CHURCH
3375 RIDGE ROAD
ROCKWALL, TX 75032

STARRLO ENTERPRISES LLC SERIES C
4604 MCWILLIAMS COURT
PLANO, TX 75093

AUSBURN CHARLES NEAL
4614 GILBERT AVE
DALLAS, TX 75219

ANSARI CYRUS
4684 GREENBRIAR CT
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND
4685 GREENBRIAR CT
HEATH, TX 75032

PARKS TODD L AND RHONDA DENISE
4704 GREENBRIAR CT
ROCKWALL, TX 75032

UNDERWOOD KEVIN W & KRISTINA K
4705 GREENBRIAR CT
ROCKWALL, TX 75032

MCKINNEY TERRY L SR AND DEBORAH A
4709 PIN OAKS CIRCLE
ROCKWALL, TX 75032

WOLOV MATTHEW & KRISTINA
4710 PIN OAKS CIR
ROCKWALL, TX 75032

BURGE RICK W & KATHRYN S
4729 PIN OAKS CIR
ROCKWALL, TX 75032

DENNARD RICHARD C
4730 PIN OAKS CIRCLE
ROCKWALL, TX 75032

GRAND-LIENARD ROBERT J III AND DIANA L
4741 BENTON CT
ROCKWALL, TX 75032

BAILEY KENNETH AND MEREDITH
4748 PIN OAKS CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
4801 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4804 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4805 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4808 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4809 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4812 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4813 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4816 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4817 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4821 SOUTHWIND DR
ROCKWALL, TX 75032

BROWN IAN AND JESSICA
5609 CAMBRIA DR
ROCKWALL, TX 75032

RANDOLPH JILL F
5610 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
5611 CAMBRIA DR
ROCKWALL, TX 75032

GARDNER MICHAEL J
5613 CAMBRIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5622 CAMBRIA DR
ROCKWALL, TX 75032

COOPER NEAL B
5624 CAMBRIA DR
ROCKWALL, TX 75032

GREEN KRIS & CORI
5626 CAMBRIA DR
ROCKWALL, TX 75032

WEST RACHEL
5701 YACHT CLUB
ROCKWALL, TX 75032

LANG JOSEPH W III &
5703 YACHT CLUB DR
ROCKWALL, TX 75032

RICHARD J MALAK AND BARBARA E MALAK
REVOCABLE LIVING TRUST
5704 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
5705 YACHT CLUB DR
ROCKWALL, TX 75032

CARDOZO DORENE
5707 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5709 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5711 YACHT CLUB DR
ROCKWALL, TX 75032

BIXLER JOY S
5801 YACHT CLUB DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR
5803 YACHT CLUB DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J & LUCY S
5803 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5804 YACHT CLUB DR
ROCKWALL, TX 75032

MINCKLER JOSEPH M & INGRID E
5805 YACHT CLUB DR
ROCKWALL, TX 75032

HUMES JENNIFER
5806 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
5807 YACHT CLUB DR
ROCKWALL, TX 75032

LANG NICOLE
5808 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5809 YACHT CLUB DR
ROCKWALL, TX 75032

CATANIA ANTHONY J
5811 YACHT CLUB
ROCKWALL, TX 75032

CURRENT RESIDENT
5813 YACHT CLUB DR
ROCKWALL, TX 75032

EAGAN LOIS MAUREEN
5902 YACHT CLUB DR
ROCKWALL, TX 75032

MANN ERIK
5903 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5904 YACHT CLUB DR
ROCKWALL, TX 75032

JONES BRADLEY
5906 YACHT CLUB DR
ROCKWALL, TX 75032

CONFIDENTIAL
5907 YACHT CLUB DR
ROCKWALL, TX 75032

TURNER LESLIE D
5908 YACHT CLUB DR
ROCKWALL, TX 75032

RABAH MUSTAFA HASAN
5912 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CASSAR JEFFREY
6007 VOLUNTEER PLACE
ROCKWALL, TX 75032

UTHLAUT WILLIAM S
6540 BROADWAY BLVD
GARLAND, TX 75043

RAMSEY TERESA GALE AND
7047 LAVISTA DRIVE
DALLAS, TX 75214

BROWN NIGEL M.H.O.
8039 WESTOVER DR
DALLAS, TX 75231

STARNES KIMBERLY DAWN
8545 MIDWAY RD
DALLAS, TX 75209

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR 0
SCOTTSDALE, AZ 85255

BUTTERMORE BRADLEY
973 BENTON WOODS DR
ROCKWALL, TX 75032

HERRIAGE JENNIFER RANEY & TIMOTHY
995 BENTON WOOD DRIVE
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY
ASSOCIATION INC
PO BOX 638
ROCKWALL, TX 75087

WALTERS PATRICIA ANN AND JEFFERY MICHAEL
LYAN
PO BOX 833073
RICHARDSON, TX 75083

RAND PARTNERS LP
PO BOX B
TERRELL, TX 75160



April 12, 2019

Mr. Ryan Miller, AICP
385 S Goliad
Rockwall, Texas 75032

**RE: Whisper Rock
Zoning Amendment**

Dear Mr. Miller:

We are formally requesting to amend the PD-47 with the following changes:

SECTION 5

- Item 2. Any structure constructed on lots in the tract shall have a minimum of 60% masonry exclusive of any windows. Any siding shall be cementous fiber material, with strict HOA over sight.
- Item 5. 55% maximum lot coverage of main house only, exclusive of driveway, pools & sidewalks.
- Item 9. No garages shall face street unless 20' back from front of structure. J swings allowed.

If you have any questions or have additional comments, please do not hesitate to contact me at 972-941-8410 or by email at matt@ecdip.com

Thank you,

Todd Winters, P.E.
Engineering Concepts & Design, L.P.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 47 (PD-47) [~~ORDINANCES 99-17 AND 07-04~~] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 99-17*, BEING A 14.4712-ACRE TRACT OF LAND IDENTIFIED TRACT 104 OF THE E. TEAL SURVEY, ABSTRACT NO. 207 AND LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH DISCIPLES OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 47 (PD-47) AND MORE FULLY DEPICTED HEREIN BY *EXHIBIT 'A'* AND DESCRIBED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the applicant Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) for the purpose of amending the development standards approved with *Ordinance 99-17*, being a 14.4712-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) [*Ordinances 99-17 and 07-04*], generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 47 (PD-47) [*Ordinance No.'s 99-17 & 07-04*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 99-17 & 07-04*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

Planned Development Concept Plan, contained in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall be in accordance with the *Planned Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That 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 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JUNE, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 20, 2019

2nd Reading: June 3, 2019

DRAFT
ORDINANCE
04.30.2019

Exhibit 'A' Zoning Exhibit

Legal Description: Tract 104 of the E. Teal Survey, Abstract No. 201 and Lot 1, Block A, First Christian Church Disciples of Christ Addition

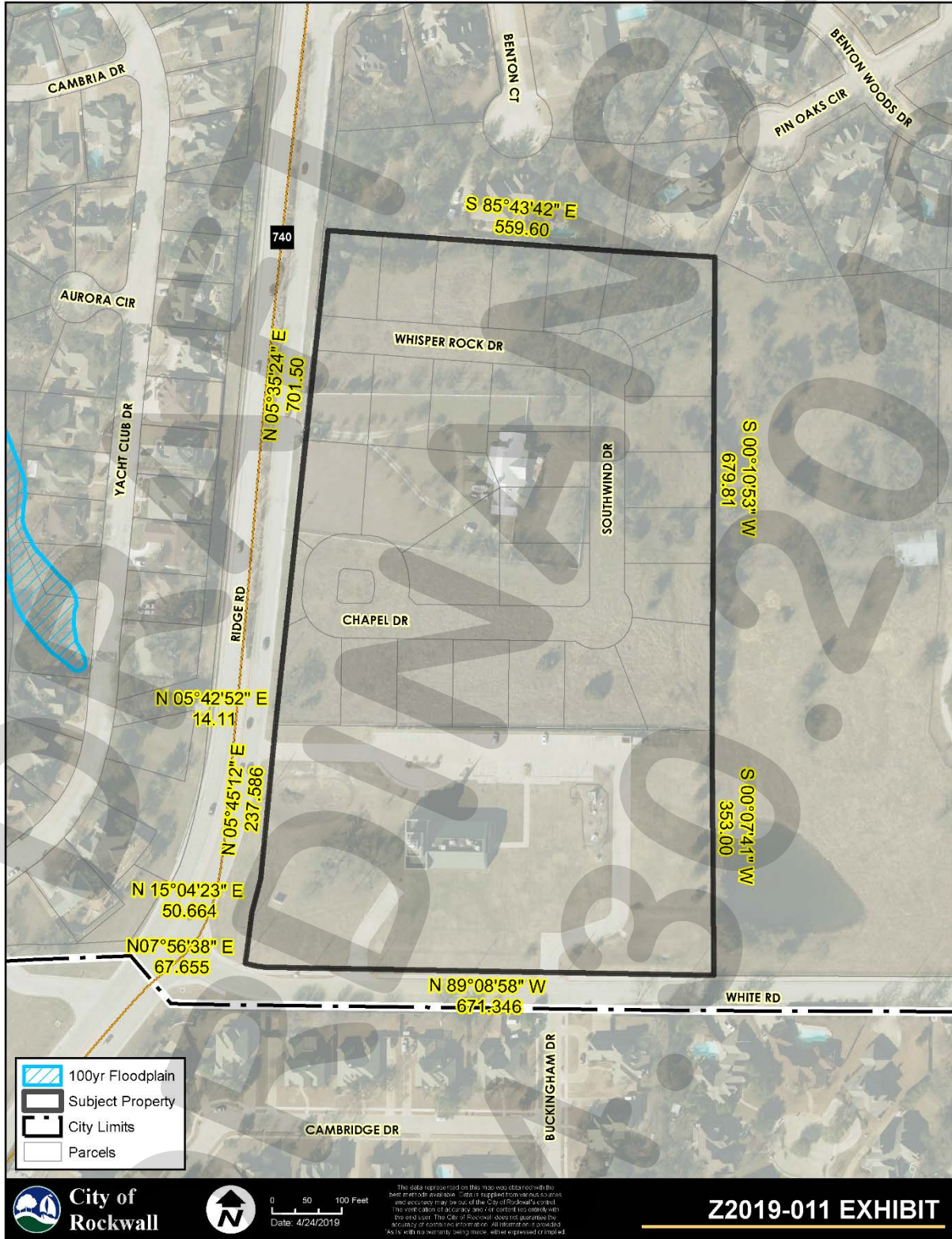


Exhibit 'B':
Legal Description

Area 1

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RRDC, LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to RRDC, LTD., recorded as instrument No. 20170000023557, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the RPLS 3963" set for corner in the set for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

THENCE South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for iron rod with a yellow plastic cap stamped "RPLS 3963" set for RPLS 3963" set for set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

THENCE South 00 degrees 10 minutes 53 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8" iron rod with a yellow plastic cap iron rod with a yellow plastic cap stamped "RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

THENCE North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4" TXDOT TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

THENCE North 05 degrees 42 minutes 52 seconds East with the East Right-of-Way line of said Ridge Road, a distance of 14.11 feet to a 3 1/4" TXDOT Aluminum Disk found at an angle point TXDOT Aluminum Disk found at an angle point thereof;

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,830 square feet or 9.477 acres of land.

Exhibit 'B':
Legal Description

Area 2

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 5.231 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, First Christian Church, Disciples of Christ, Rockwall, Texas Addition, recorded in Cabinet E, Slide 361, Plat Records of Rockwall County, Texas (PRRCT), said 5.231 acre tract being more particularly described as follows:

BEGINNING at a point for corner near the base of a plastic fence post at the southeast corner of a called 9.4769 acre tract of land described in deed to RRDC, Ltd., recorded in Instrument 20170000023557, Deed Records, Rockwall, County, Texas (DRRCT), common to the northeast corner of said Lot 1, said corner being in the west boundary line of a called 12 acre tract of land described in a deed to Craig R. Duhon and Donna L. Duhon, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for reference bears South 61 degrees 46 minutes 53 seconds West, a distance of 37.56 feet;

THENCE South 00 degrees 07 minutes 41 seconds West, along the common line of said Lot 1 and said 12 acre tract, a distance of 353.00 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southeast corner of said Lot 1, said corner being in the north right-of-way line of White Road, a variable width right-of-way;

THENCE North 89 degrees 08 minutes 58 seconds West, along the common line of said Lot 1 and said White Road, a distance of 671.35 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southwest corner of said Lot 1, said corner being at the Ridge Road and said Lot 1, a distance of 50.66 feet to a TxDOT monument found for corner;

THENCE North 05 degrees 45 minutes 12 seconds East, continuing along the common line of said Ridge Road and said Lot 1, a distance of 237.59 feet to the northwest corner of said Lot 1 and the southwest corner of said 9.4769 acre tract, from which a TxDOT monument bears South 58 degrees 52 minutes 38 seconds West, a distance of 0.41 feet;

THENCE South 89 degrees 09 minutes 00 seconds East, along the common line of said Lot 1 and said 9.4769 acre tract, a distance of 625.79 feet to the POINT OF BEGINNING and containing 227,854 square feet or 5.231 acres of land.

**Exhibit 'C':
Location Map/Area Concept Plan**

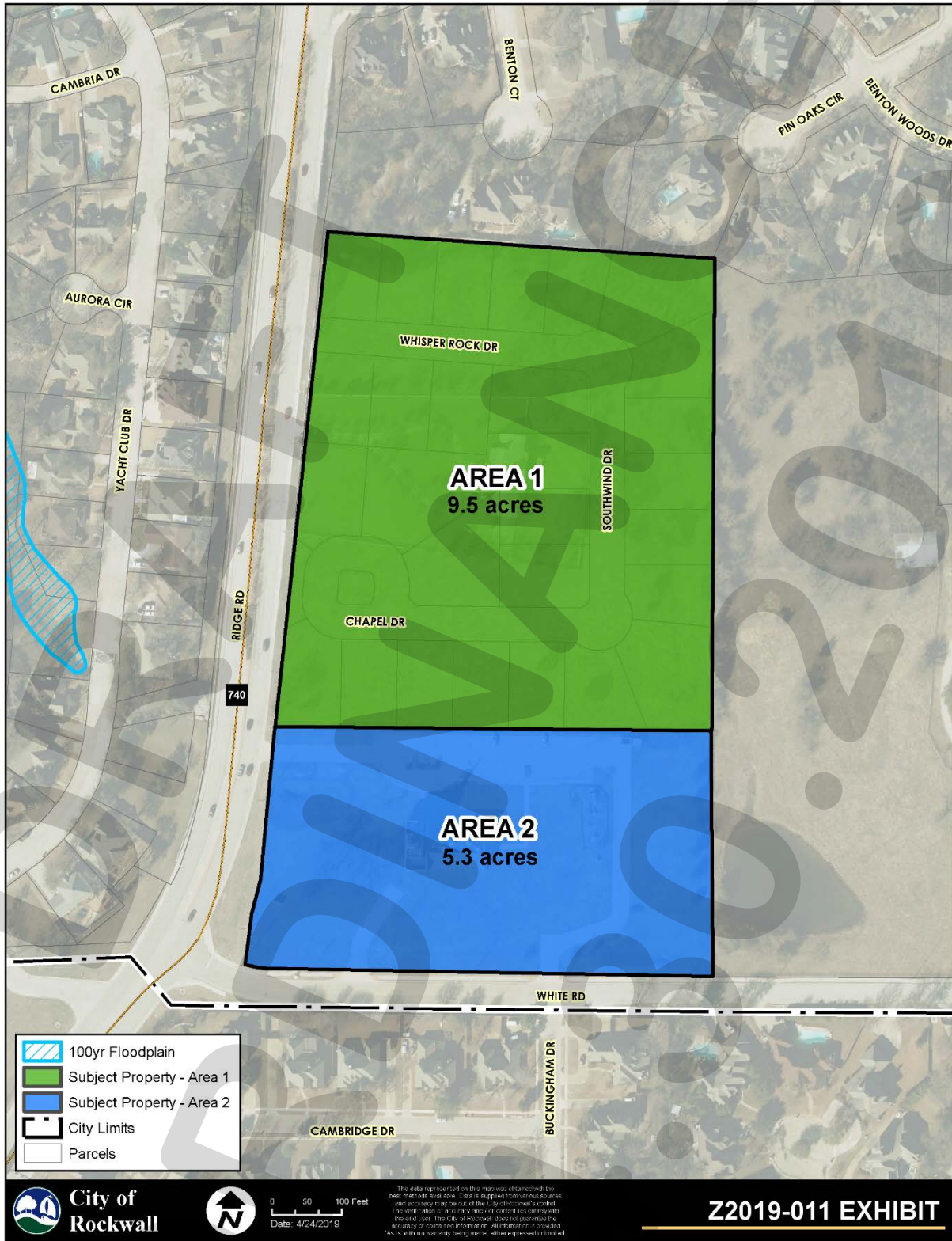


Exhibit 'D':
PD Development Standards

Area 1: Single-Family 10 (SF-10) District [9.477-Acres]

- (1) **Permitted Uses.** Unless specifically provided by this Planned Development ordinance, Area 1 as depicted in *Exhibit 'C'* of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development ordinance, Area 1 as depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for the Single-Family 10 (SF-10) District as stipulated in Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	80'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	10,000 SF
<i>Minimum Front Yard Setback</i> ⁽²⁾	25'
<i>Minimum Side Yard Setback</i>	6'
<i>Minimum Distance Between Buildings</i>	10'
<i>Maximum Height</i>	36'
<i>Minimum Rear Yard Setback</i>	10'
<i>Maximum Lot Coverage</i>	55%
<i>Minimum Dwelling Size</i>	3,000 SF

General Notes:

- ¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.

- (3) **Building Standards.** Housing type and construction shall adhere to the following building standards:
 - (a) **Masonry Requirements.** The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.
 - (b) **Anti-Monotony.** An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.
 - (c) **Common Areas and Open Space.** All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.
 - (d) **Garage Orientation.** Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a flat, front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*). All garage configurations not conforming to this section shall meet the

Exhibit 'D':
PD Development Standards

requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).

Area 2: Single-Family 10 (SF-10) District [4.9995-Acres]

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, Area 2 as depicted in *Exhibit 'C'* of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future however, the following conditions shall apply:

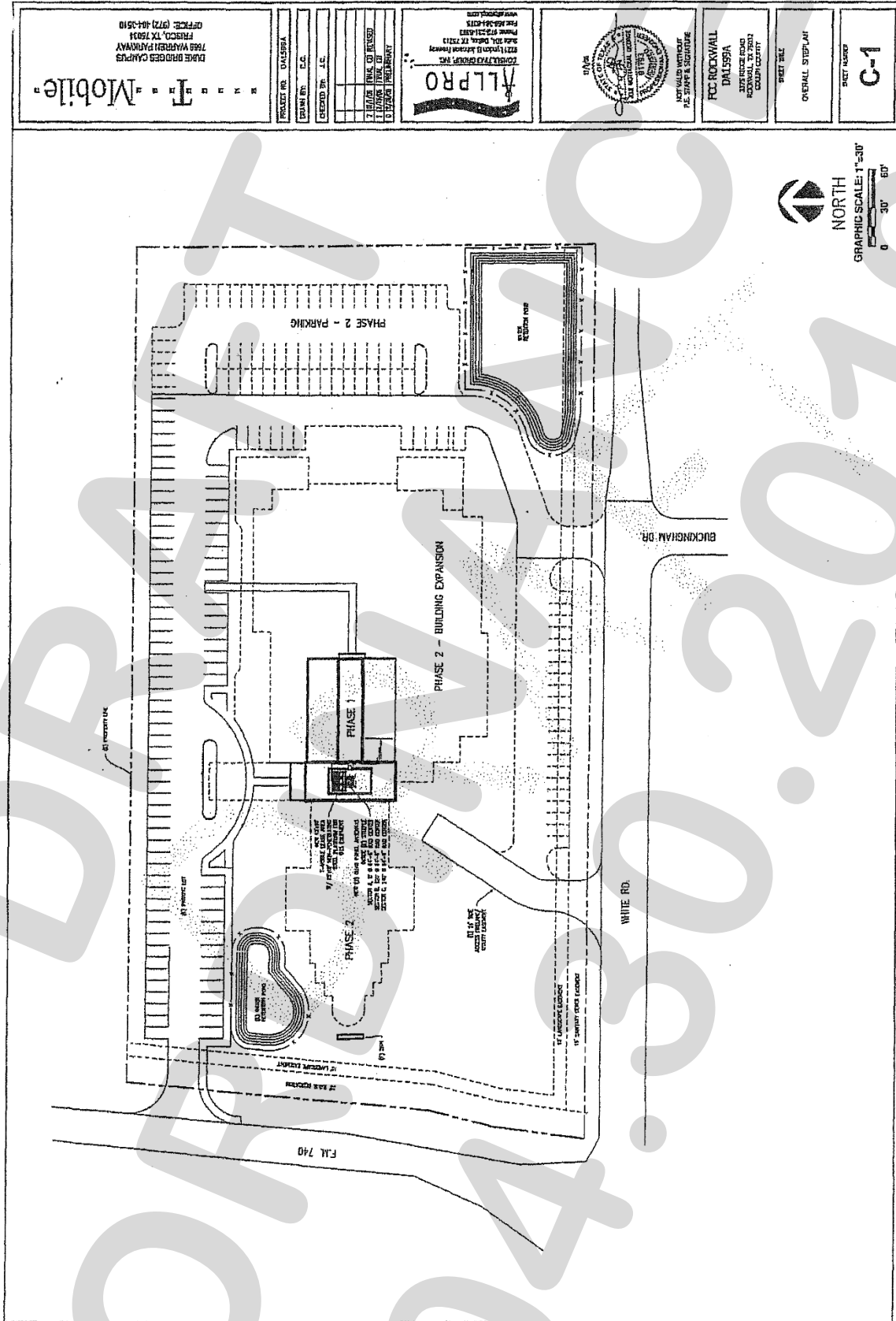
The following land use shall be permitted in Area 2:

- Antenna, Commercial*

NOTES: 1) All equipment shall be contained interior to the building 2) The height of the structure shall remain as depicted in *Exhibit 'E'* of this ordinance.

- (2) *Density and Dimensional Requirements.* Any development in Area 2 as depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards required for properties in a Single-Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (3) *Building Standards.* Housing type and construction shall adhere to the following building standards:
- (a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.
 - (b) *Anti-Monotony.* An anti-monotony standard shall not allow the same structure--in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.
 - (c) *Common Areas and Open Space.* All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.
- (4) *Garage Orientation.* Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*). All garage configurations not conforming to this section shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).

**Exhibit 'E':
Concept Plan**



City of Rockwall Project Plan Review History



Project Number P2019-017	Owner SORRELLS, ROBERT	Applied 4/12/2019 LM
Project Name Emerson Farms Subdivision	Applicant CORWIN ENGINEERING, INC.	Approved
Type PLAT		Closed
Subtype PRELIMINARY		Expired
Status Staff Review		Status

Site Address HWY276	City, State Zip ROCKWALL, TX 75189	Zoning
-------------------------------	--	---------------

Subdivision ROCKWALL EAST SUBSTATION ADDITION	Tract 1	Block	Lot No 1	Parcel No 0034-0000-0001-00-OR	General Plan
---	-------------------	--------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
ENGINEERING (4/18/2019 11:51 AM SH) - 4% Engineering inspection fees. - Must meet all City Standards of Design and Construction. - Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No Smooth concrete walls. - Detention is required. Manning's C-value is per zoning type. - 4:1 max slope for grading. - Need Geotech report and Waters of the US study. - Dowell Road to be a M4U roadway with 65ft ROW width and 45ft paving width. You must dedicate the ROW and escrow the paving and storm costs at 115%. - Must loop water line one site. - Need to show that Blackland WSC can serve the location with the proper fire flow and that it doesn't exceed their allotted service connections per the City contract. - There needs to be a cul-de-sac at the end of Street E. - All ditches to be maintained, repaired, and reconstructed by property owner. - 60' dedicated ROW not an easement for the connection of Street E to Dowell Rd.	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	COMMENTS	
FIRE (4/22/2019 4:33 PM AA) Ability to provide the Needed Fire Flow shall be submitted to the Fire Marshal for further review.	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	COMMENTS	see comment
GIS (4/18/2019 8:28 AM LS) 1. Please submit proposed list of street names for review. Addressing standards can be found at: http://www.rockwall.com/pz/GIS/AddressingStandards.pdf 2. Please submit CAD .dwg file of road centerlines and lot lines so addressing can begin. 3. By final plat, please tie down two corners to SPC Texas N Central 4202 and provide closure report.	Lance Singleton	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	Korey Brooks	4/12/2019	4/19/2019	4/25/2019	13 COMMENTS	Comments
<p>P2019-017 Emerson Farms</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road.</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (P2019-017) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please note per the PD Ordinance, a PD Site plan showing site/hardscape/landscape/and treescape plans has to be submitted before or with the preliminary plat.</p> <p>M.5 Please note that the streets do not match the original approved streets. This is important in this case because the PD granted certain exceptions to specific streets.</p> <p>M.6 Please note that the lot and block designations do not match the original. This is important in this case because the PD granted certain exceptions to specific lots.</p> <p>M.7 Please note that the street sections do not appear to match the originally approved street sections.</p> <p>M.8 Please provide a hatch for the ROW dedication. It is difficult to determine exactly what is being dedicated. Additionally, this seems to look different than a typical ROW dedication. As shown, the plat shows that area being part of the subdivision. It appears that the property line between Lot 1, Block F and Lot 2, Block B is missing.</p> <p>M.9 Please indicate the city limits.</p> <p>Please note that the open space area adjacent to Dowell Road is much smaller than originally approved. Was this originally a park?</p> <p>M.10 Please note that open spaces indicated within the subdivision do not match the chart. For instance, Block F has two open spaces; however there is no asterisk on the chart. Additionally Lot 18, Block A is indicated as Lot 17 on the chart.</p> <p>M.11 Please provide flood elevations.</p> <p>M.12 Please provide street name in lieu of "Street A" and so forth</p> <p>M.13 Please label all drainage easements as "Drainage and Detention Easement" since you show those areas being detention easements.</p> <p>M.14 Please note that the acreage on the PD shows 138.79 and the acreage on the preliminary plat shows 138.756.</p> <p>I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019. The Park Board Meeting for this case is May 7, 2019. The City Council Meeting is May 20, 2019.</p> <p>M.16 A representative is required to attend all meetings.</p>						

Reviewed for preliminary approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on _____ of _____, 2019.

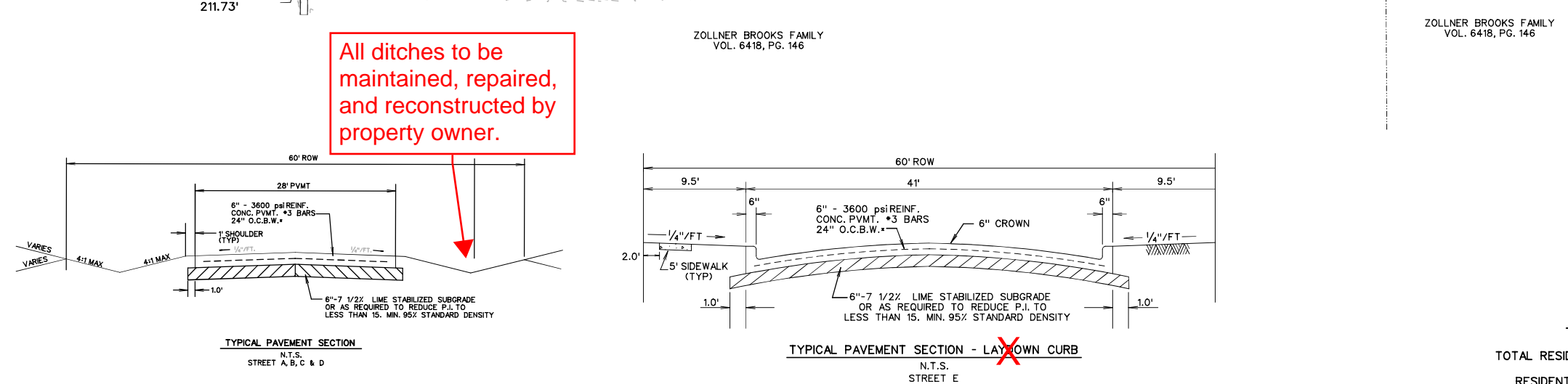
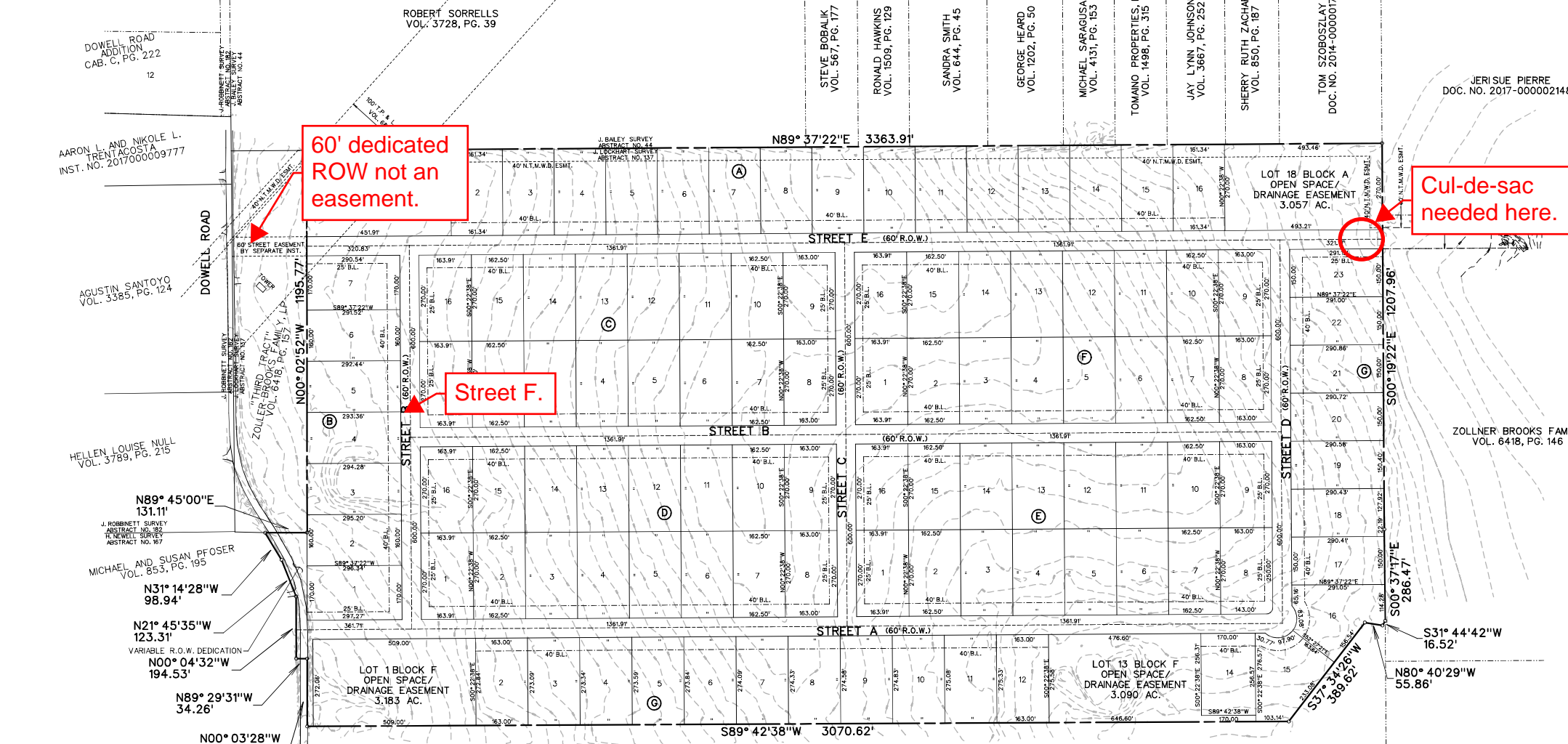
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

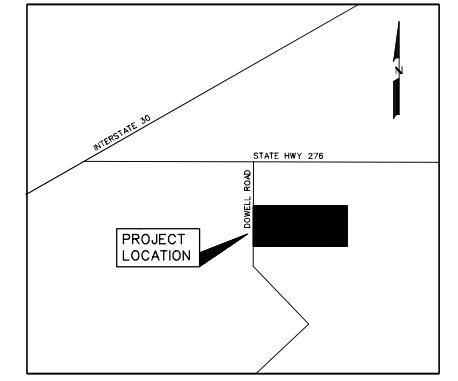
LEGEND
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

NOTES:
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 100 200 400
SCALE: 1" = 200'



CORWIN JOB# 18016



60' dedicated ROW not an easement.

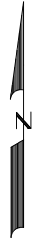
Cul-de-sac needed here.

All ditches to be maintained, repaired, and reconstructed by property owner.

- 4% Engineering inspection fees.
- Must meet all City Standards of Design and Construction.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No Smooth concrete walls.
- Detention is required. Manning's C-value is per zoning type.
- 4:1 max slope for grading.
- Need Geotech report and Waters of the US study.
- Dowell Road to be a M4U roadway with 65ft ROW width and 45ft paving width. You must dedicate the ROW and escrow the paving and storm costs at 115%.
- Must loop water line one site.
- Need to show that Blackland WSC can serve the location with the proper fire flow and that it doesn't exceed their allotted service connections per the City contract.

PRELIMINARY PLAT OF
EMERSON FARMS
 107 LOTS, BEING 138.756 ACRES
 SITUATED IN THE
 J. LOCKHART SURVEY, ABSTRACT NO. 167
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 OWNER
 HARLAN PROPERTIES, INC.
 2404 TEXAS DRIVE, SUITE 103
 IRVING, TEXAS 75062
 MARCH 2019 SCALE 1" = 200'
 CASE #P2019-XXX

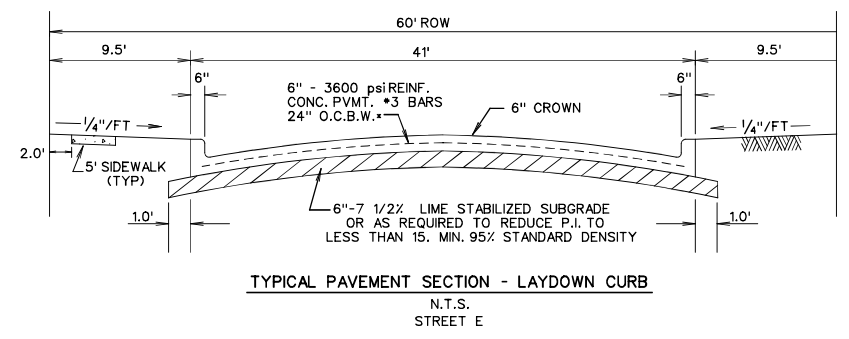
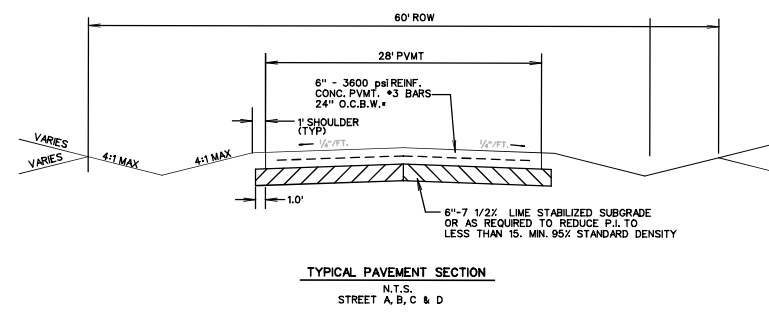
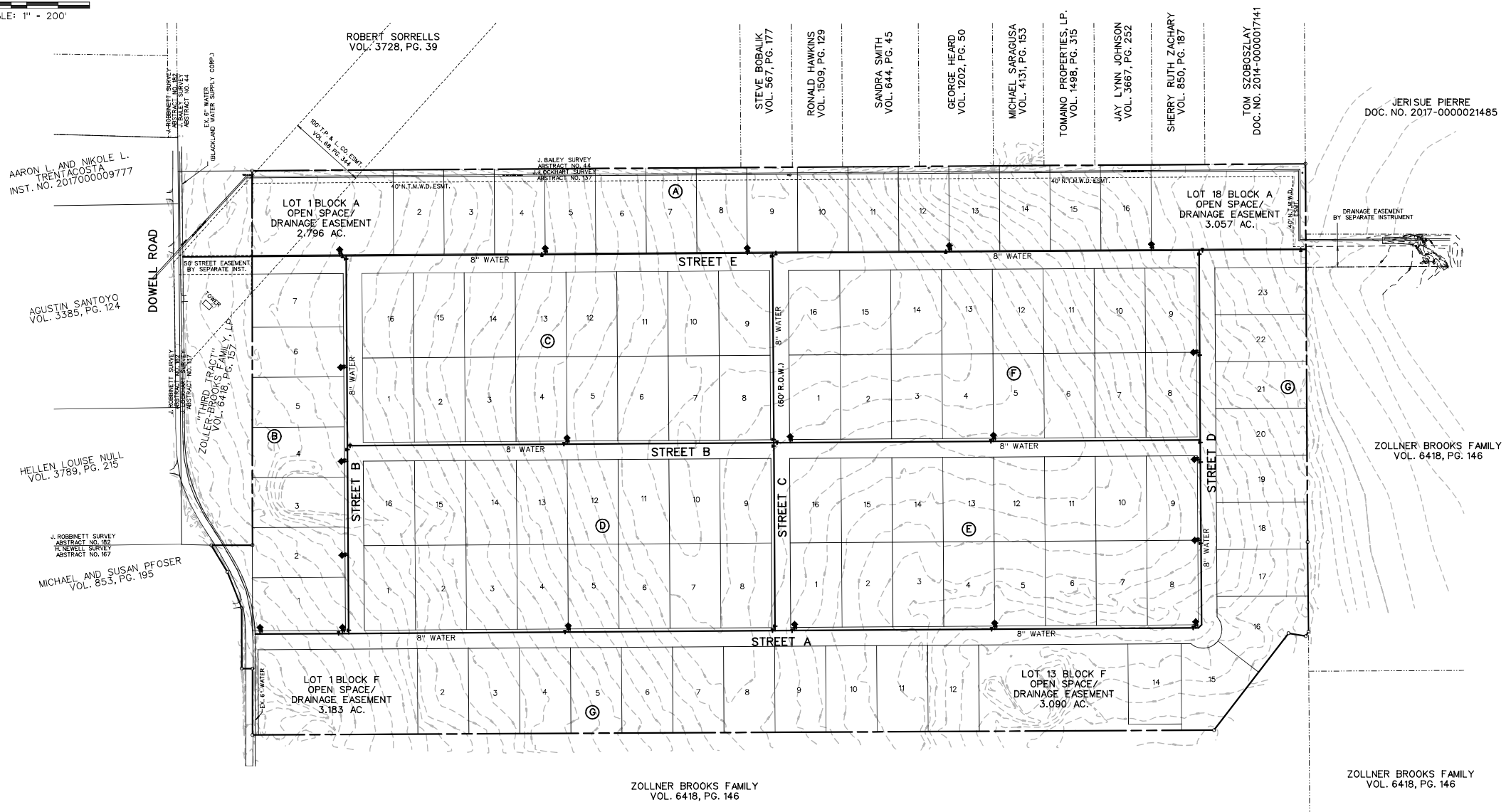
TOTAL ACRES	138.756
TOTAL RESIDENTAL LOTS	107
RESIDENTAL DENSITY	1.29



0 100 200 400
SCALE: 1" = 200'

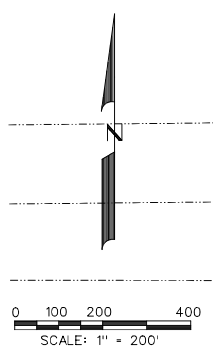
LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE



- NOTES:
1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
 2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY WATER PLAN OF
EMERSON FARMS
 SITUATED IN THE
 J. LOCKHART SURVEY, ABSTRACT NO. 167
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 OWNER
HARLAN PROPERTIES, INC.
 2404 TEXAS DRIVE, SUITE 103
 IRVING, TEXAS 75062
 APRIL 2019 SCALE 1" = 200'
 CASE #P2019-XXX



DOWELL ROAD ADDITION
CAB. C. PG. 222

AARON L. AND NIKOLE L. TRENTACOSTA
INST. NO. 2017000091777

AGUSTIN SANTOYO
VOL. 3385, PG. 124

HELLEN LOUISE NULL
VOL. 3789, PG. 215

MICHAEL AND SUSAN PFOSE
VOL. 853, PG. 195

ROBERT SORRELLS
VOL. 3728, PG. 39

STEVE BOBALIK
VOL. 567, PG. 177

RONALD HAWKINS
VOL. 1509, PG. 129

SANDRA SMITH
VOL. 644, PG. 45

GEORGE HEARD
VOL. 1202, PG. 50

MICHAEL SARAGUSA
VOL. 4131, PG. 153

TOMANO PROPERTIES, LP.
VOL. 1498, PG. 315

JAY LYNN JOHNSON
VOL. 3667, PG. 252

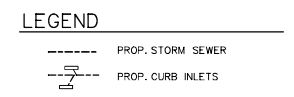
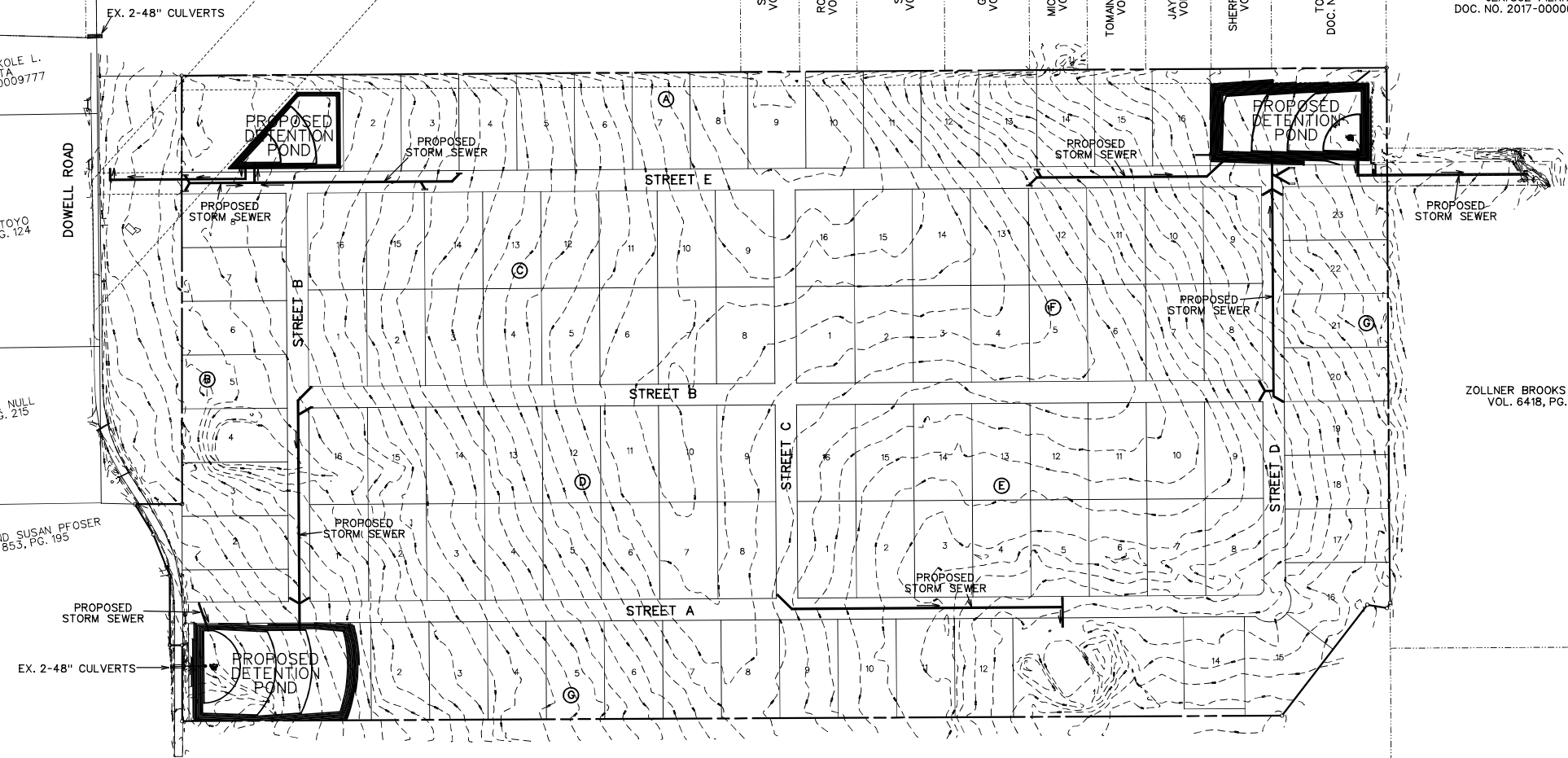
SHERRY RUTH ZACHARY
VOL. 850, PG. 187

TOM SZOBOSZLAY
DOC. NO. 2014-000007141

JERI SUE PIERRE
DOC. NO. 2017-000021485


ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

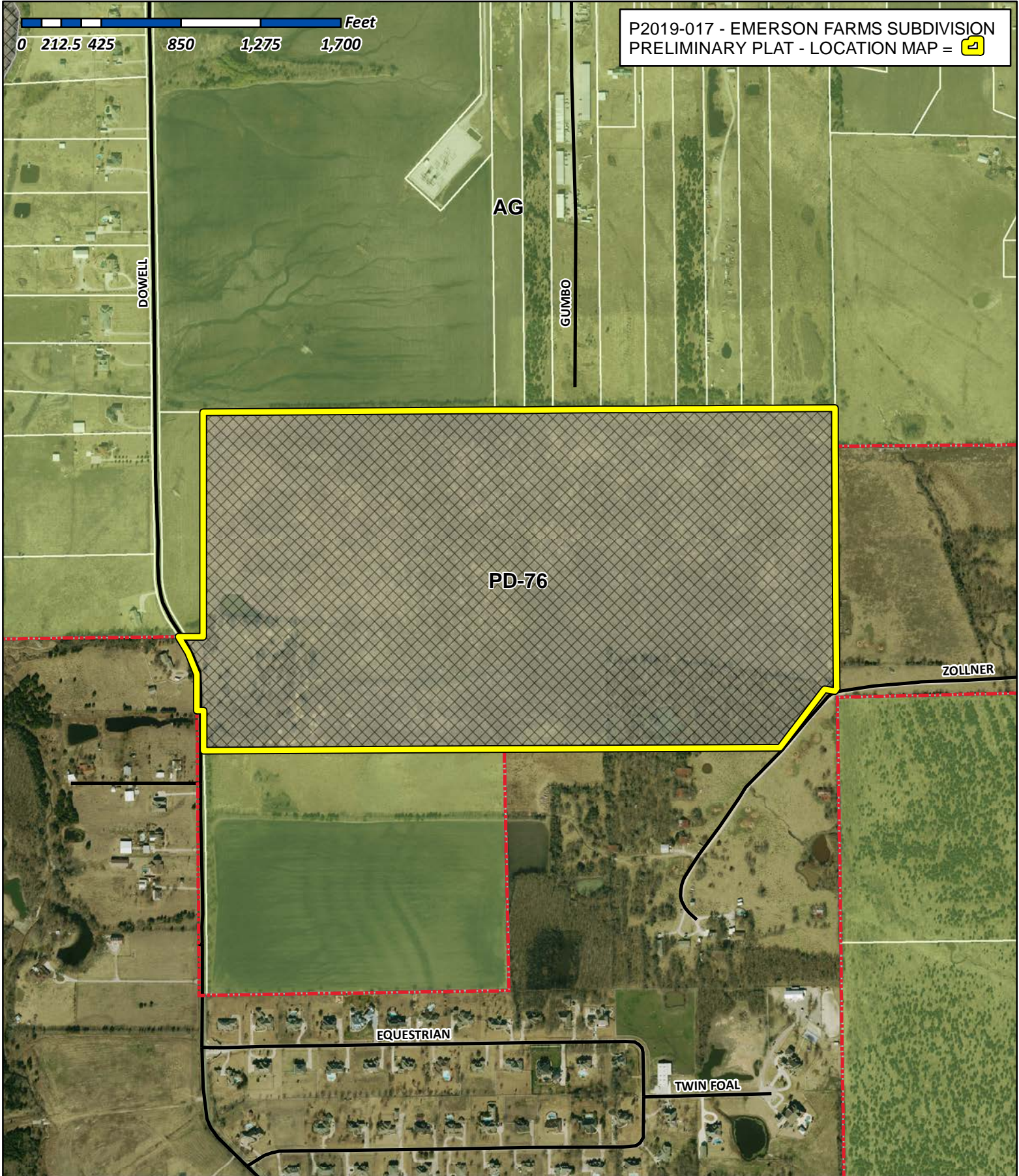
ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146



PRELIMINARY DRAINAGE PLAN
OF
EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
MARCH 2019 SCALE 1" = 200'
CASE #P2019-XXX

0 212.5 425 850 1,275 1,700 Feet

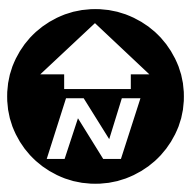
P2019-017 - EMERSON FARMS SUBDIVISION
PRELIMINARY PLAT - LOCATION MAP = 



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.



Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2019.

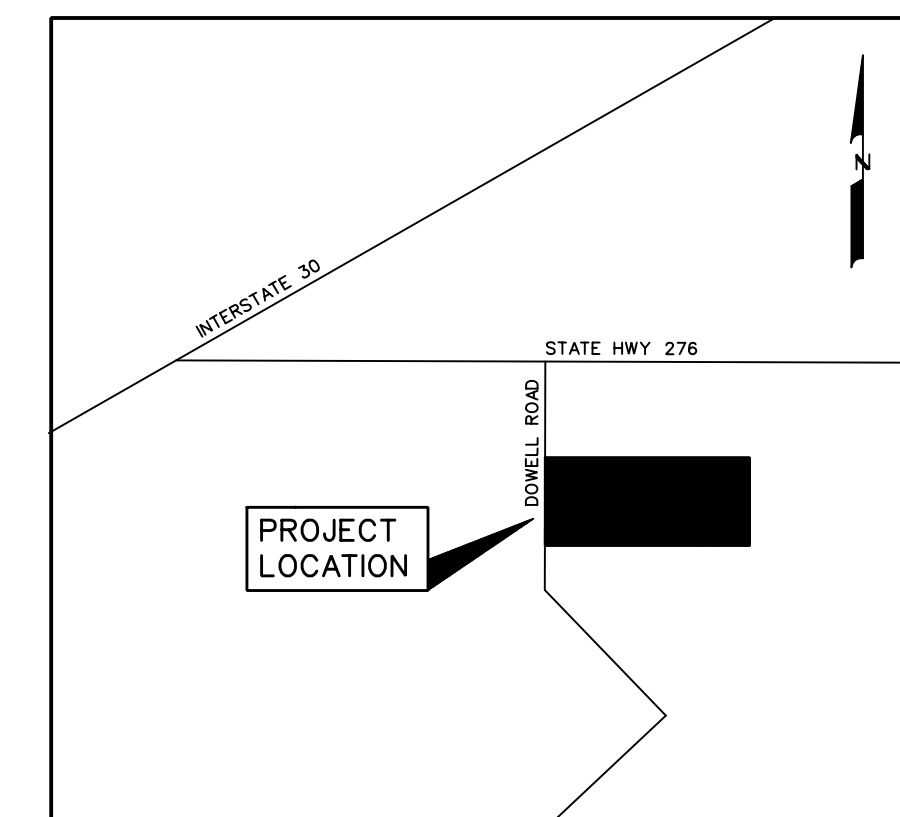
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

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

NOTES:
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

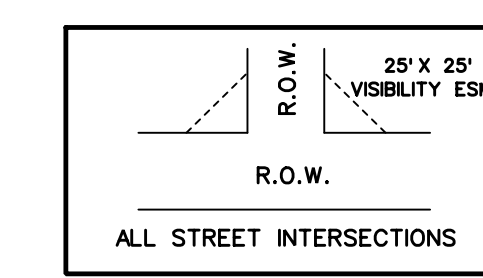
SCALE: 1" = 200'



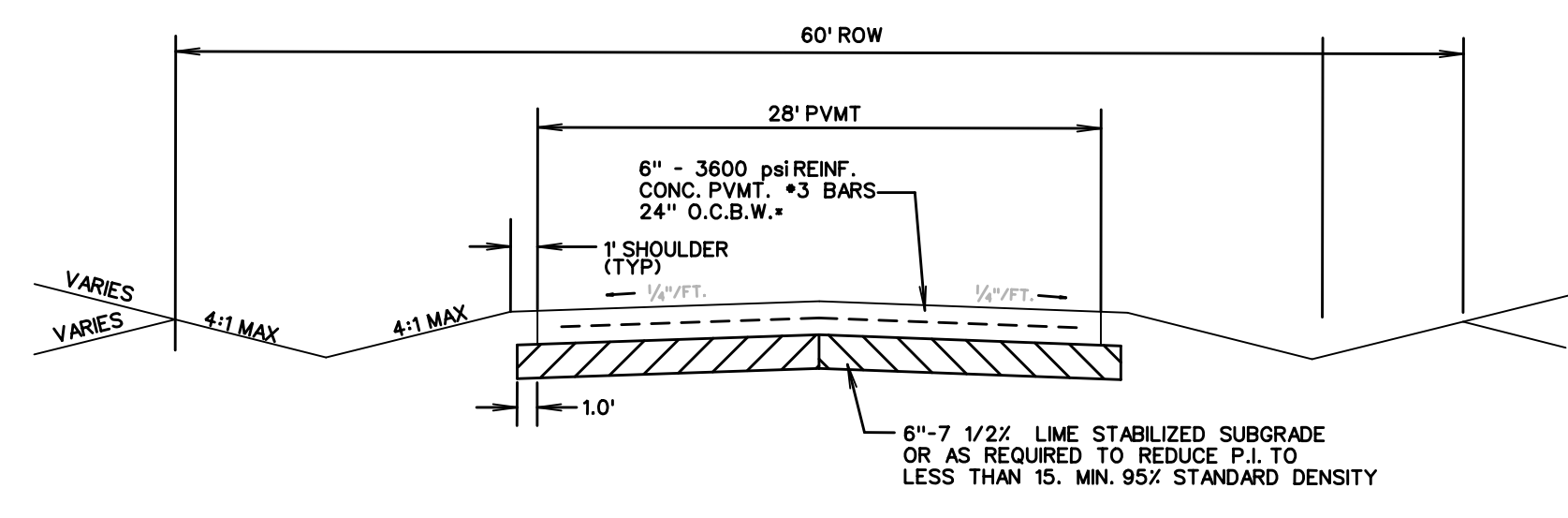
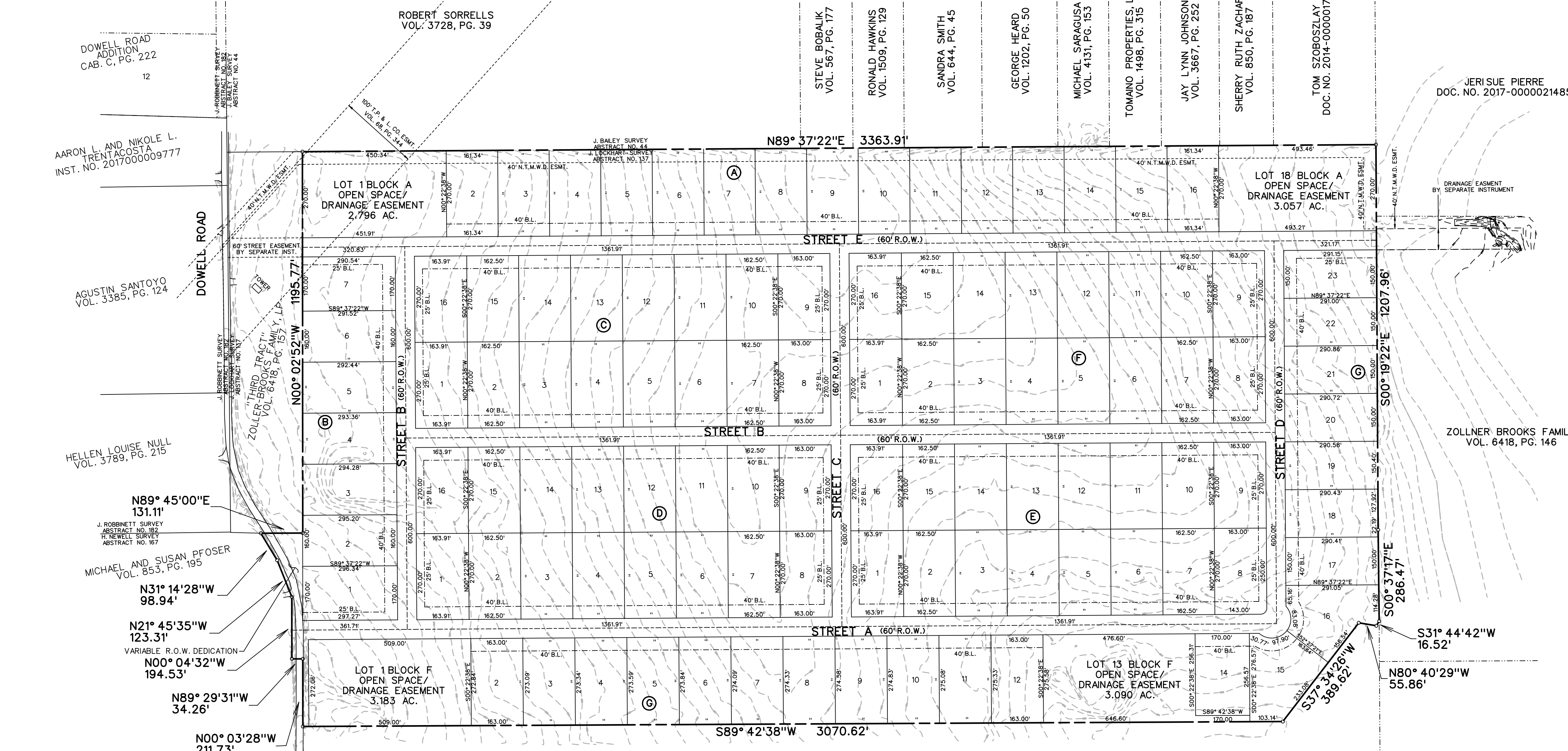
LOCATION MAP N.T.S.

Block A		Block C		Block E		Block G	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	121805	1	44255	1	44255	1*	138652
2	43561	2	43875	2	43875	2	44476
3	43561	3	43875	3	43875	3	44512
4	43561	4	43875	4	43875	4	44549
5	43561	5	43875	5	43875	5	44585
6	43561	6	43875	6	43875	6	44622
7	43561	7	43875	7	43875	7	44658
8	43561	8	44010	8	43875	8	44694
9	43561	9	44010	9	44010	9	44731
10	43561	10	43875	10	43875	10	44767
11	43561	11	43875	11	43875	11	44803
12	43561	12	43875	12	43875	12	44839
13	43561	13	43875	13	43875	13	44875
14	43561	14	43875	14	43875	14	44911
15	43561	15	43875	15	43875	15	44947
16	43561	16	44255	16	44255	16	44983
17*	133196						
Block B		Block D		Block F		Block H	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	50456	3	43875	3	43875	22	43639
2	47329	4	43875	4	43875	23	43661
3	47158	5	43875	5	43875		
4	47011	6	43875	6	43875		
5	46863	7	43875	7	43875		
6	46716	8	44010	8	44010		
7	49475	9	44010	9	44010		
		10	43875	10	43875		
		11	43875	11	43875		
		12	43875	12	43875		
		13	43875	13	43875		
		14	43875	14	43875		
		15	43875	15	43875		
		16	44255	16	44255		

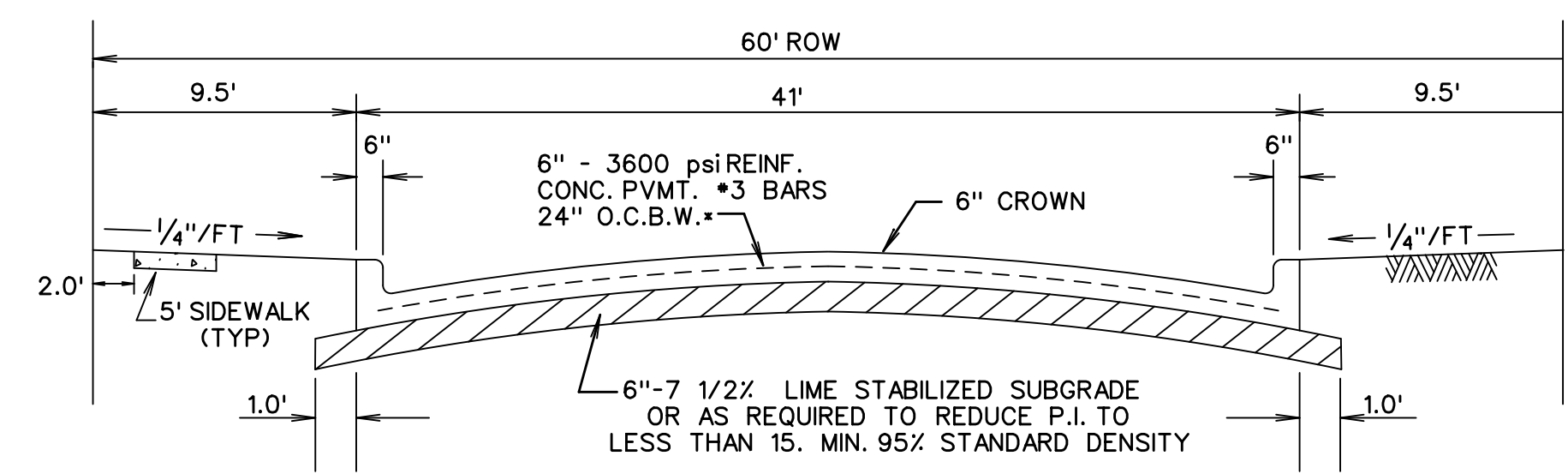
* Denotes Open Space Lot



VISIBILITY EASEMENT DETAIL N.T.S.



TYPICAL PAVEMENT SECTION N.T.S. STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAYDOWN CURB N.T.S. STREET E

TOTAL ACRES 138.756
TOTAL RESIDENTIAL LOTS 107
RESIDENTIAL DENSITY 1.29

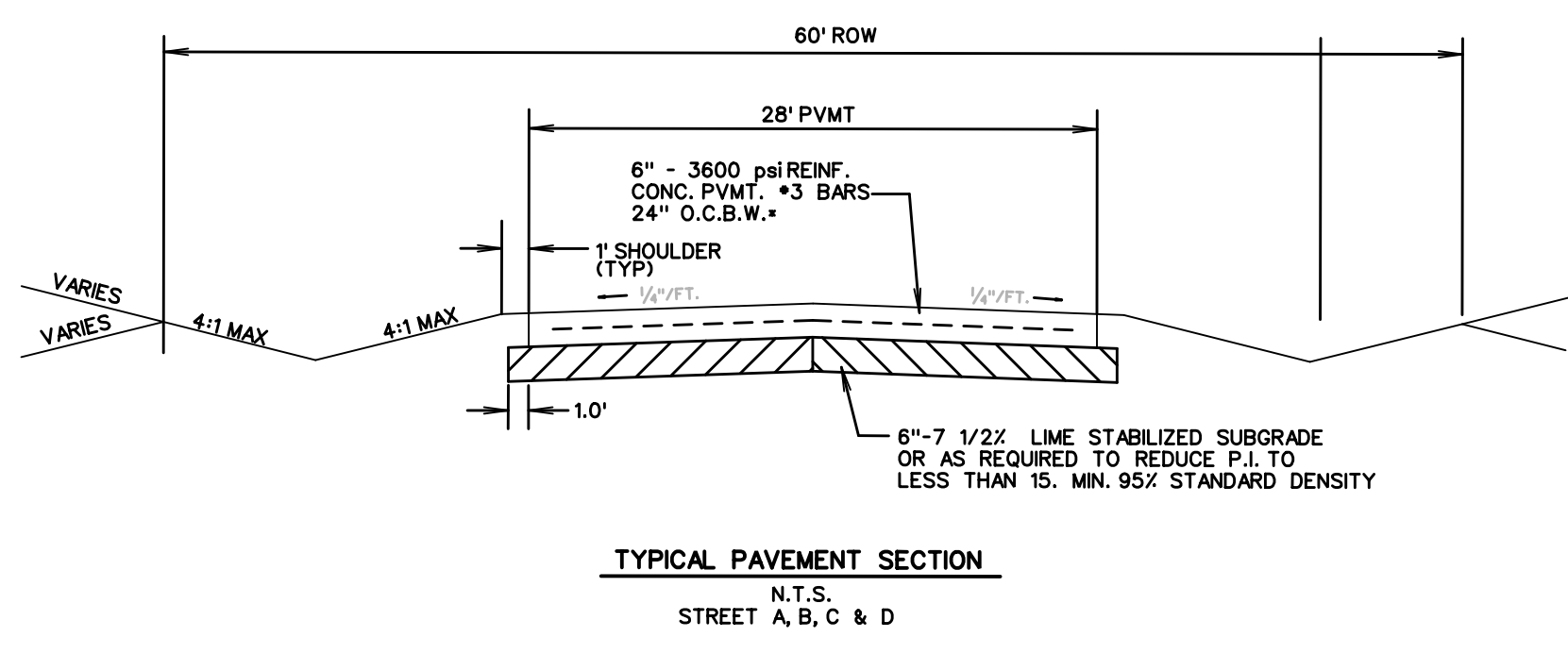
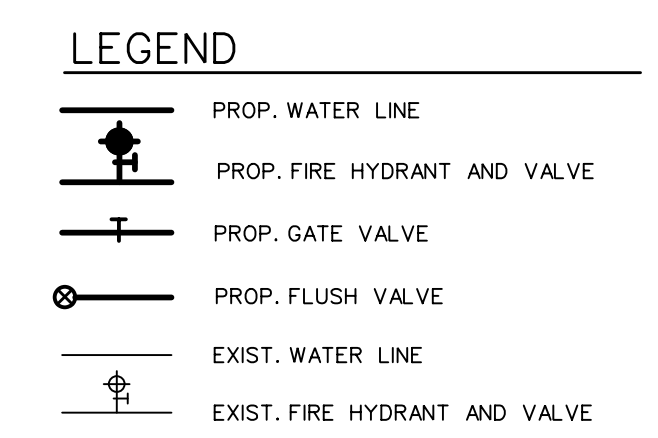
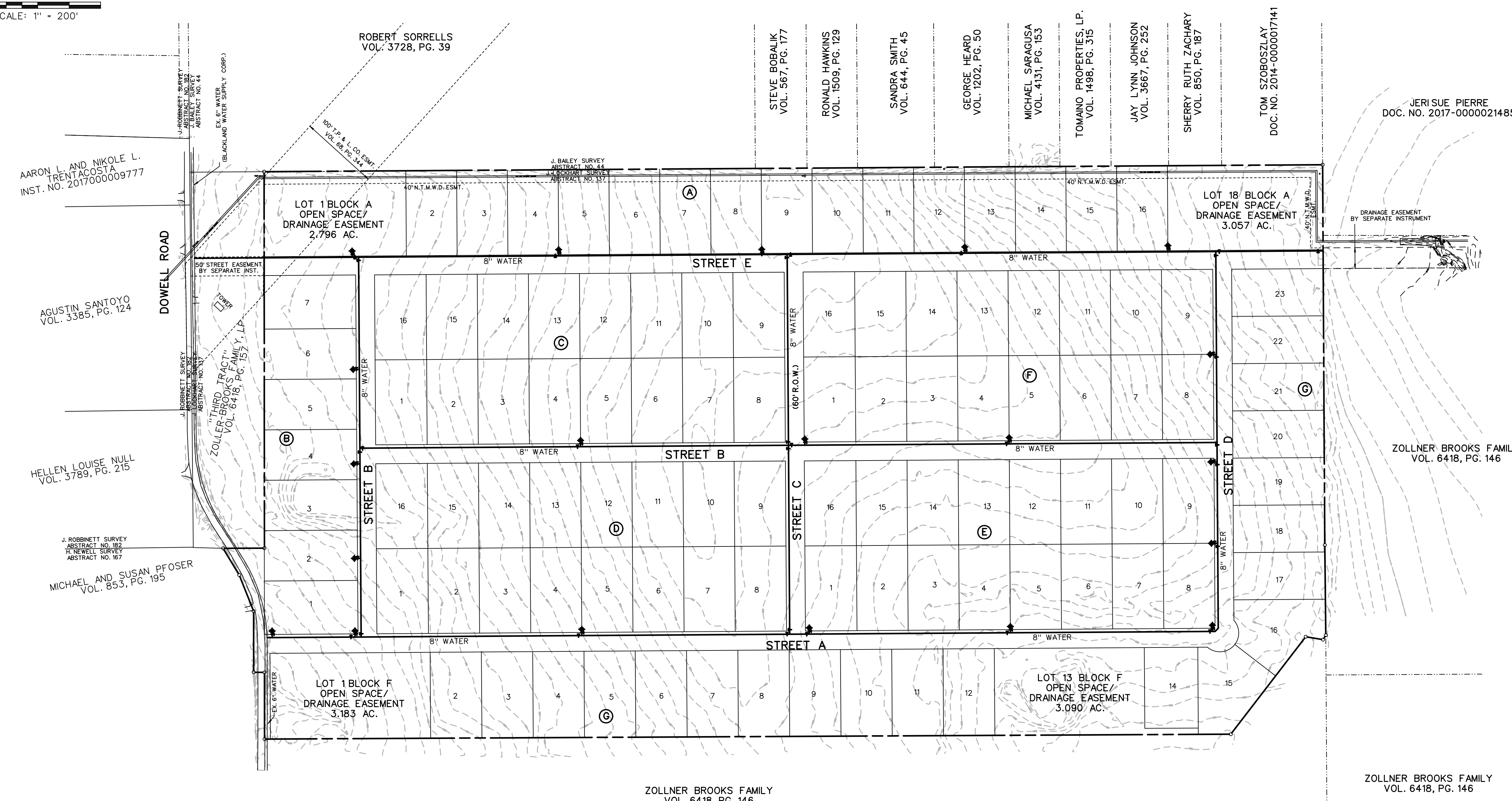
PRELIMINARY PLAT OF EMERSON FARMS 107 LOTS, BEING 138.756 ACRES SITUATED IN THE J. LOCKHART SURVEY, ABSTRACT NO. 167 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS PREPARED BY CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200 OWNER HARLAN PROPERTIES, INC. 2404 TEXAS DRIVE, SUITE 103 IRVING, TEXAS 75062

MARCH 2019 SCALE 1" = 200'

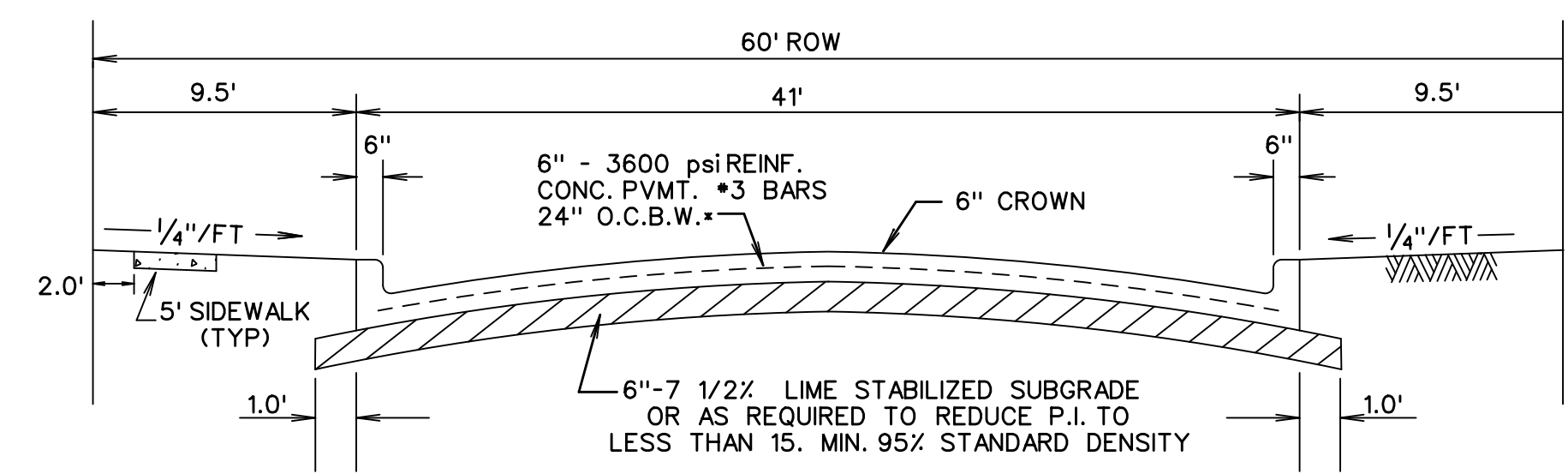
CASE #P2019-XXX



0 100 200 400
SCALE: 1" = 200'



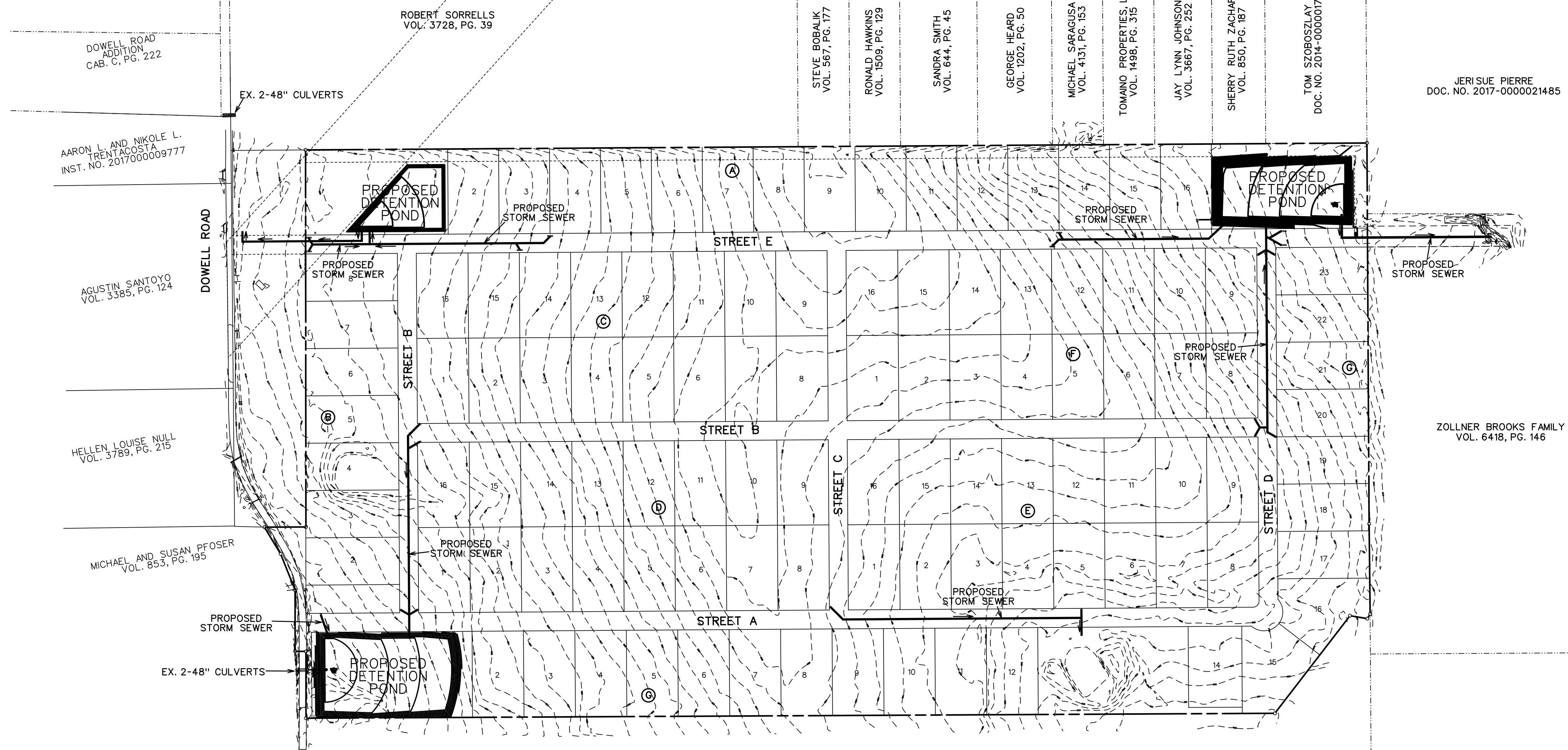
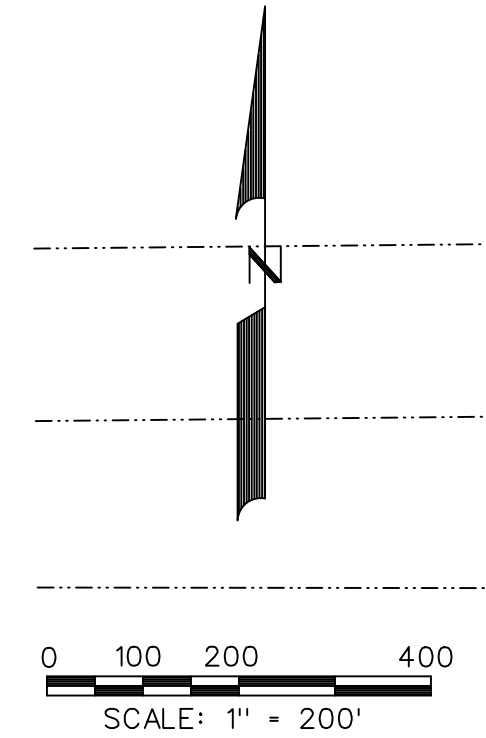
TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
STREET E

- NOTES:
1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY
WATER PLAN
OF
EMERSON FARMS
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
APRIL 2019 SCALE 1" = 200'
CASE #P2019-XXX



LEGEND

	PROP. STORM SEWER
	PROP. CURB INLETS

PRELIMINARY DRAINAGE PLAN
 OF
EMERSON FARMS
 107 LOTS, BEING 138.756 ACRES
 SITUATED IN THE
 J. LOCKHART SURVEY, ABSTRACT NO. 167
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 OWNER
HARLAN PROPERTIES, INC.
 2404 TEXAS DRIVE, SUITE 103
 IRVING, TEXAS 75062
 MARCH 2019 SCALE 1" = 200'
 CASE #P2019-XXX

City of Rockwall Project Plan Review History



Project Number SP2019-009	Owner DONAHOE, JOHN M & KATHRINE E	Applied 4/8/2019	LM
Project Name 925 N. Goliad Street	Applicant CARI FOOTE & ASSOCIATES, PLLC	Approved	
Type SITE PLAN		Closed	
Subtype AMENDING		Expired	
Status Staff Review		Status	
 Site Address 925 N GOLIAD		City, State Zip ROCKWALL, TX 75087	
 Subdivision GARNER		Tract 1	Block A
		Lot No 1	Parcel No 4048-000A-0001-00-OR
			General Plan
			Zoning

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING (4/10/2019 10:59 AM RMC) All commercial staircase require handrail on both side exteneding 1ft above top step and 1ft below the bottom step.	Russell McDowell	4/8/2019	4/15/2019	4/10/2019	2	APPROVED	
ENGINEERING (4/10/2019 2:29 PM SH) - Widen the driveway to avoid the swithcback curve. - Show the hatching darker for the accessible loading space. - TXDOT permit required to remove the existing driveway. - Must show utility connections. - 4% engineering inspection fees. - Impact fees for upsizing the water meter, if needed.	Sarah Hager	4/8/2019	4/15/2019	4/10/2019	2	COMMENTS	
FIRE	Ariana Hargrove	4/8/2019	4/15/2019	4/12/2019	4	APPROVED	
GIS	Lance Singleton	4/8/2019	4/15/2019	4/18/2019	10	APPROVED	
PLANNING	Korey Brooks	4/8/2019	4/15/2019	4/25/2019	17	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
SP2019-009 Site Plan for 925 N. Goliad Street						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street.						
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (SP2019-009) in the lower right hand corner of all pages on future submittals.						
M.4 Please provide an updated site plan showing the landscaping requested by the Historic Preservation Advisory Board (HPAB). "The developer shall plant a thick vegetative screening utilizing a combination of accent trees, bushes and/or grasses adjacent to the ramp and the south property line; and the developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening adjacent to the ramp and south property line."						
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019.						
M.6 A representative is required to attend all meetings.						



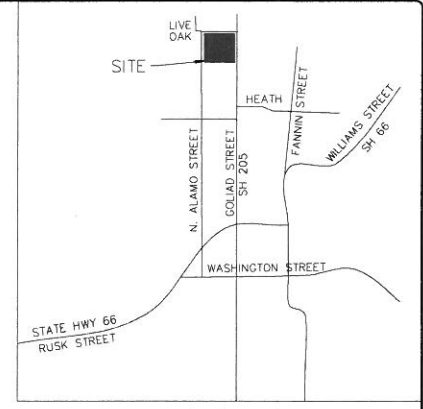
ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail eric@ericldavisengineering.com

SITE PLAN
DESIGNATOR
CARI FOOTE

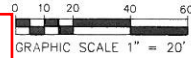
PLANS: SITE PLAN
E.L.D. JOB NO.: 2069
DRAWN BY: BW
FIRM REGISTRATION #: 3987
CITY: ROCKWALL, TX

SCALE: 1"=20'

SHEET 01



VICINITY MAP
N.T.S.



DEVELOPMENT SYNOPSIS

ZONING: PD 50
PROPOSED USE: OFFICE
PROPERTY AREA: 43,378 SF, 1.00 AC
BUILDING AREA: 1,900 SF
EX. PAVEMENT AREA: 4935 SF
PR. PAVEMENT AREA: 4962 SF
PARKING REQUIRED: 4 (1 ADA)
PARKING PROVIDED: 11 (1 ADA)

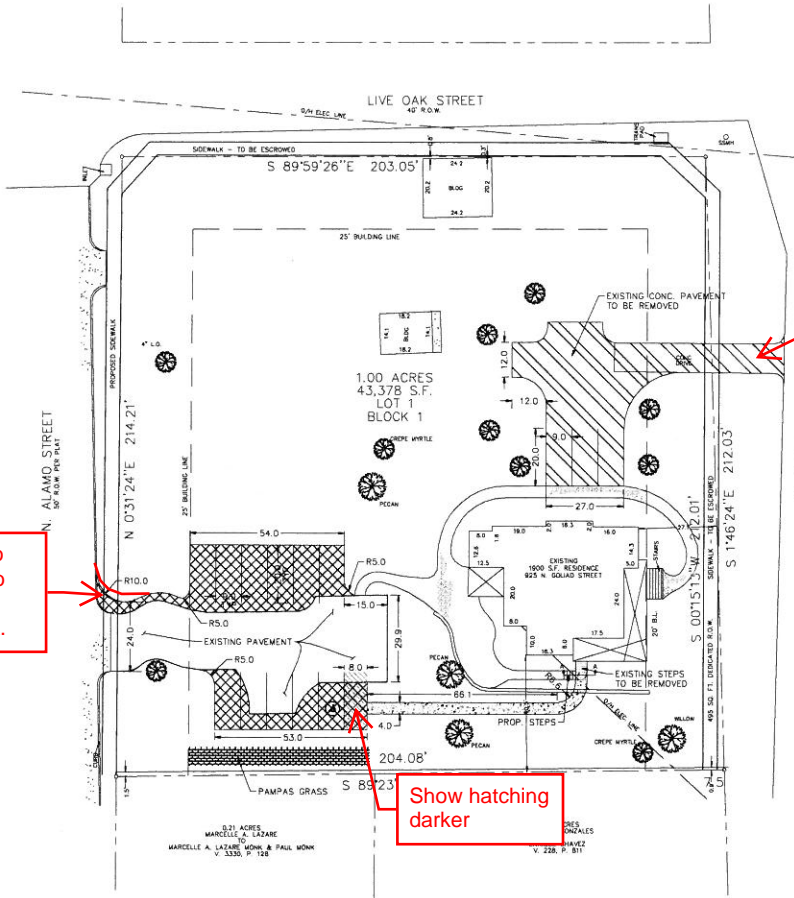
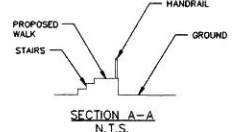
-  DRIVE PAVEMENT ADDITION
2000 SF
-  SIDEWALK PAVEMENT ADDITION
333 SF
-  PAVEMENT REMOVAL
2306 SF

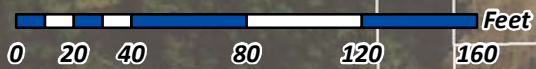
Pave out to this point to avoid the switchback.

Show hatching darker

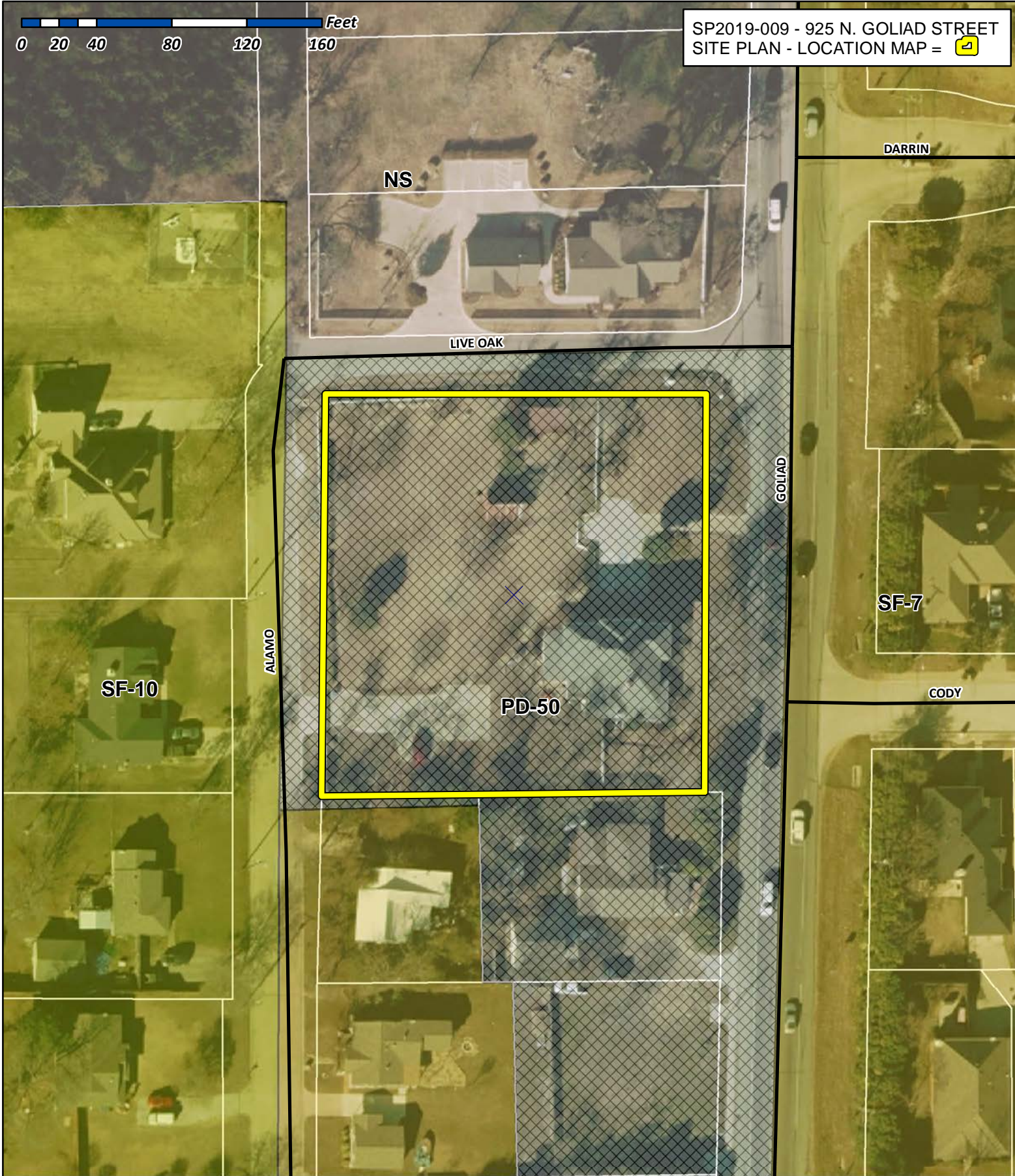
TxDOT permit required.

- Must show utility connections.
- 4% engineering inspection fees.
- Impact fees for upsizing the water meter, if needed.





SP2019-009 - 925 N. GOLIAD 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.



CARI FOOTE, M.A., LPC, LMFT & Associates, PLLC

PO Box 1731
Marble Falls, TX 78654
O: 830-693-0530
C: 830-798-5884
F: 830-637-7438

203 S. Fannin Street
Rockwall, TX 75087
cfoote@professionalcounseling.us

606 Avenue J
Marble Falls, TX 78654
www.professionalcounseling.us

4-5-19

City of Rockwall
Historical Preservation Advisory Board &
Planning & Zoning Board

Re: 925 N. Goliad, Rockwall, TX 75087

To Whom It May Concern:

I am currently under contract to purchase the Landmark Property known as the Cade House at 925 N. Goliad. It is currently used as residential property. The zoning is Commercial – Residential Office. I plan to convert the use to professional office use.

There will be no changes to the exterior other than –

- Adding a white metal handrail down the middle of the front steps
- Adding a black metal handrail down the middle of both sides of the rear steps
- Removing the concrete drive and parking in front and replacing with sod
- Adding parking in back and widening the back drive as indicated in site plan
- Adding Pampas grass along the south fence line to function as photometric screening grass to match the existing pampas grass at the back gate
- Building a handicap access from back parking with a sidewalk and raised sidewalk as needed due to grading. Sidewalk will enter the side of the front porch and the current side stairs. At the entrance to the stairs the existing architectural features the border the existing stairs will border the ramp and any needed rails along the walkway will be white vinyl rails that look like wood and match the exterior of the building.

There will be no interior changes other than to make the down stairs bath accessible and adding handrails to the stairs and doors to the dining room.

The submitted site plan includes photometric requirements, treescape plan (no changes needed to current trees), and elevations and site plan indicates existing landscaping. There will be no change other than adding sod to the area of removed concrete. Sidewalk along Alamo will be completed. Sidewalks along Live Oak and Goliad will be escrowed.

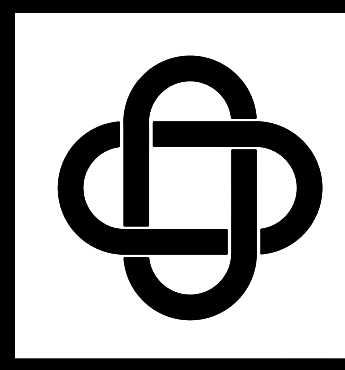
The amount of added paving is:

2000 SF of added drive paving
333 SF of added sidewalk/ramp paving
2333 SF Total Added

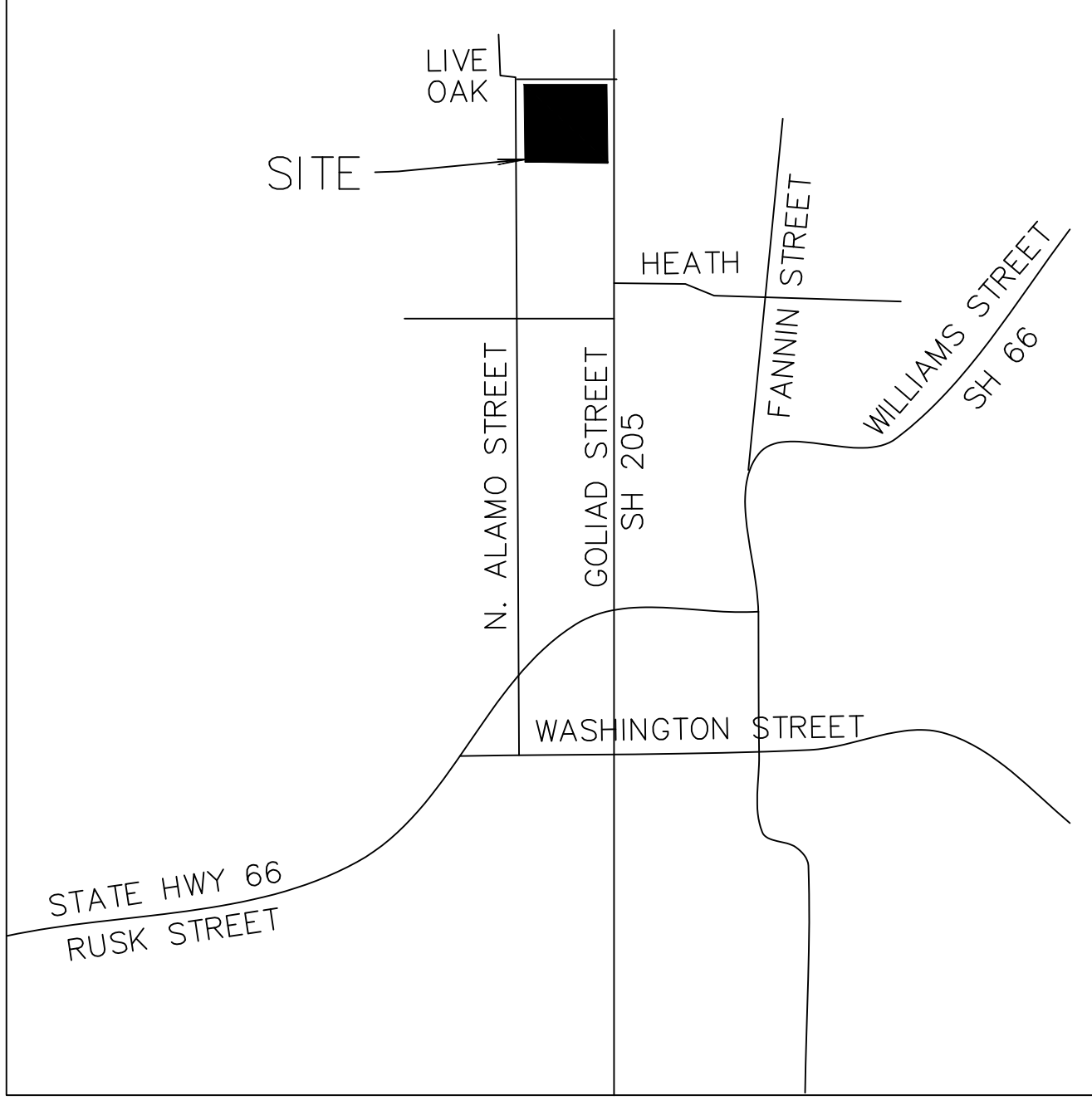
The amount of removed paving is: 2306 SF of removed front paving

Sincerely,

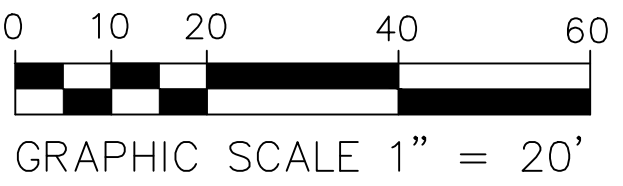
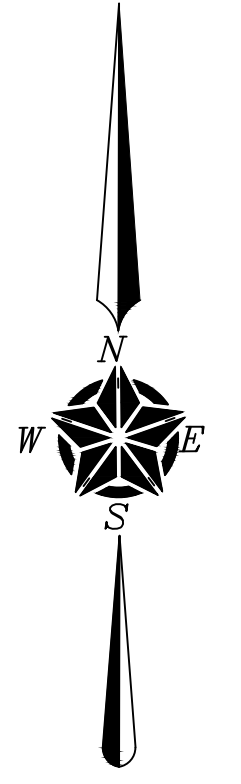
Cari Foote



ERIC L. DAVIS ENGINEERING, INC.
 F-3987
 120 East Main Street
 Forney, Texas 75126
 972/564-0592 Fax 972/564-6523
 E-Mail ericdavis@eldengineering.com



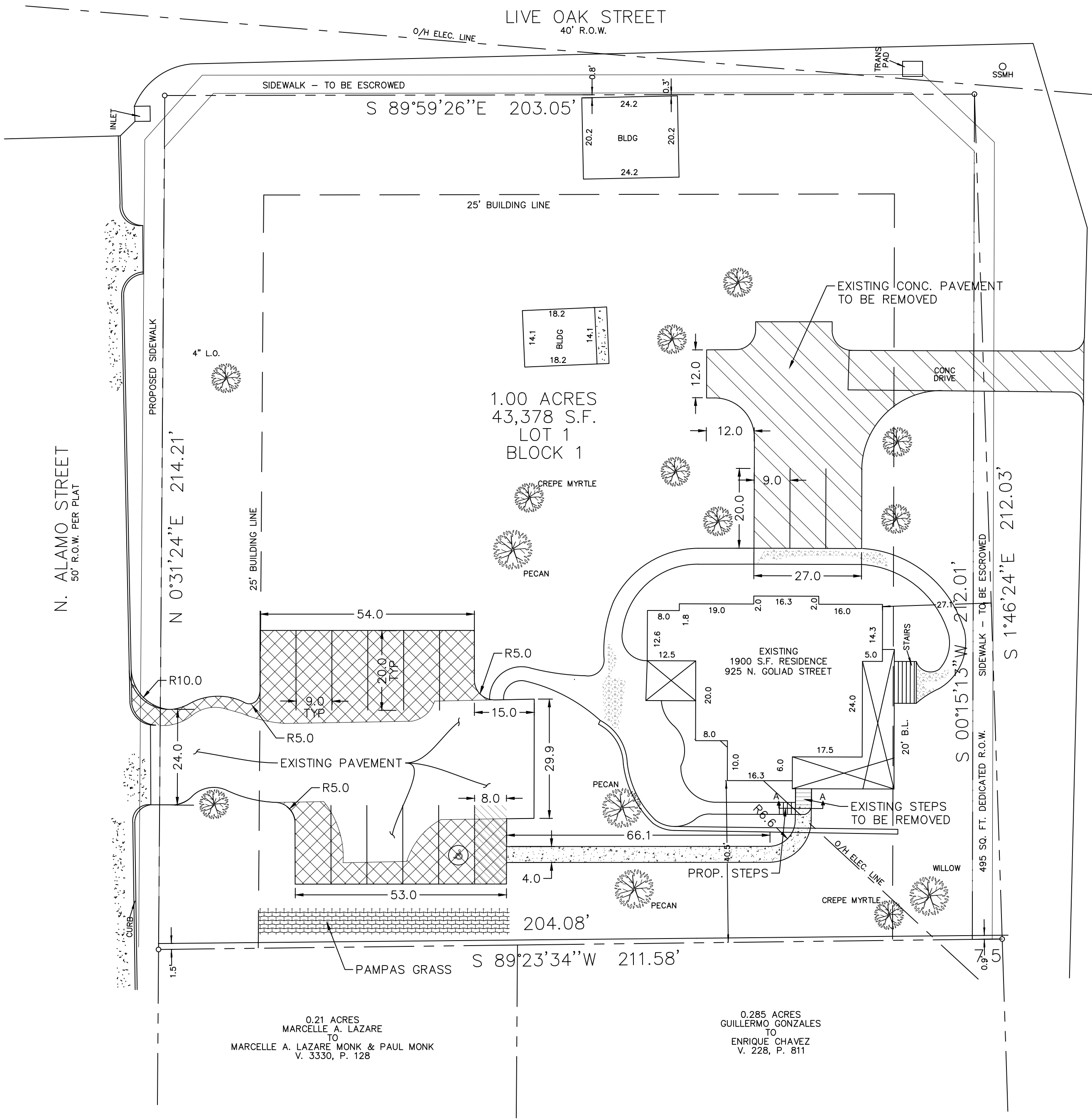
VICINITY MAP
N.T.S.



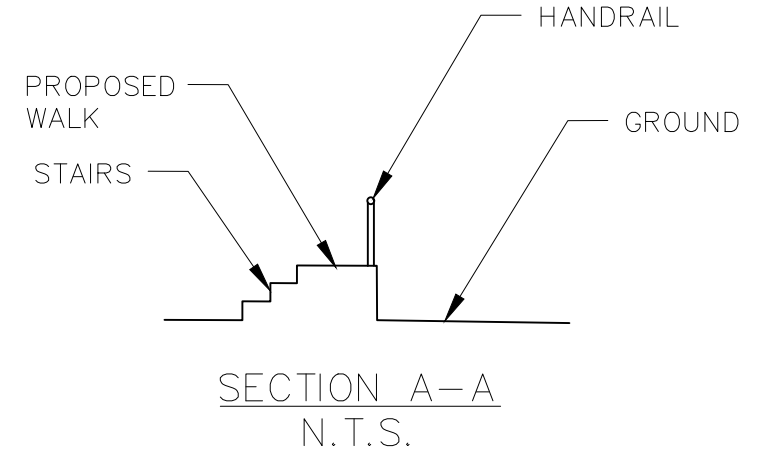
DEVELOPMENT SYNOPSIS

ZONING: PD 50
 PROPOSED USE: OFFICE
 PROPERTY AREA: 43,378 SF, 1.00 AC
 BUILDING AREA: 1,900 SF
 EX. PAVEMENT AREA: 4935 SF
 PR. PAVEMENT AREA: 4962 SF
 PARKING REQUIRED: 4 (1 ADA)
 PARKING PROVIDED: 11 (1 ADA)

- DRIVE PAVEMENT ADDITION 2000 SF
- SIDEWALK PAVEMENT ADDITION 333 SF
- PAVEMENT REMOVAL 2306 SF



N. GOLIAD STREET
STATE HIGHWAY 205
R.O.W. VARIES



SITE PLAN
DESIGNED FOR:

CARI FOOTE

BUILDER: CARI FOOTE	PLAN: SITE PLAN
ADDITION: ISAAC PENA ADDITION	ELD JOB NO.: 2069
ADDRESS: 925 N. GOLIAD ST.	DRAWN BY: BW
LOT: 1 BLOCK: 1	FIRM REGISTRATION #: 3987
CITY: ROCKWALL, TX	

SCALE: 1"=20'

SHEET 01



**FRONT ELEVATION
FACING EAST**



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTH ELEVATION



NORTHWEST ELEVATION

CHR

Continuous Handrail
ALUMINUM



Railings for exterior front and back stairs - will be white



See Assembly 1-2-3 Below

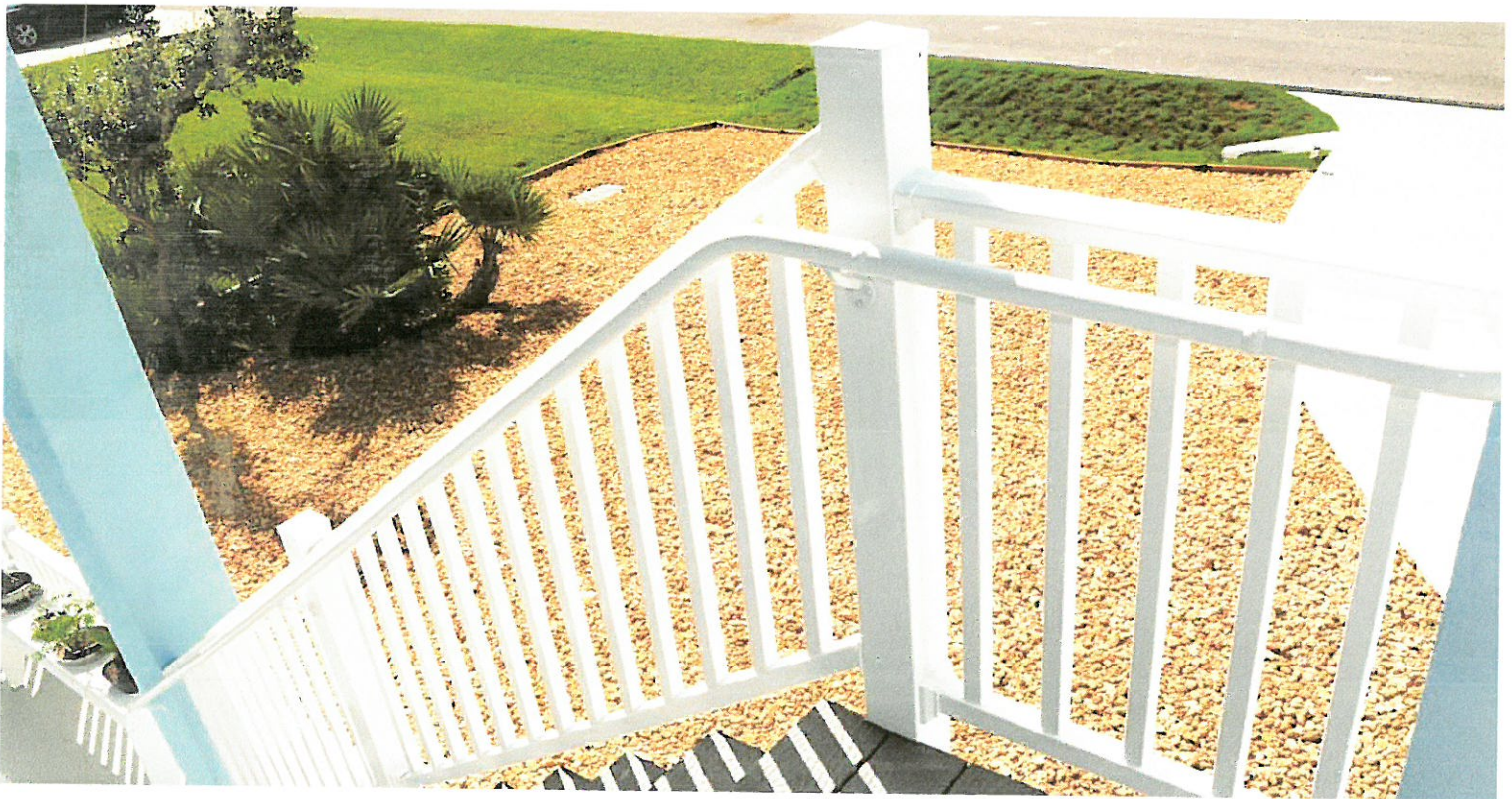
- 1 1-3/8" Handrail
- 2 Internal Connector
- 3 Collar Ring (to cover splice)
- 4 180° Elbow
- 5 Wall Return
- 6 Adjustable Elbow
- 7 Elbows (5°, 31°, 34°, and 36°)
- 8 Inside Corner Mount (attaches to post)
- 9 Internal End Cap
- 10 Wall Mount
- Extended Wall Mount
- Wall-End Mount
- 90° Welded Elbow



diggerspecialties.com

Advantages:

- ADA Complaint
- Easy to install on any surface including existing railing and walls
- A variety of handrail lengths and accessories allow for a customized handrail
- Available in 12 Standard AAMA 2604 Powder Coated Colors
- Custom colors and AAMA 2605 Colors available
- Lifetime Limited Warranty



Aluminum Continuous Handrail Colors



Satin Black



Black Fine Texture



Ninety Bronze



Bronze Fine Texture



White Fine Texture



Clay



Speckled Walnut



Sandy Shore



Gloss Beige



Chocolate



Gloss White



Silver

AAMA 2605 and Custom AAMA 2604 colors are available.

Colors shown are a close representation of the true color. Please consult actual samples for accurate powder coating colors.



**RAILING FOR HANDICAP
RAILING IF NEEDED**



**Pampas Grass for Photometric
Screening Along South Fence
at Parking**

City of Rockwall Project Plan Review History



Project Number SP2019-012	Owner ROCKWALL ECONOMIC DEVELOPMENT	Applied 4/12/2019 LM
Project Name 3201 Capital Blvd.	Applicant CALLAWAY ARCHITECTURE	Approved
Type SITE PLAN		Closed
Subtype AMENDING		Expired
Status Staff Review		Status

Site Address 3201 CAPITAL BLVD	City, State Zip ROCKWALL, TX 75032	Zoning
--	--	---------------

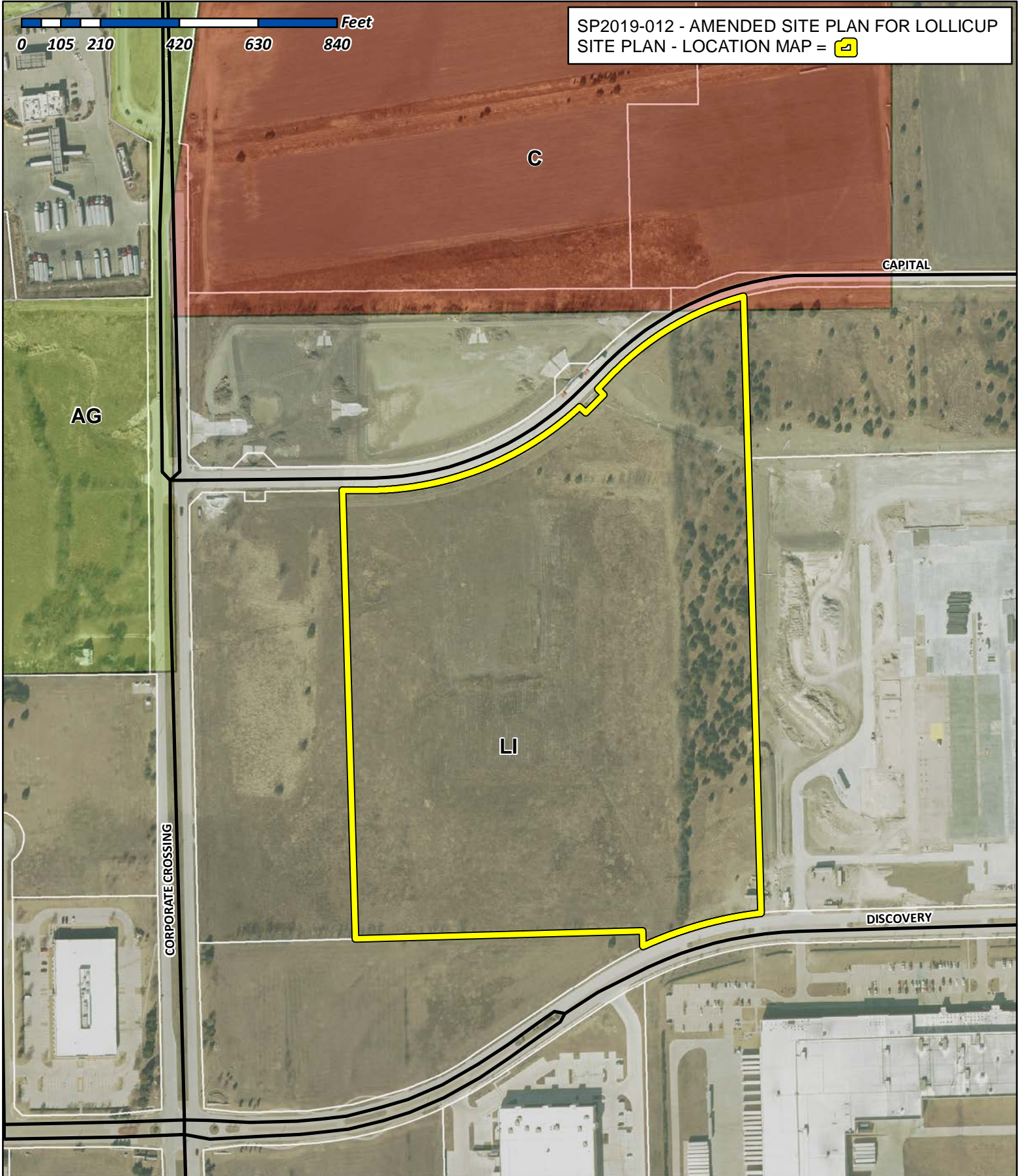
Subdivision ROCKWALL TECHNOLOGY PARK, PHASE 2	Tract 2	Block A	Lot No 2	Parcel No 4876-000A-0002-00-OR	General Plan
---	-------------------	-------------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
ENGINEERING (4/18/2019 9:24 AM SH) - Property will need to be replatted to add the water line easement. Will need engineering plans for water line adjustment.	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	APPROVED	
GIS	Lance Singleton	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
PLANNING	David Gonzales	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:</p>						
<p>** Planning Department General Comments to be addressed:</p>						
<ol style="list-style-type: none"> 1. The shall conform to all standards and requirements of the FM-549 Overaly (FM-549 OV) District, the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated in this Project Plan Review document 2. Provide a label indicating "Case No. SP2019-012" on the lower right corner on all pages of the revised final plat submittal 3. Approval of an exception to the FM-549 Overlay (FM-549 OV) District standards to allow for landscape screening of the proposed 22, 60-ft silo's located on the south facing elevation. 						
<p>Staff recommends that a representative be present for the meetings as listed below. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p>						
<p>***Scheduled Meeting Dates to Attend</p>						
<p>Architectural Review Board- Work Session: April 30, 2019 (Tuesday at 5:00p.m.)</p>						
<p>Planning and Zoning Commission - Work Session: April 30, 2019 (Tuesday at 6:00p.m.)</p>						
<p>Architectural Review Board- Action Item: May 14, 2019 (Recommendation to P&Z - Tuesday at 5:00 p.m.)</p>						
<p>Planning and Zoning Commission - Action Item: May 14, 2019 (Tuesday at 6:00 p.m.)</p>						

0 105 210 420 630 840 Feet

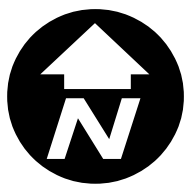
SP2019-012 - AMENDED SITE PLAN FOR LOLLICUP
SITE PLAN - LOCATION MAP = 



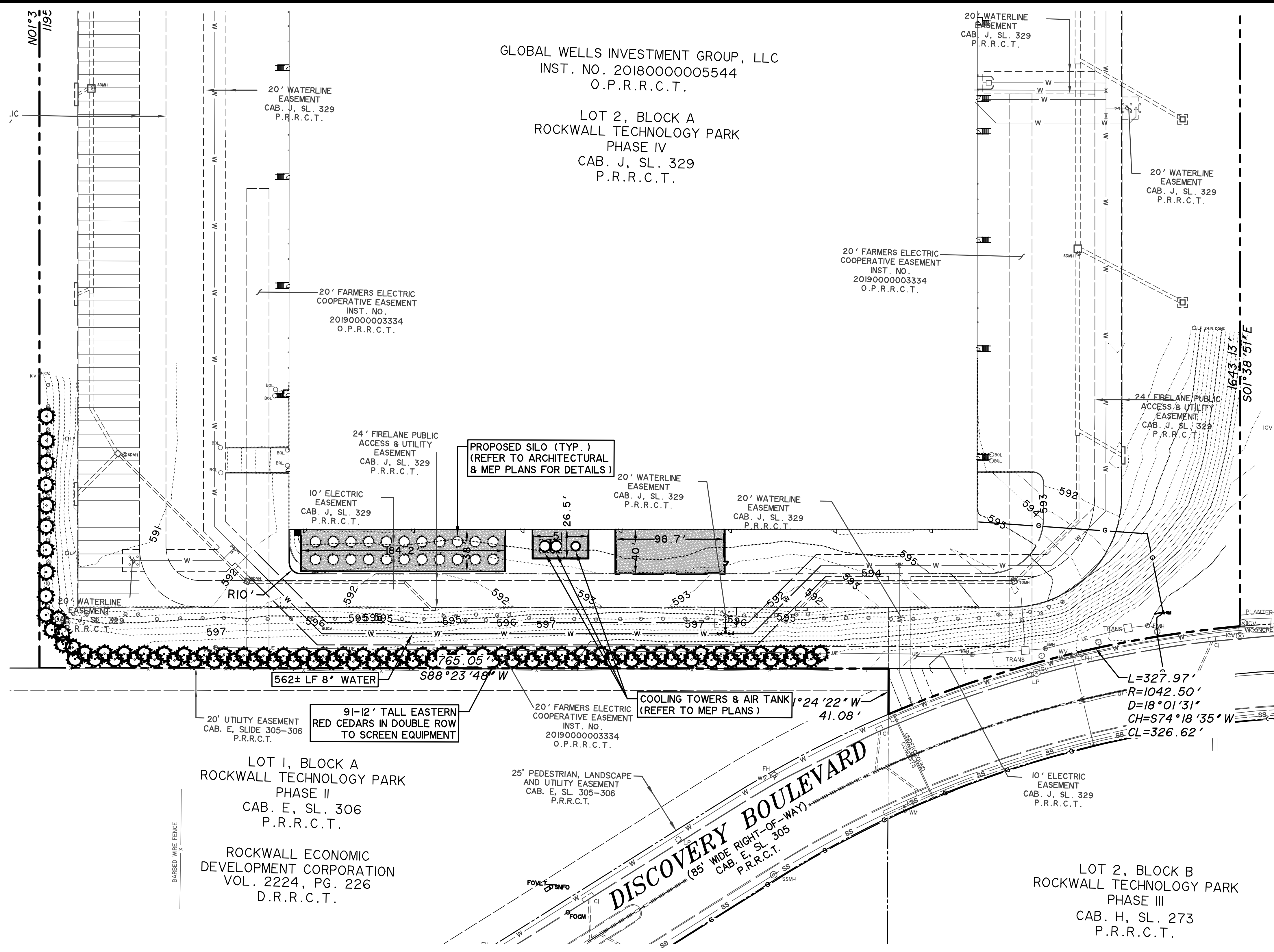
City of Rockwall

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.

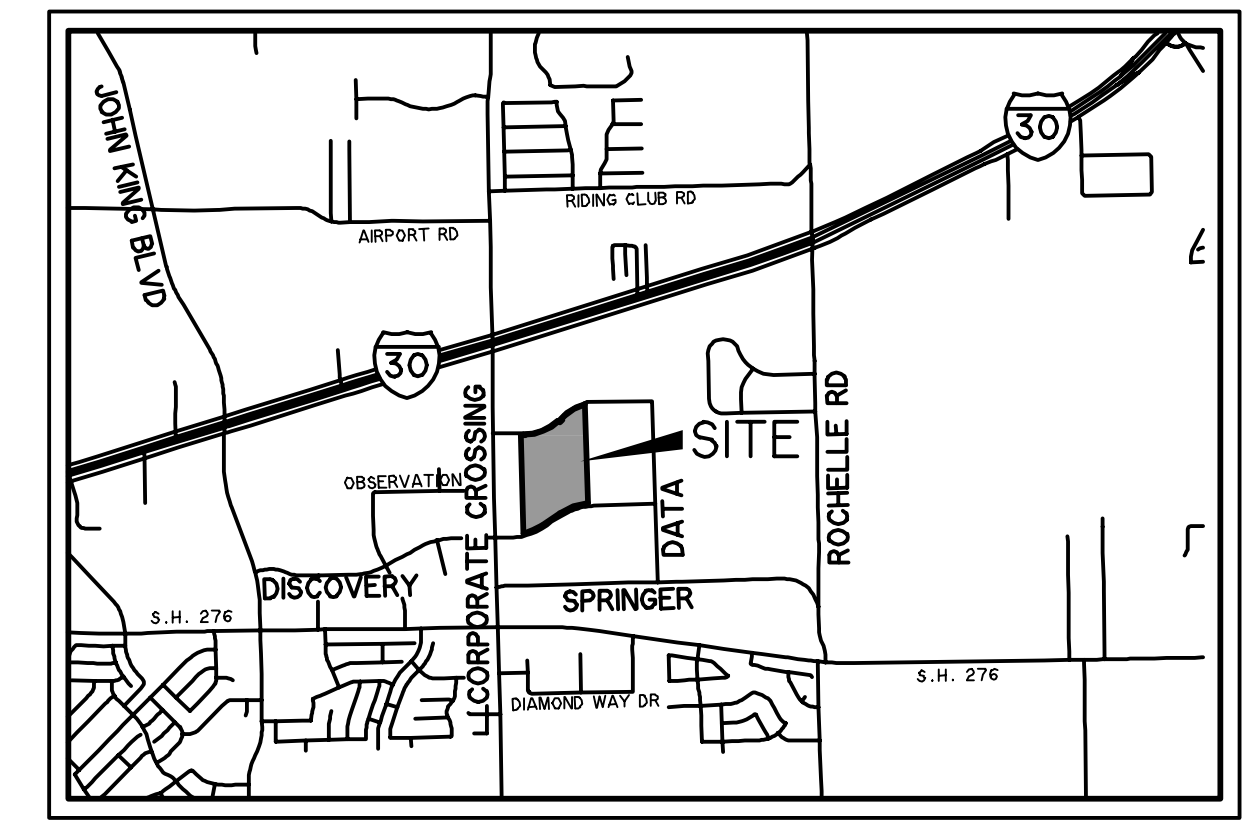


PRINTED: 4/12/2019 5:15 PM FILE: WIER-PAVING.STB LAST SAVED: 4/11/2019 10:42 PM SAVED BY: JAKEF FILE: S101 SITE PLAN.DWG
 BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



SITE DATA CHART	
EXISTING USE	INDUSTRIAL
PROPOSED USE	INDUSTRIAL
BUILDING AREA	650,000 SF
LOT AREA	34.23 AC (1,491,028 SF)
PARKING REQ'D.	(VARIANCE)
ACCESSIBLE PARKING PROVIDED	7
TOTAL PARKING PROVIDED	199
BUILDING/LOT COVERAGE	43.6%
ADDITIONAL LANDSCAPING	91-12' CEDARS

- GENERAL NOTES:**
- ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 - DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
 - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.



*** BENCHMARKS ***

BM A - X CUT AT THE END OF AN ADA RAMP AT THE SOUTHEAST CORNER OF DISCOVERY BLVD AND DATA DR. ELEVATION = 600.44 FT.

BM B - X CUT ON TOP OF CURB NEAR A FIRE HYDRANT ON THE NORTH SIDE OF DISCOVERY BLVD 600 FEET EAST OF CORPORATE CROSSING. ELEVATION = 599.47 FT.

BM C - X CUT ON THE WEST SIDE OF A CURB INLET ON THE NORTH SIDE OF CAPITAL BLVD 820 FEET EAST OF CORPORATE CROSSING. ELEVATION = 585.90 FT.

OWNER/DEVELOPER:

CONTACT: ALAN YU
COMPANY: LOLLICUP USA
ADDRESS: 6185 KIMBALL AVE
 CHINO, CA 91708
 626-965-8882 (EXT. 110)

OFFICE: 626-226-8556
MOBILE:
EMAIL: alan.yu@lollicip.com

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

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

NO.	DATE	DESCRIPTION	BY

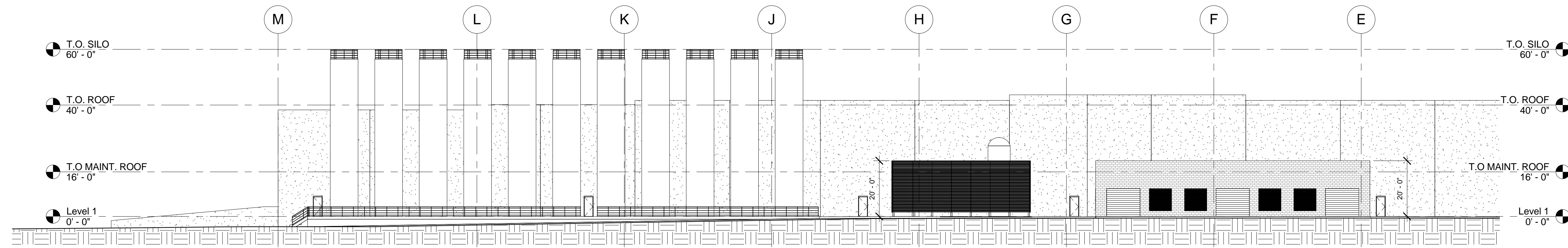
LOLLICUP SLO ADDITION
3201 CAPITAL BLVD
ROCKWALL, TEXAS 75082

SITE PLAN

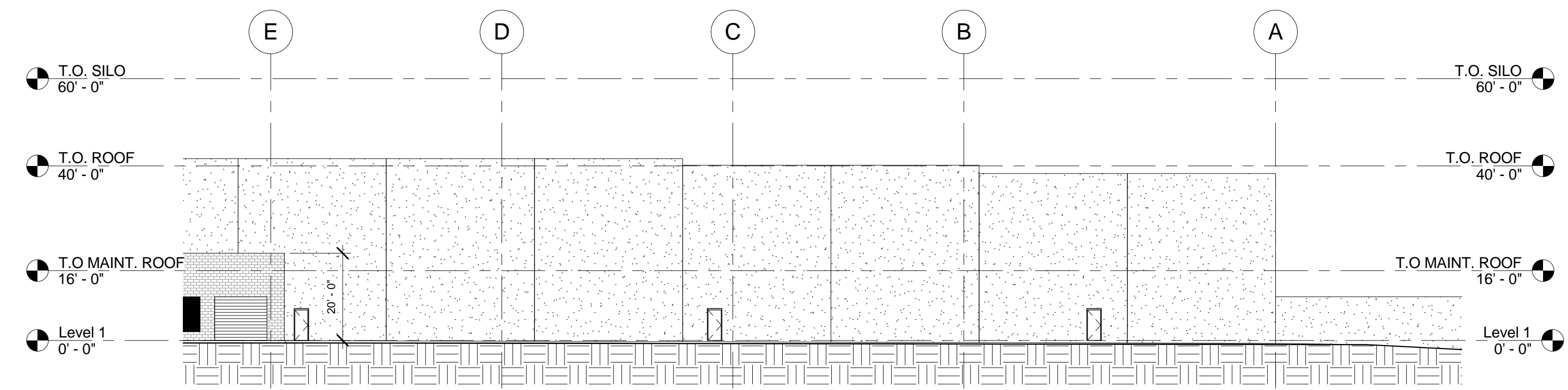
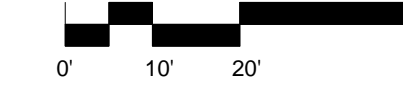
PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 Prepared By/Or Under Direct Supervision of Jacob H. Fears, PE
 Texas Registration No. 99376
 On Date Shown Below.

COPYRIGHT © WIER & ASSOCIATES, INC.
 DATE: 4/11/2019
 WA# 17136.02

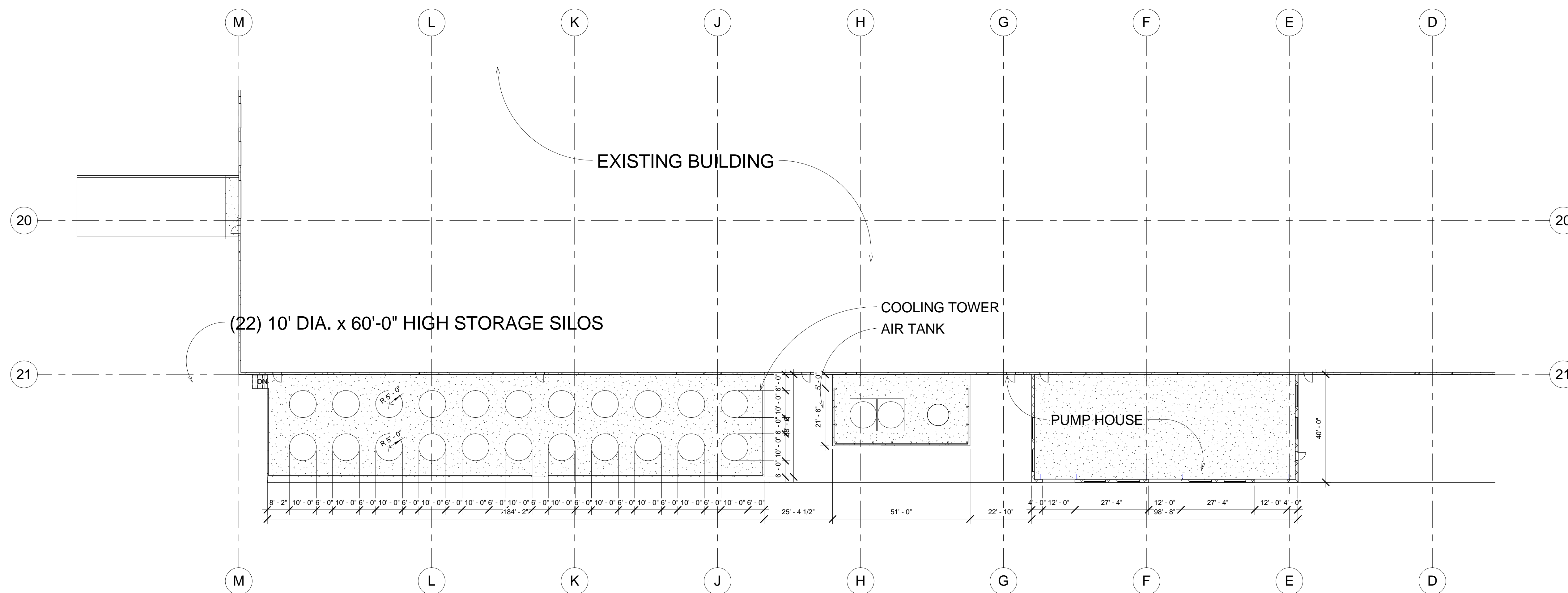
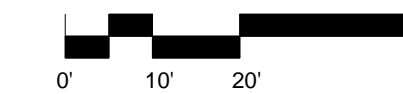
SHEET NO. S101



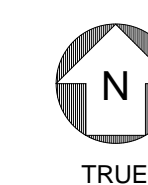
3 SOUTH ELEVATION
1" = 20'-0"



2 SOUTH ELEVATION
1" = 20'-0"



1 PROPOSED FLOOR PLAN
1" = 20'-0"



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMccCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 5185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER: SP2019-XXX	

PRELIMINARY
NOT FOR CONSTRUCTION
Not for permits, pricing or other
official purposes.
This document has not been
completed or checked and is for
general information or comment
only.

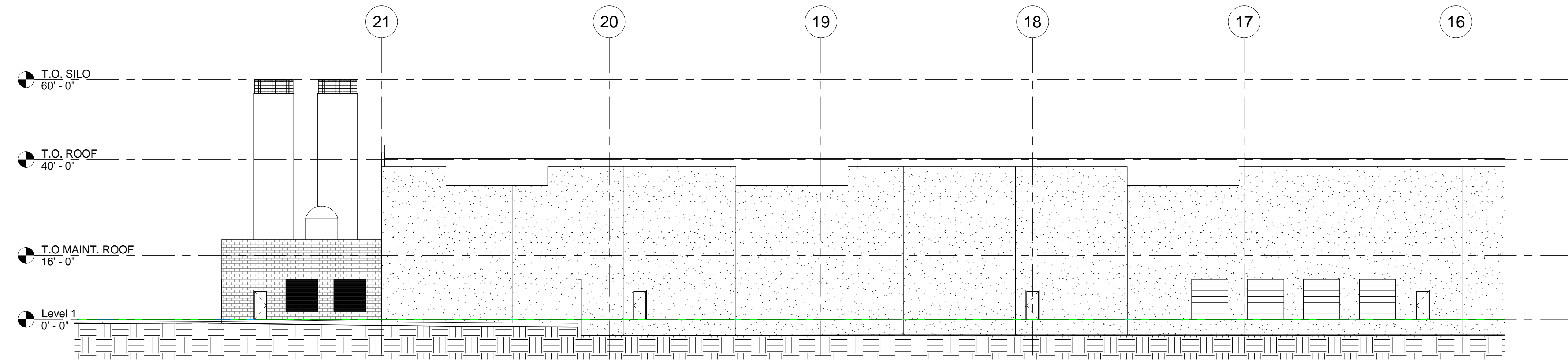
REVISIONS:

JOB NO:18087

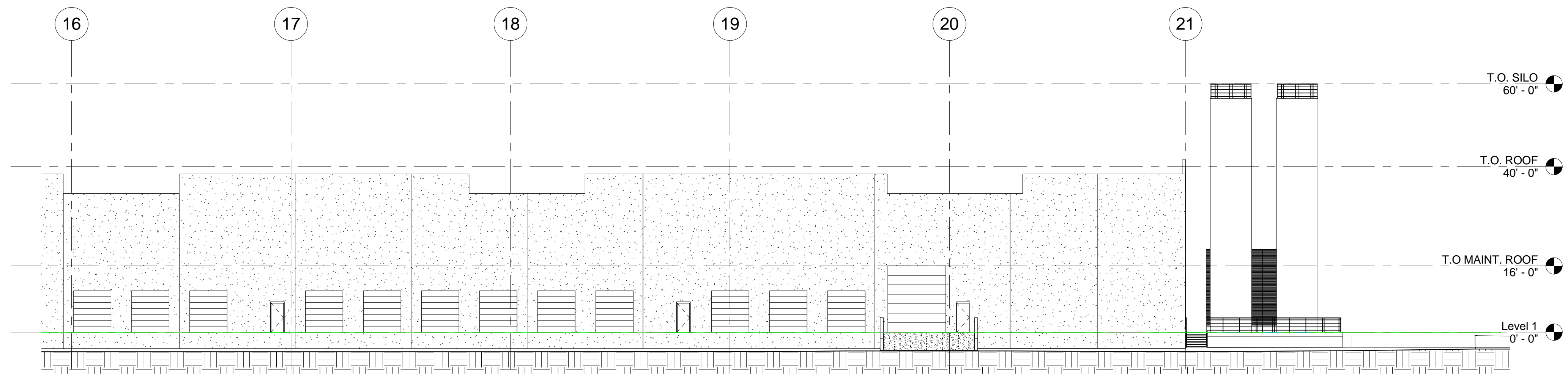
PROPOSED ELEVATION
AND FLOOR PLAN

A1.1
Date:04/11/2019

**PRELIMINARY
NOT FOR CONSTRUCTION**
Not for permits, pricing or other
official purposes.
This document has not been
completed or checked and is for
general information or comment
only.



2 PARTIAL EAST ELEVATION
1/16" = 1'-0"



1 PARTIAL WEST ELEVATION
1/16" = 1'-0"

APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8862 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER: SP2019-XXX	

A NEW PROJECT FOR:
LOLLICUP, USA
LOLLICUP

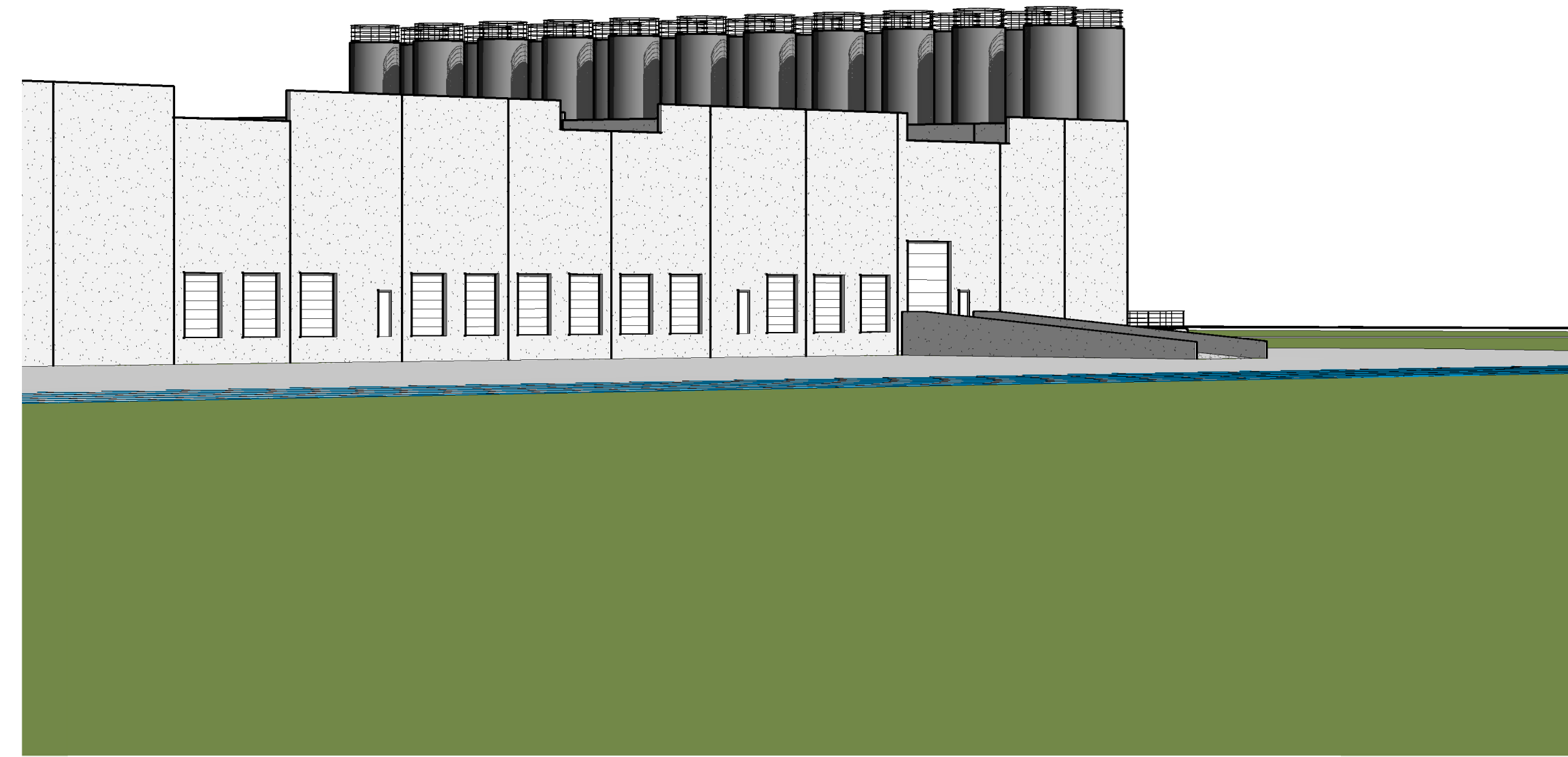
3201 Capital Blvd.

REVISIONS:

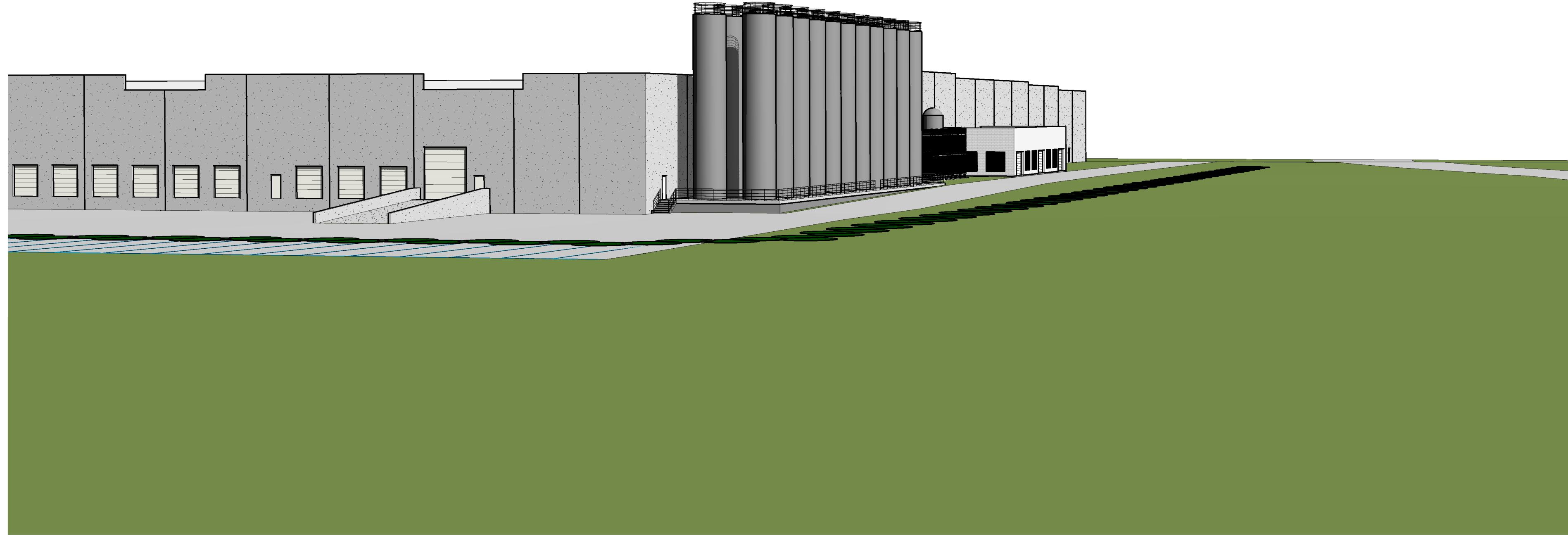
JOB NO:18087

PARTIAL EAST AND WEST
ELEVATIONS

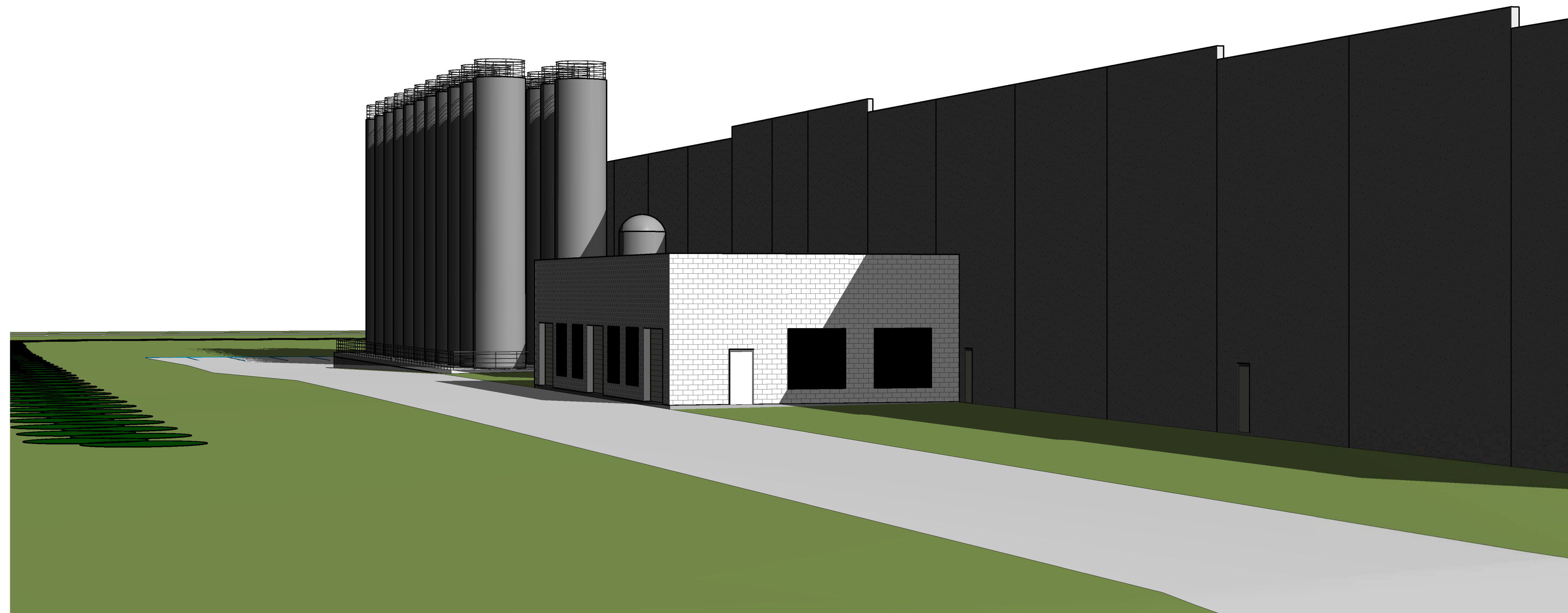
A1.2
Date:04/11/2019



③ VIEW - CORPORATE CROSSING NORTH



② VIEW FROM CORPORATE CROSSING



① VIEW FROM DISCOVERY BOULEVARD

APPLICANT INFORMATION	OWNER INFORMATION
<small>KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMCCullah@Callawayarchitecture.com</small>	<small>ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8862 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com</small>
<small>LOLLICUP, USA CASE NUMBER: SP2019-XXX</small>	

**PRELIMINARY
 NOT FOR CONSTRUCTION**
 Not for permits, pricing or other
 official purposes.
 This document has not been
 completed or checked and is for
 general information or comment
 only.

A NEW PROJECT FOR
LOLLICUP, USA
LOLLICUP

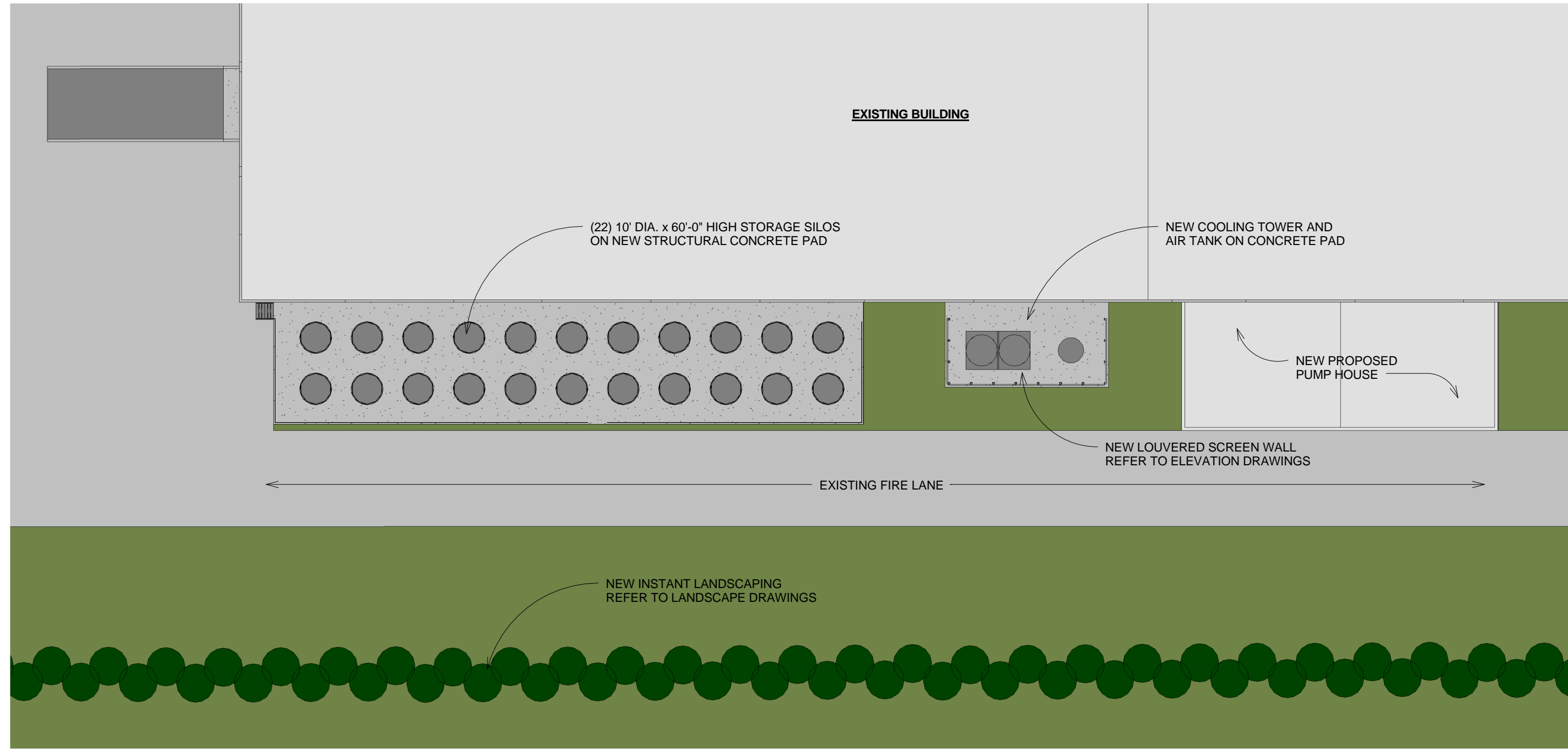
3201 Capital Blvd.

REVISIONS:

JOB NO:18087

PERSPECTIVE VIEWS

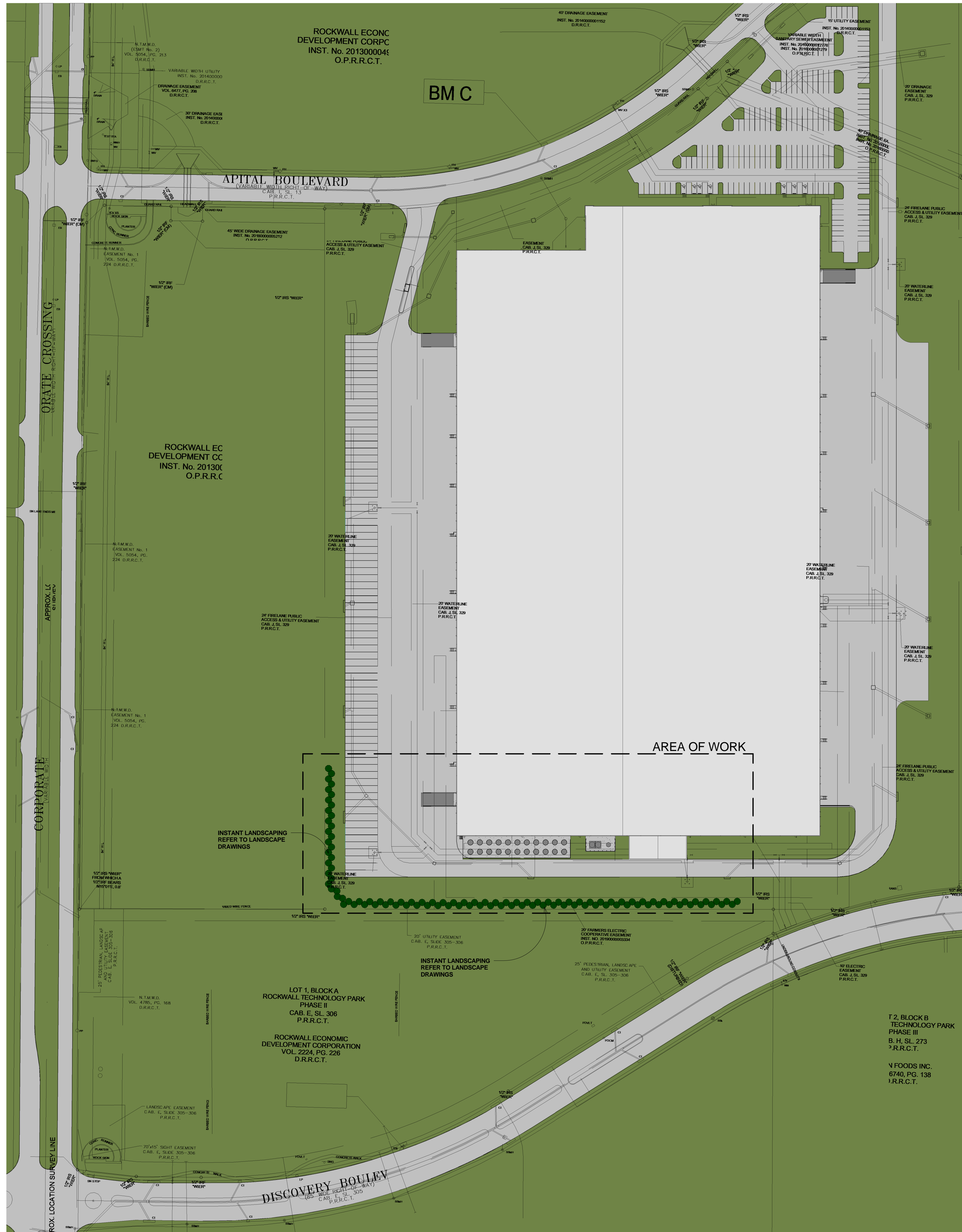
A1.3
 Date:04/12/2019



3 ENLARGED SITE PLAN
1" = 30'-0"



2 Vicinity map



1 ARCHITECTURAL SITE PLAN
1" = 80'-0"

APPLICANT INFORMATION	OWNER INFORMATION
KYLE MCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lolicup.com
LOLICUP, USA CASE NUMBER: SP2019-XXX	

PRELIMINARY
NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes.
This document has not been completed or checked and is for general information or comment only.

A NEW PROJECT FOR:
LOLICUP, USA
LOLICUP

REVISIONS:

JOB NO:18087

ARCHITECTURAL SITE PLAN

SD 1
Date:04/12/2019

3201 Capital Blvd.

Rockwall, Texas 75087

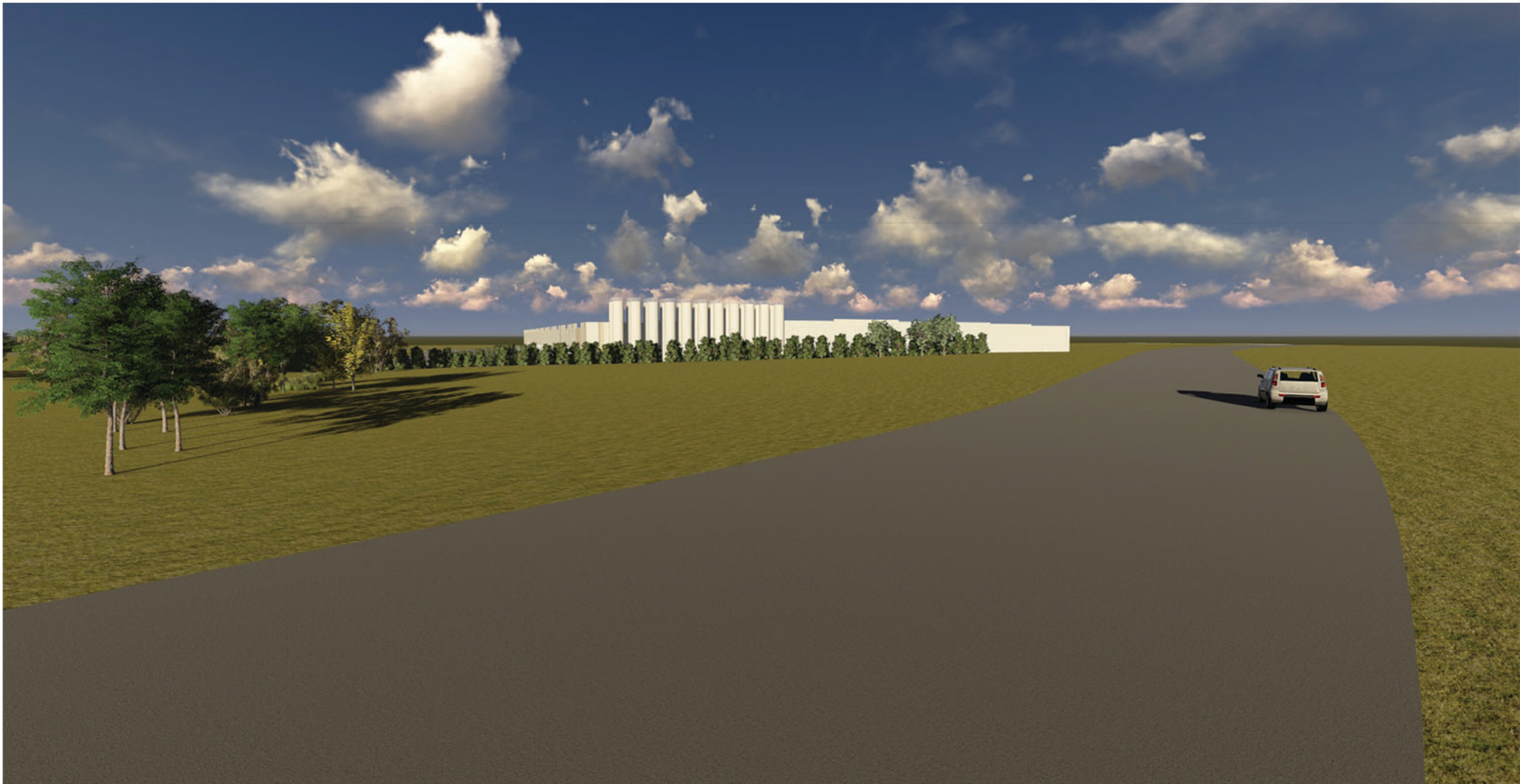


LOLLICUP, USA

SITE VIEW STUDY:
 CORNER OF CORPORATE CROSSING & DISCOVERY BLVD.
 ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 8185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	



LOLLICUP, USA

SITE VIEW STUDY:
EASTBOUND ON DISCOVERY BLVD.

ROCKWALL, TX

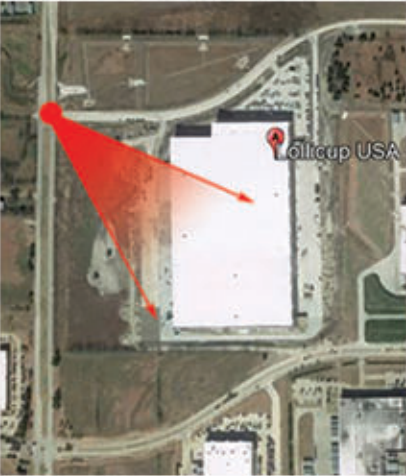


APPLICANT INFORMATION	OWNER INFORMATION
<p>KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE</p> <p>KMcCullah@Callawayarchitecture.com</p>	<p>ALLAN YU LOLLICUP USA 8185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE</p> <p>Jason.Lee@Lollicup.com</p>
<p>LOLLICUP, USA CASE NUMBER:SP2019-XXX</p>	

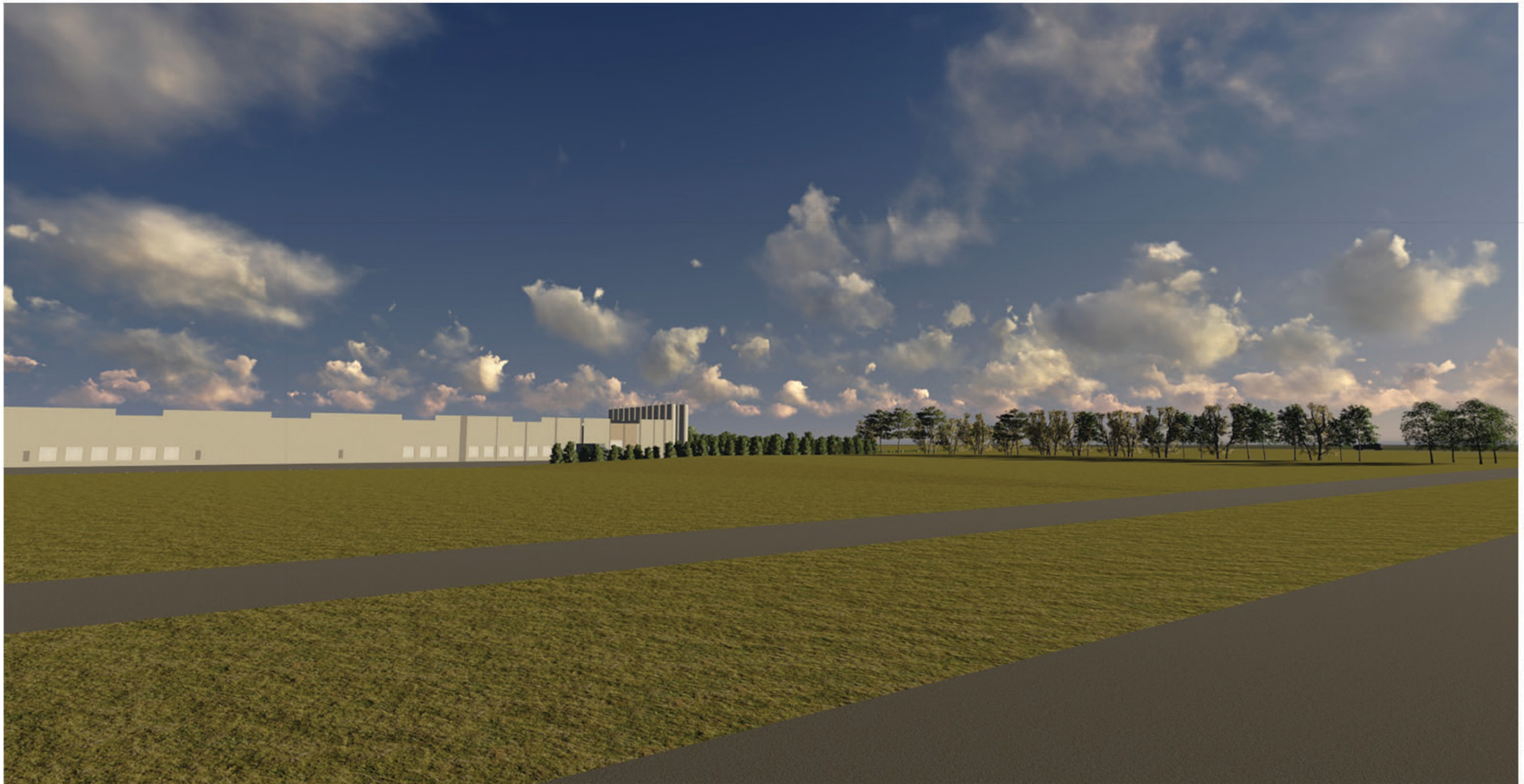


LOLLICUP, USA

SITE VIEW STUDY:
 NORTH CORNER OF CORPORATE CROSSING
 ROCKWALL, TX

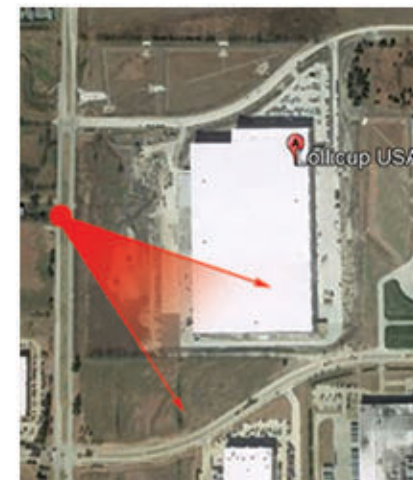


APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 8185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	

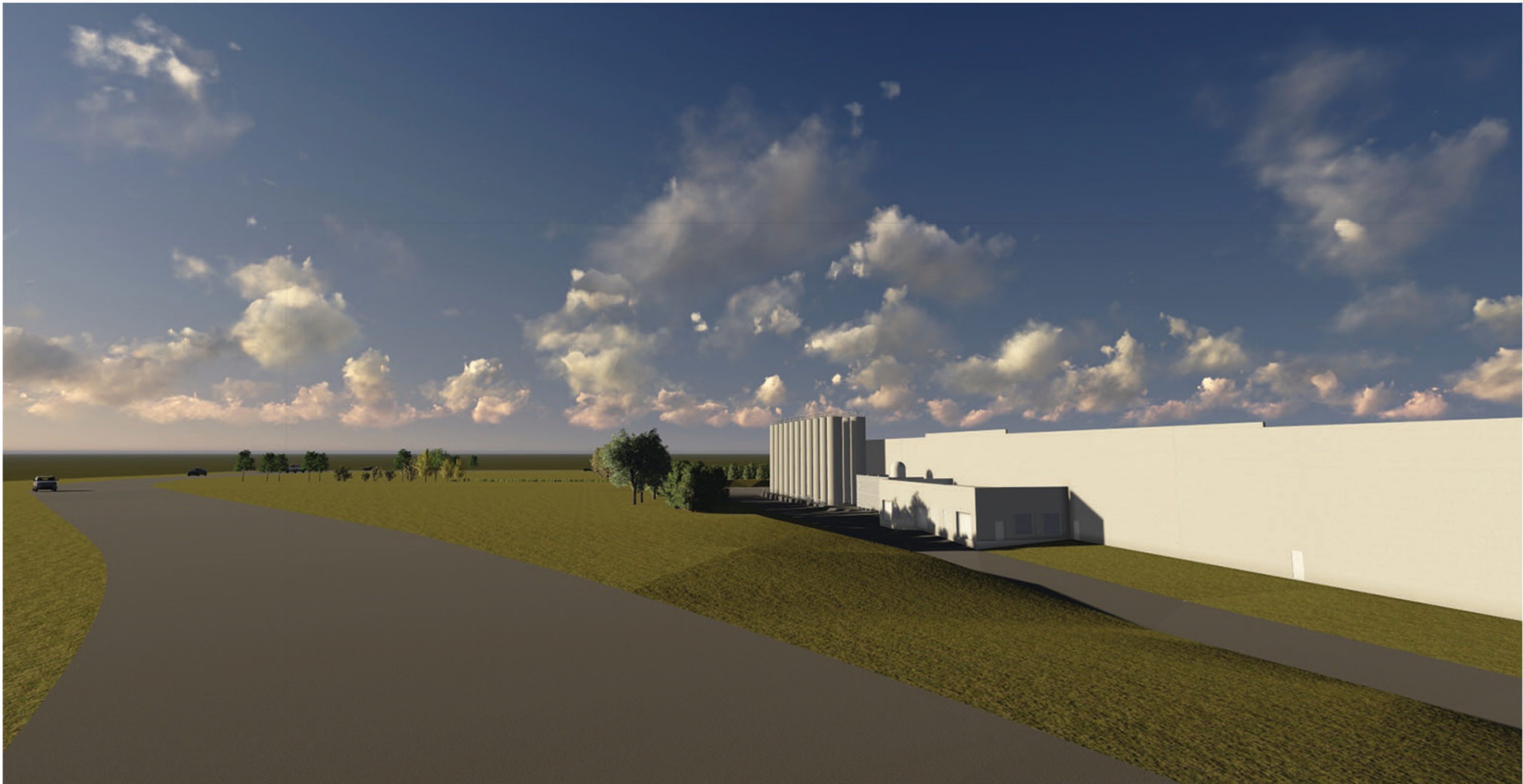


LOLLICUP, USA

SITE VIEW STUDY:
 SOUTHBOUND ON CORPORATE CROSSING
 ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 8185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	

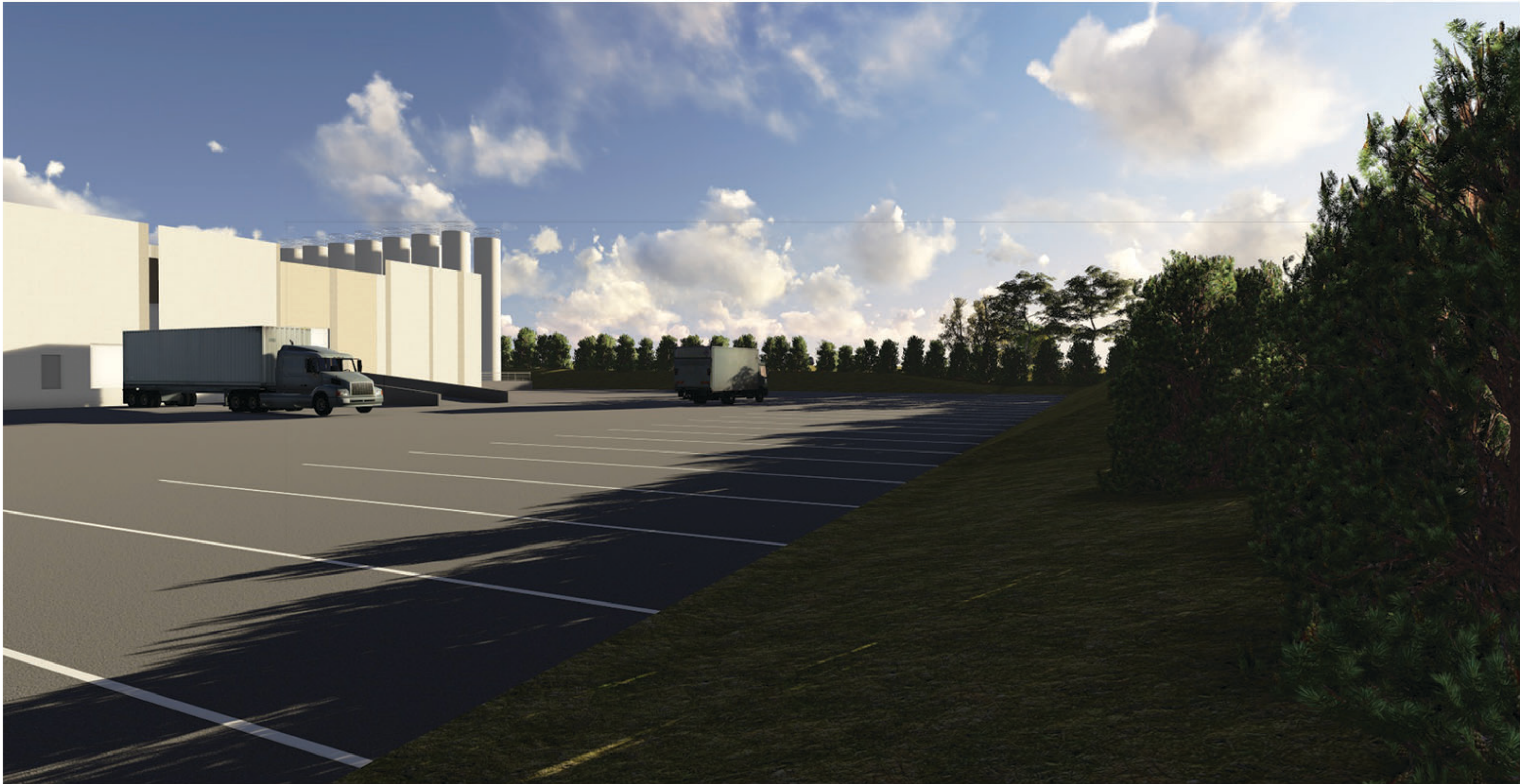


LOLLICUP, USA

SITE VIEW STUDY:
 WESTBOUND ON DISCOVERY BLVD.
 ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 8185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	



LOLLICUP, USA
 SITE VIEW STUDY:
 REAR VIEW OF BUILDING
 ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 8185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	

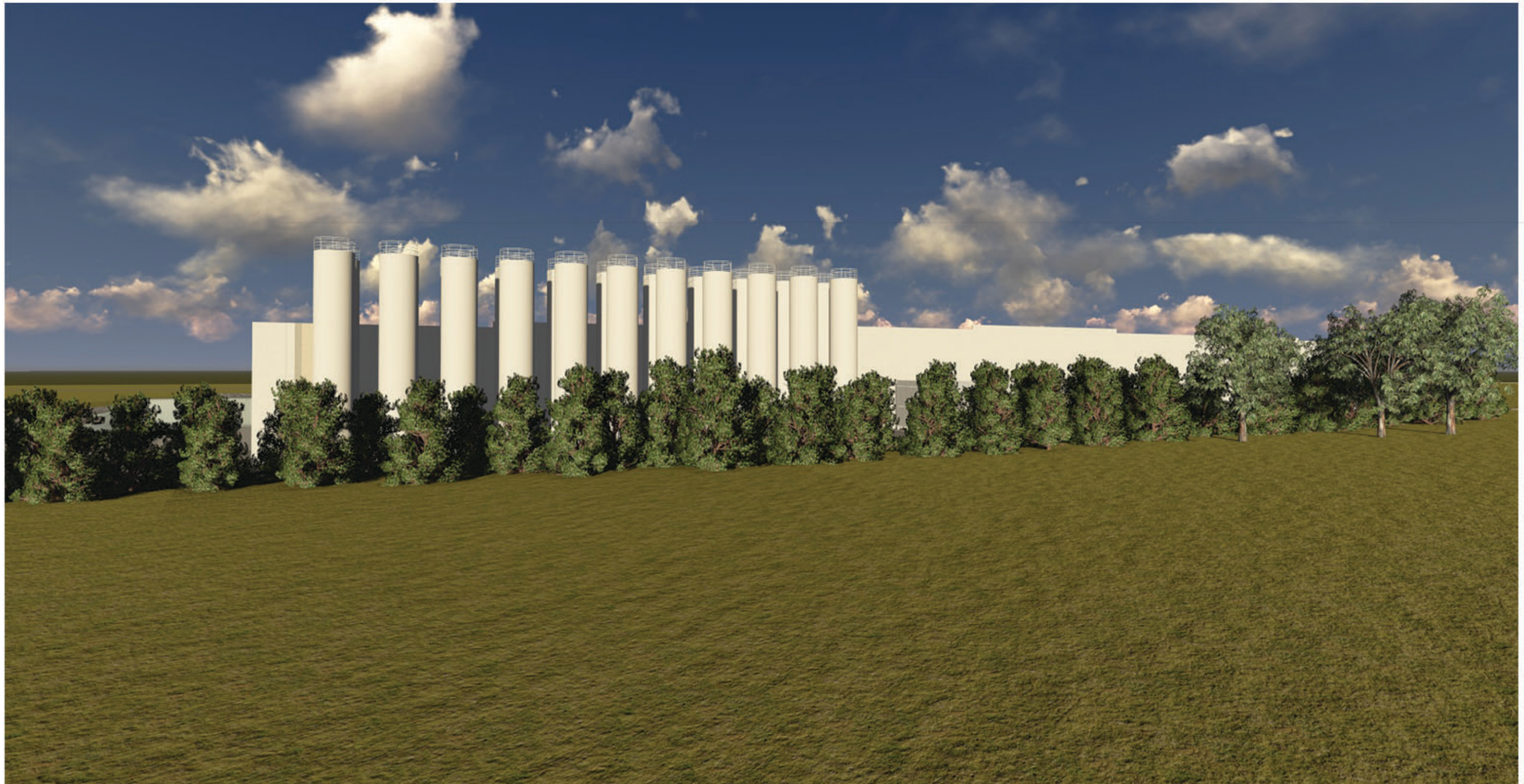


LOLLICUP, USA

SITE VIEW STUDY:
 REAR CORNER OF BUILDING
 ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 8185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	



LOLLICUP, USA

SITE VIEW STUDY:
VIEW FROM ADJACENT OPEN FIELD

ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 8185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	